



Adjacent to New Cavs Training Facility!

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

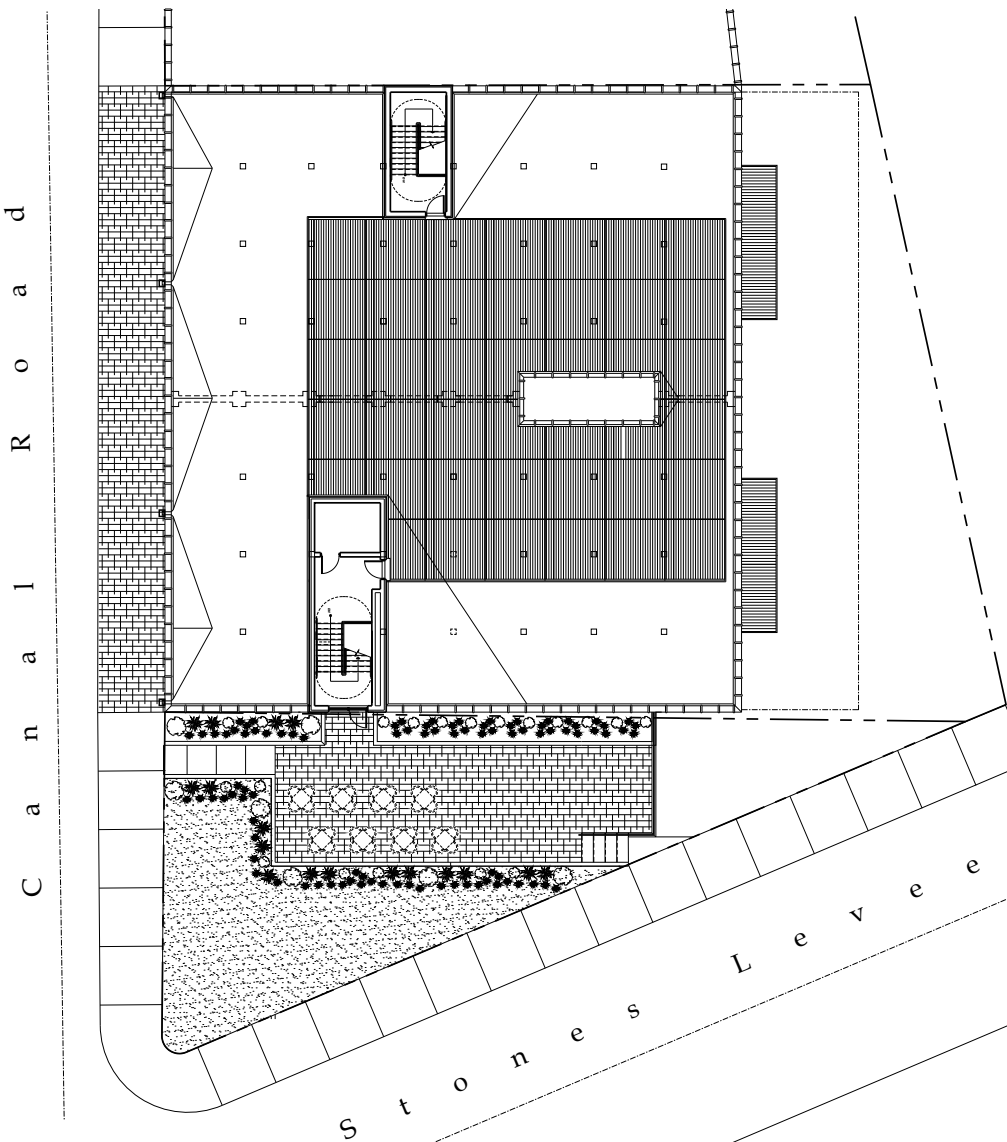
\$15.00/SF Base Rent

