

46,000 SF of Prime Redevelopment Space

For Sale or Lease | 2338 Canal Road, Cleveland, Ohio 44113





PROPERTY 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)

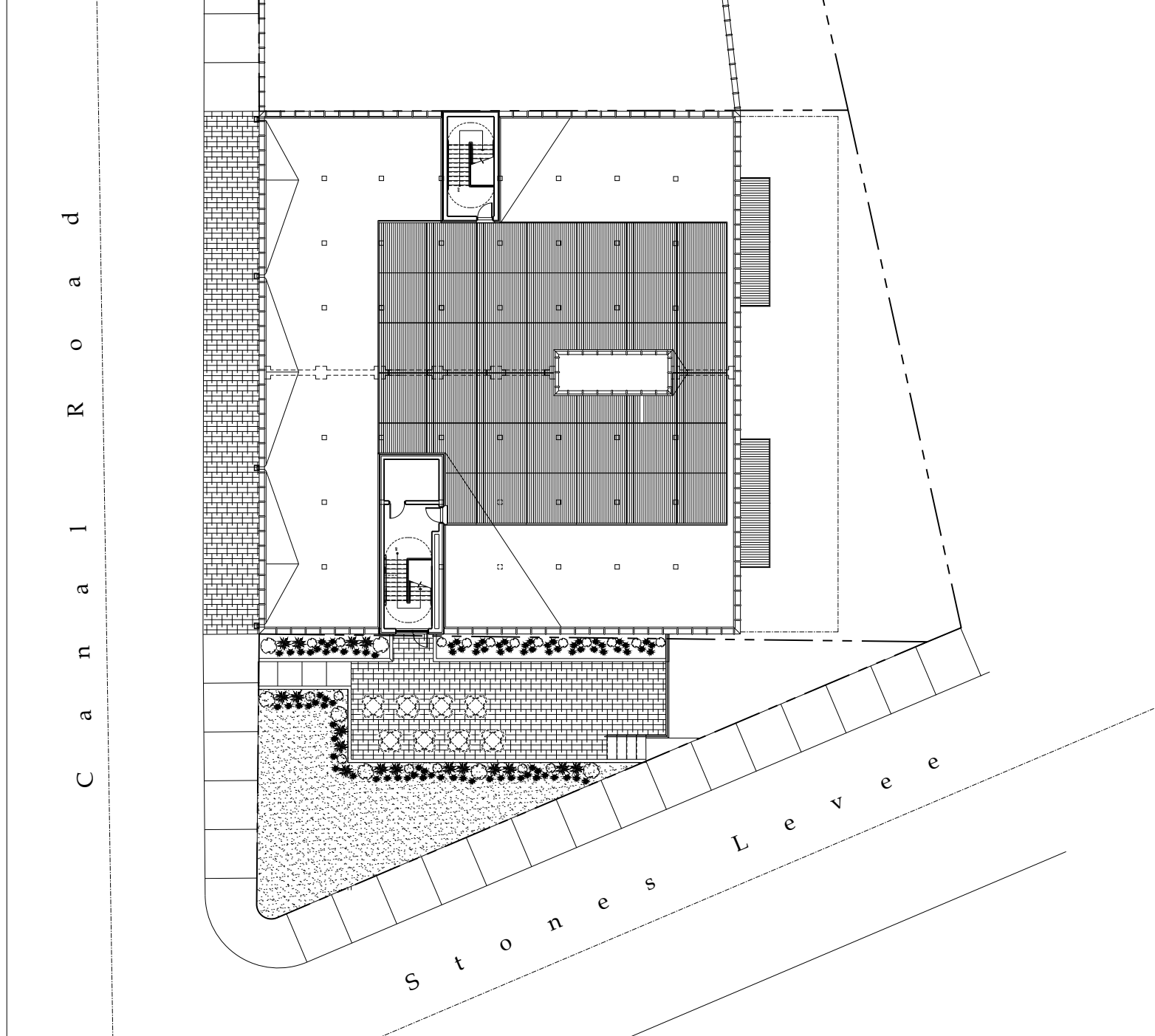
LEASE RATE

\$15.00/SF Base Rent

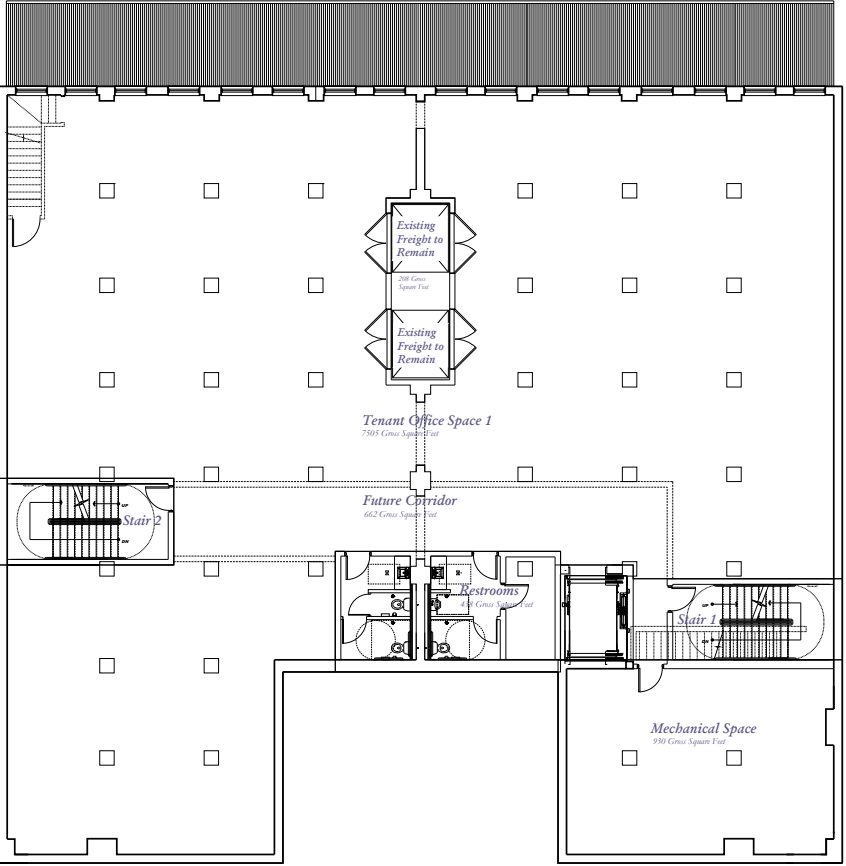
ASKING PRICE

Negotiable

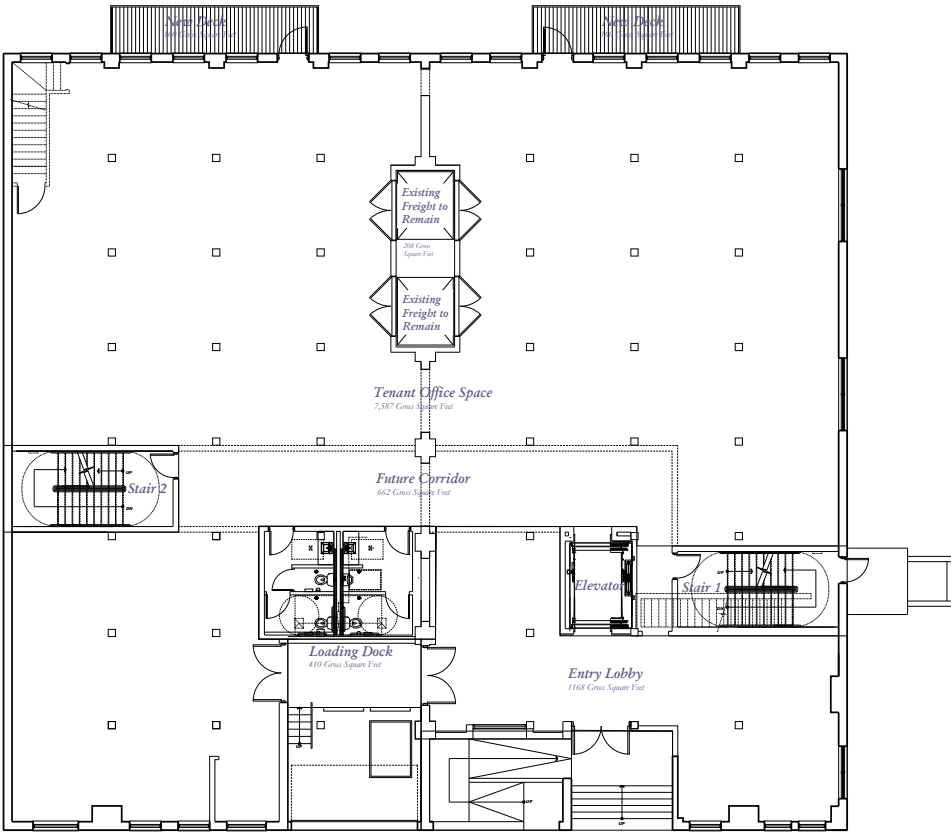
2338 Canal Road | Site Plan



2338 Canal Road

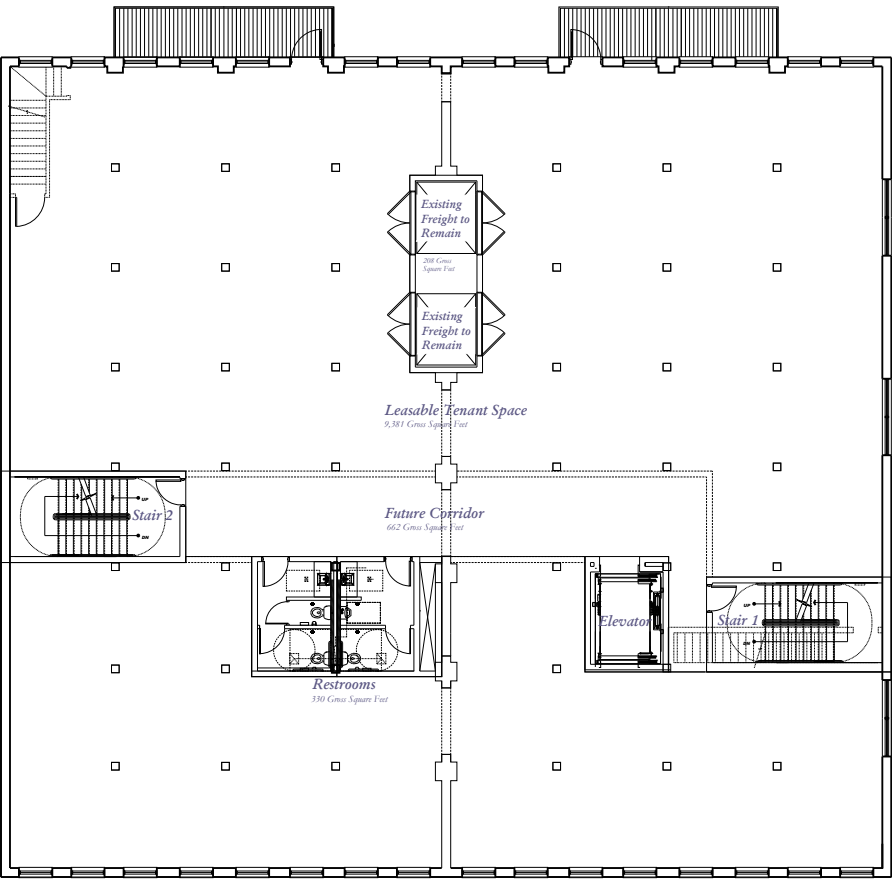


