

For Sale or Lease

# 46,000 SF OF PRIME REDEVELOPMENT SPACE

South Bank of Cuyahoga River, 2338 Canal Road, Cleveland, Ohio 44113

## 2338 CANAL ROAD

CLEVELAND, OHIO 44113

#### **HIGHLIGHTS**

- Excellent owner/user opportunity
- Fantastic highway access with exceptional building access via I-77 at East 9th Street
- Adjacent to Downtown Cleveland's \$3.5 Billion Bedrock Cuyahoga Riverfront Transformation
- Close proximity to inexpensive parking
- Signage and naming rights available

#### **AVAILABLE SPACE**

46,000 SF Building

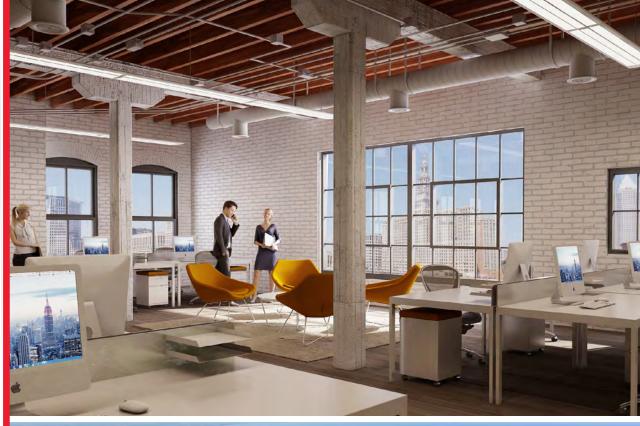
11,500 SF of beam/brick space per floor

#### **LEASE RATE**

\$15.00/SF Base Rent

#### **ASKING PRICE**

Negotiable



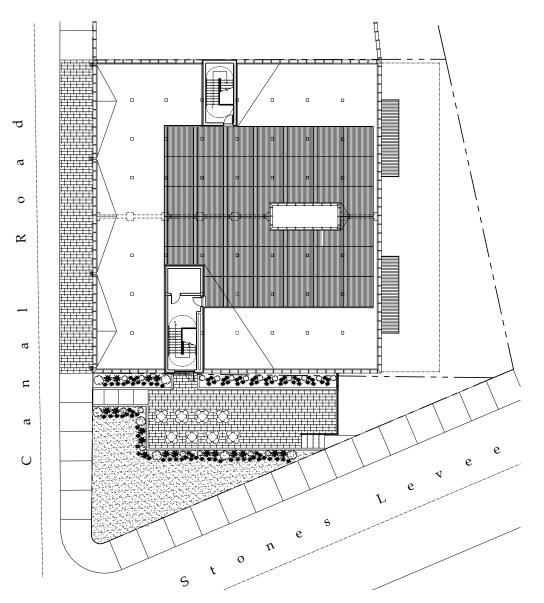


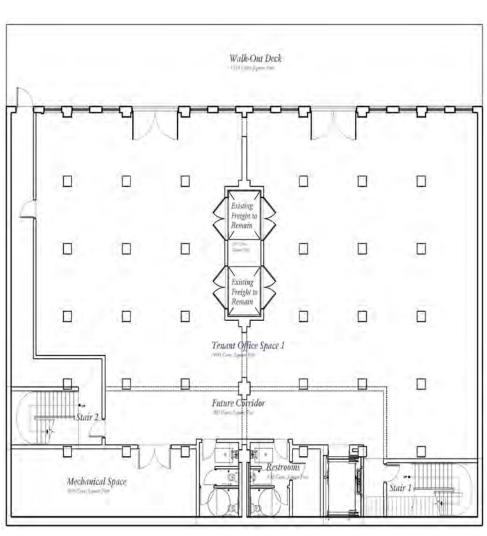
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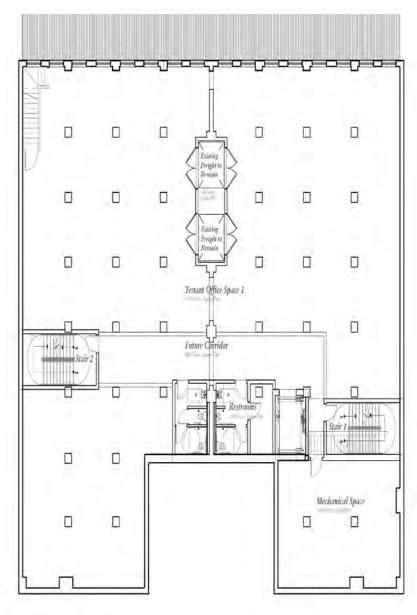