ASKING PRICE

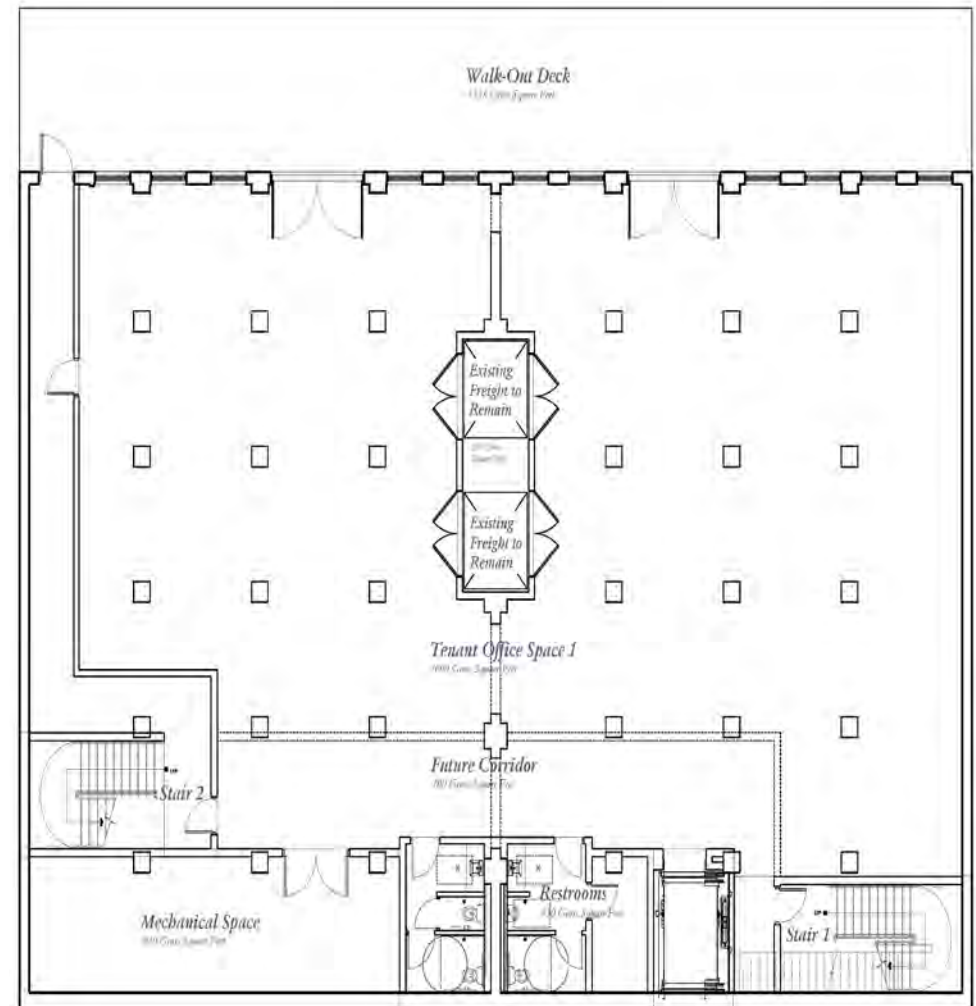
Negotiable



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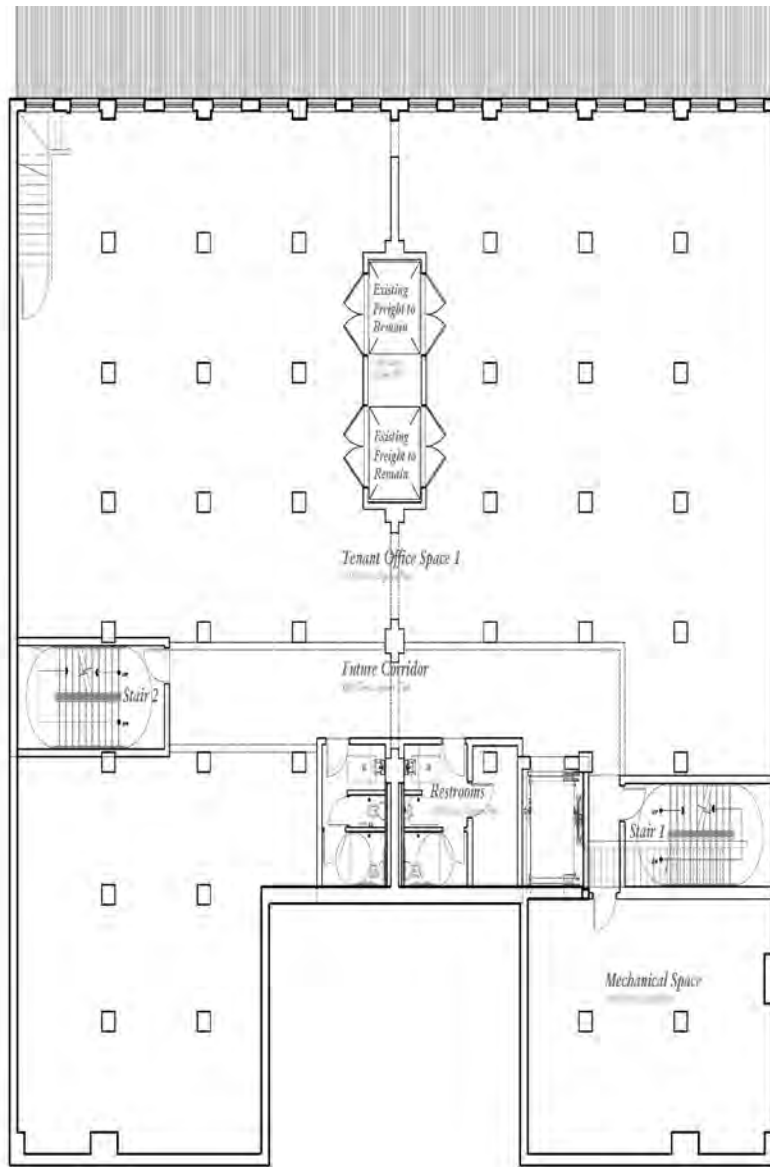