BASEMENT

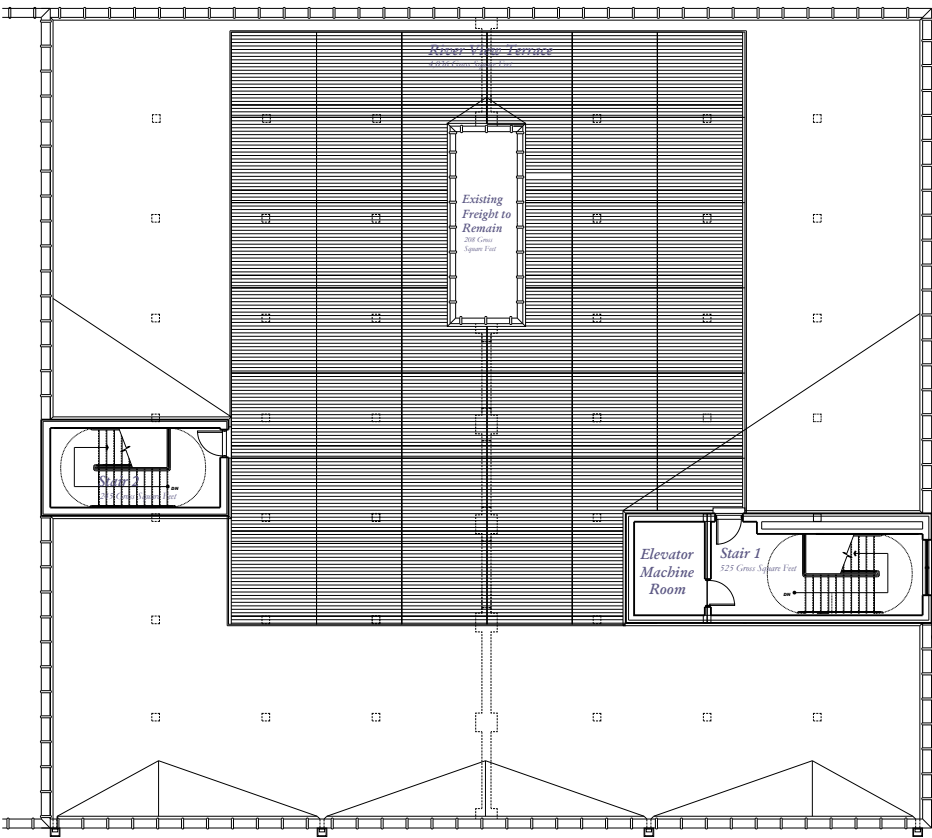


FIRST FLOOR

2338 Canal Road

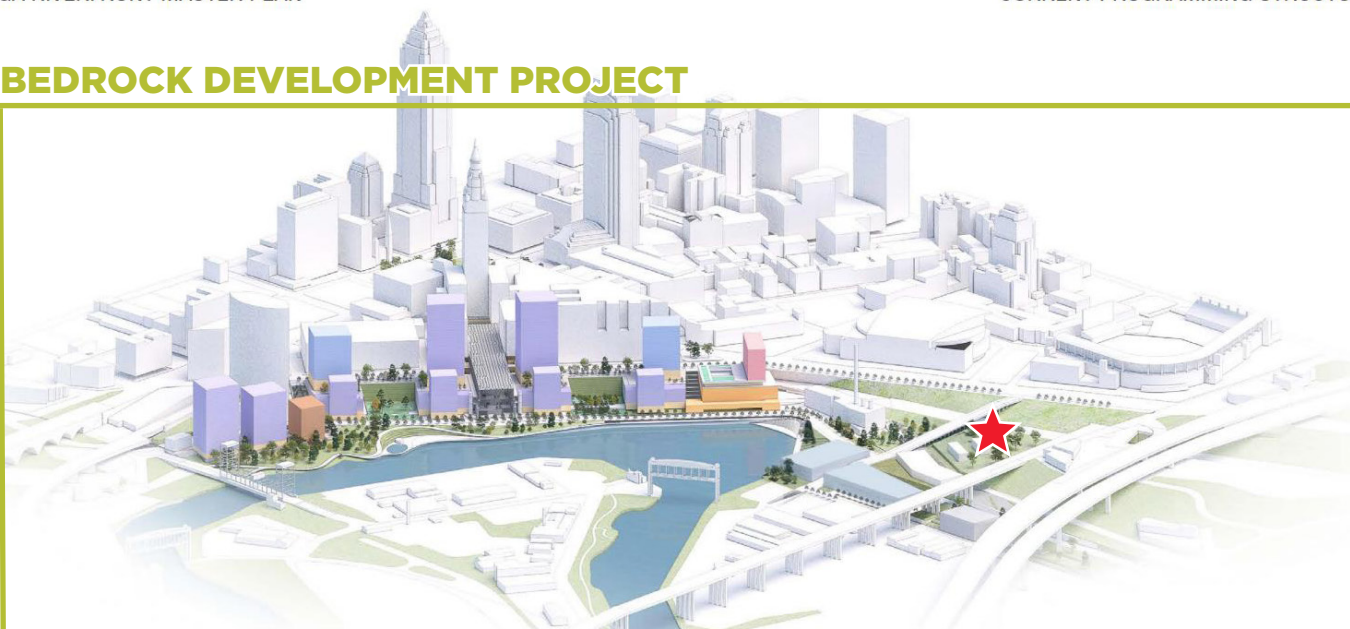


SECOND FLOOR



THIRD FLOOR

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



FLATS
EAST BANK

WAREHOUSE
DISTRICT

SHERWIN WILLIAMS
New Global HQ
2023 occupancy

PUBLIC
SQUARE

heimens

Playhouse Square

GATEWAY
DISTRICT

Nautica
Waterfront
District

DOWNTOWN
DOG PARK

etown
CROSSFIT

New Cavs Training Facility



Pedestrian walkway to
Rocket Mortgage Fieldhouse
and Progressive Field

2338 Canal Road

BEDROCK DEVELOPMENT PROJECT

JACK
CLEVELAND
CASINO

EAST
4TH
Go Fourth

ROCKET MORTGAGE
FIELDHOUSE

Indians
PROGRESSIVE
FIELD

CARNEGIE AVE

W HURON RD

SUPERIOR AVE

2

Irishtown
Bend

etown
FITNESS

INTERSTATE
90



**2338 CANAL ROAD
CLEVELAND, OH 44113**

RICO A. PIETRO, SIOR

Principal

+1 216 525 1473

rpietro@crescorealestate.com

ROBBY MARTINELLI

Senior Associate

+1 216 232 4104

rmartinelli@crescorealestate.com

KIRSTEN PARATORE

Senior Associate

+1 216 525 1491

kparatore@crescorealestate.com



Cushman & Wakefield | CRESCO

6100 Rockside Woods Blvd, Suite 200

Cleveland, Ohio 44131

crescorealestate.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL, WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.