**SITE PLAN** 

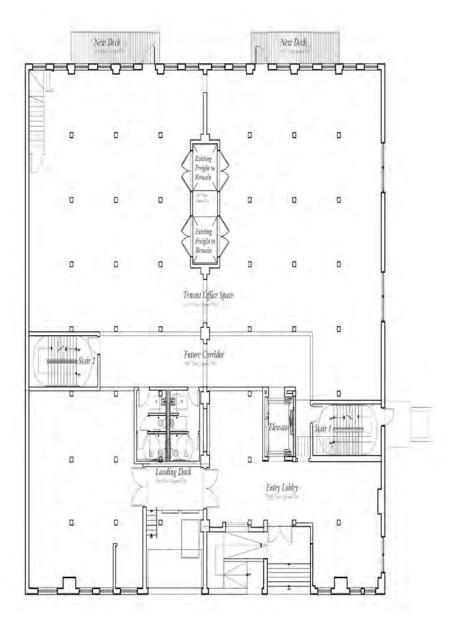
**FIRST FLOOR** 









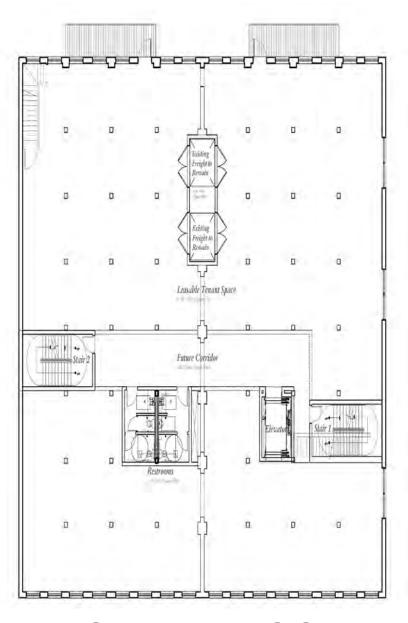


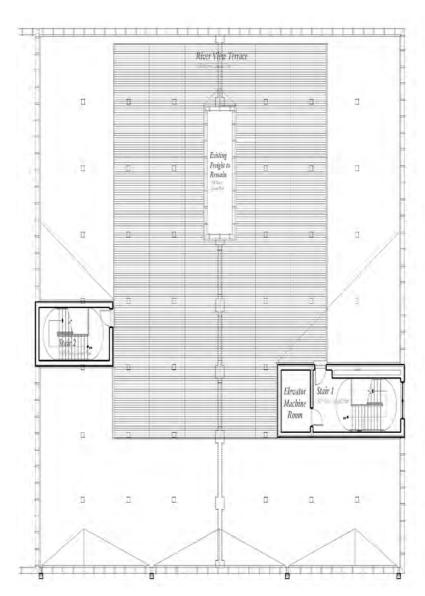
**THIRD FLOOR** 

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**FOURTH FLOOR** 

**SKY TERRACE PENTHOUSE** 

**BEDROCK DEVELOPMENT PROJECT** 3.5 MILLION SF **DEVELOPMENT AREA** 12 ACRES PUBLIC OPEN SPACE **2,000 UNITS** RESIDENTIAL 1.4 MILLION SF NON-RESIDENTIAL HOTEL OFFICE RETAIL RESIDENTIAL COMMUNITY FLATS PUBLIC SHERWIN WILLIAMS ROCKET Mortgage **New Cavs Training Facility** 2338 Canal Road Irishtown Bend



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