SITE PLAN

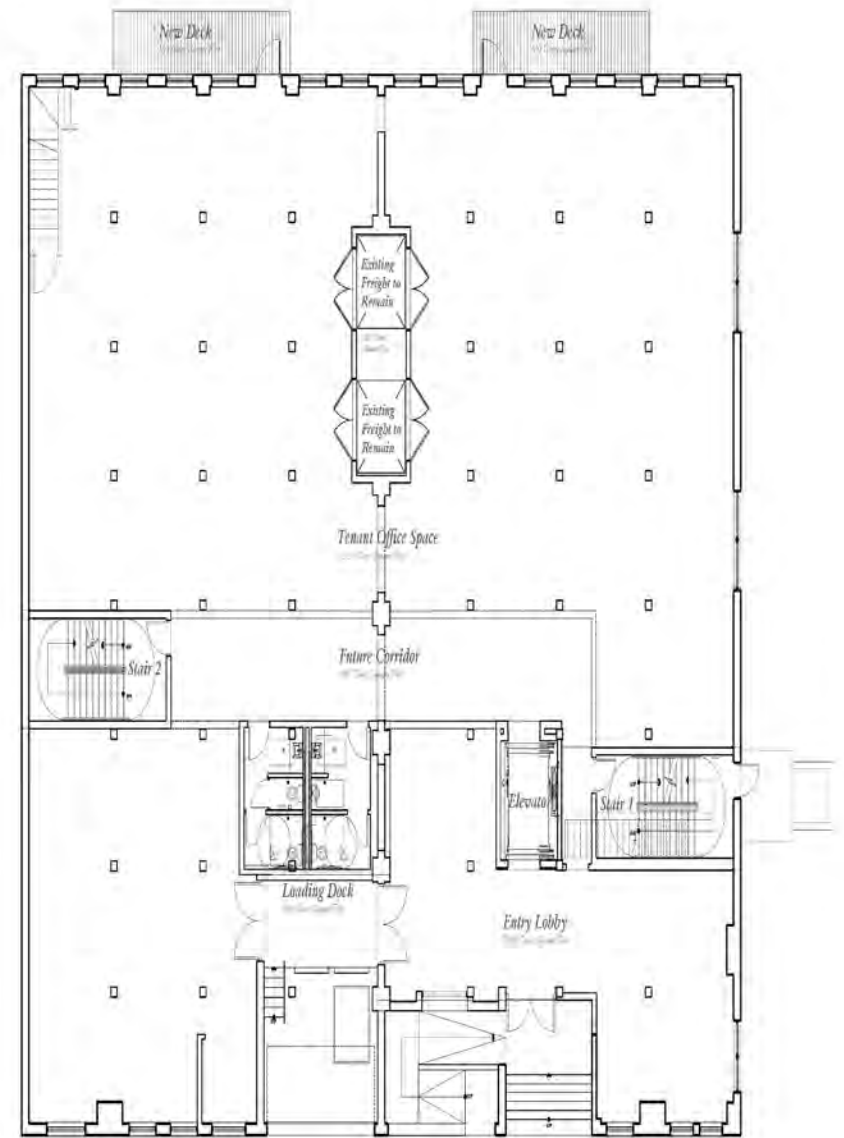


FIRST FLOOR

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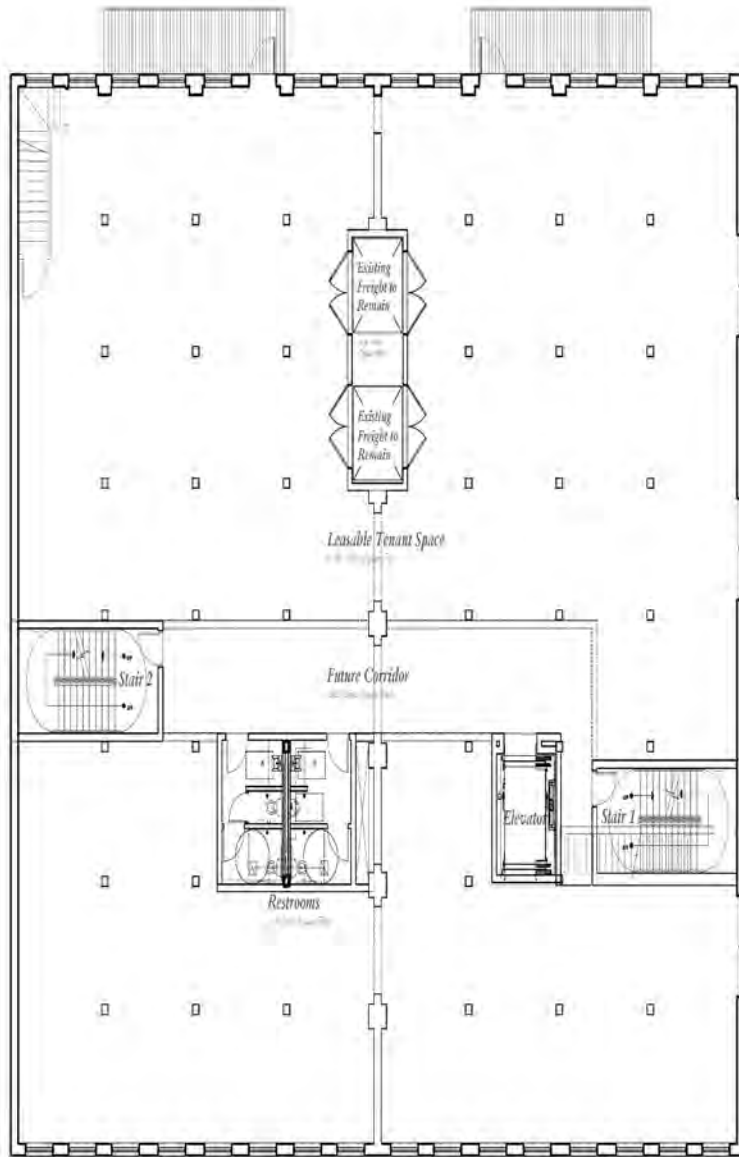


SECOND FLOOR

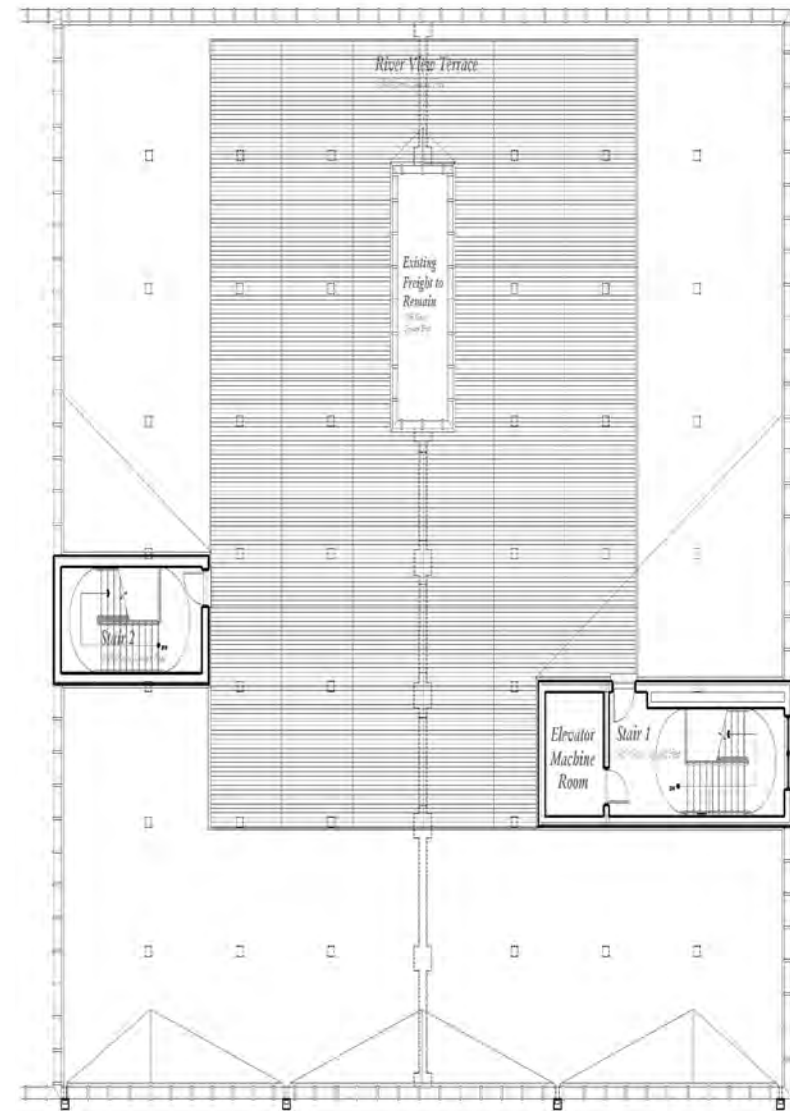


THIRD FLOOR

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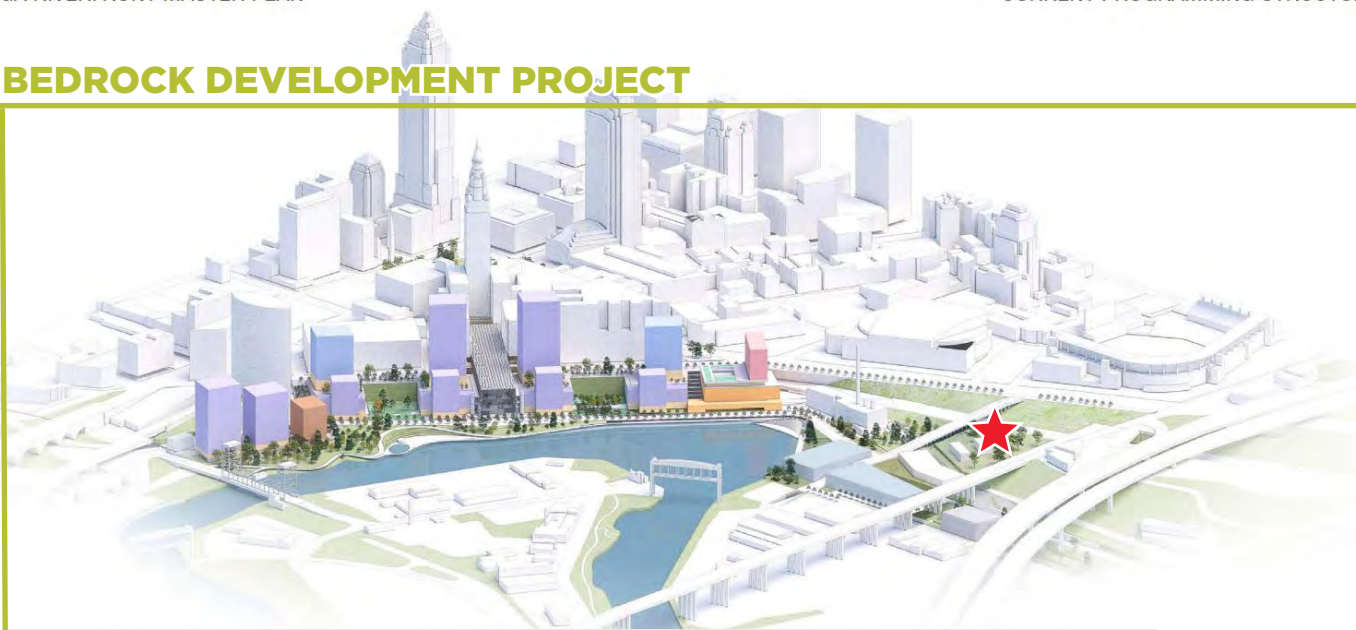


FOURTH FLOOR



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

OFFICE HOTEL RETAIL RESIDENTIAL COMMUNITY ENTERTAINMENT





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