

POINTE AT GATEWAY

WHERE CHAMPIONSHIP VIEWS
MEET CORPORATE HEADQUARTERS:
OWNER-USER SPACE IN THE GATEWAY DISTRICT

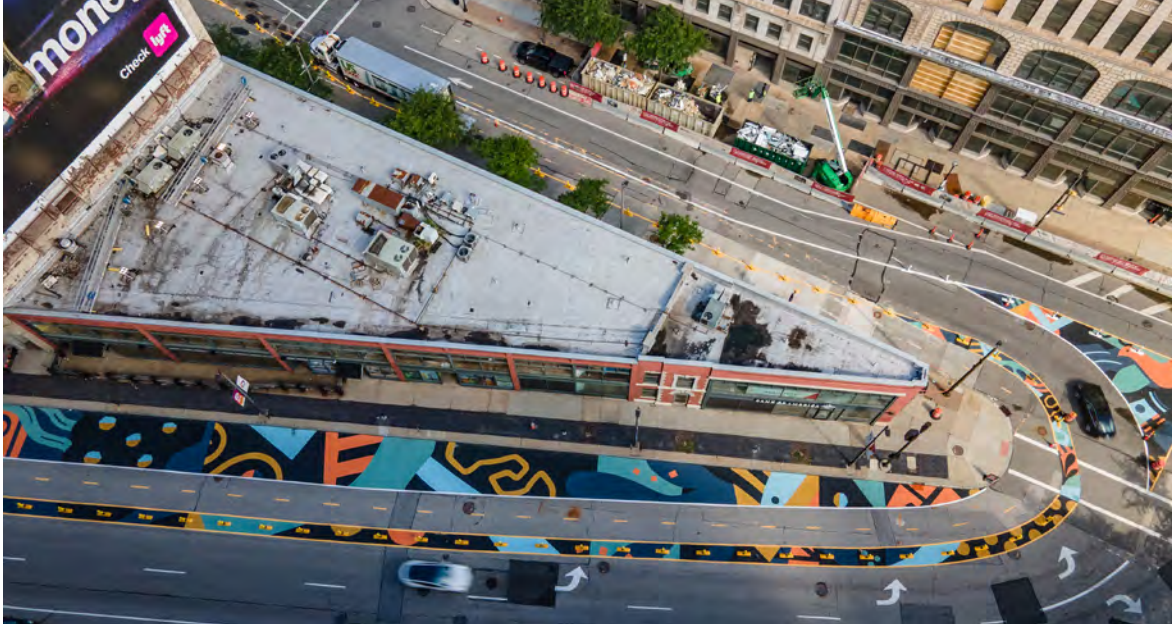
AVAILABLE

 **CUSHMAN &
WAKEFIELD**

CRESCO
Real Estate

FOR SALE OR LEASE - Teaser

800-820 Prospect Avenue, Cleveland, Ohio 44115



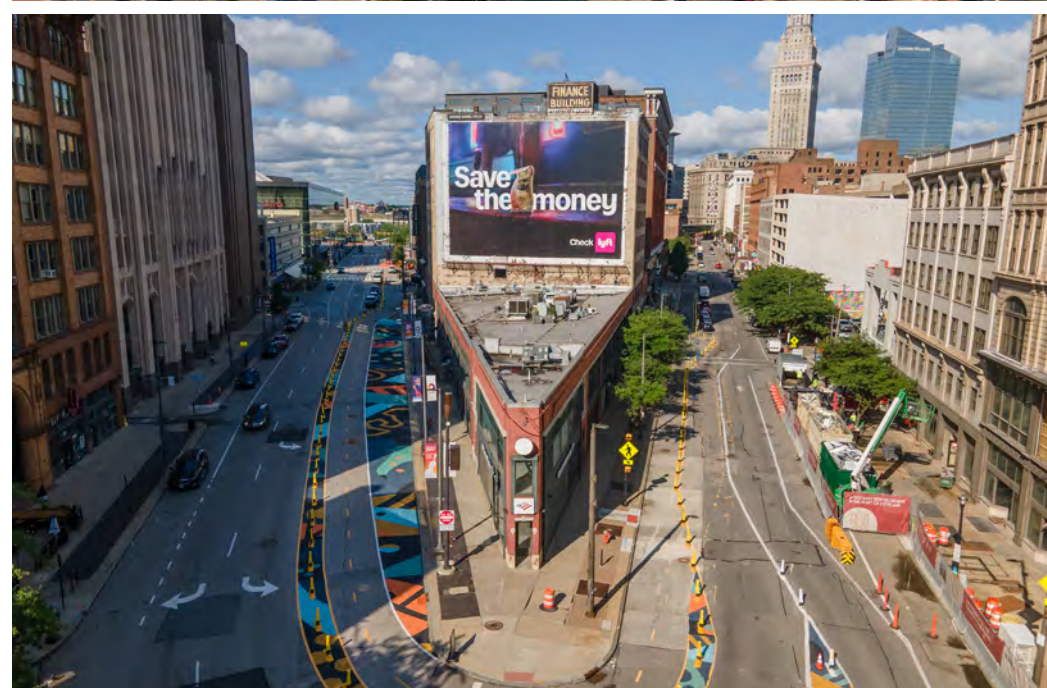
PROPERTY HIGHLIGHTS

- Spectacular owner-user opportunity in this high-profile, second-generation restaurant space in the heart of Cleveland's Gateway District - occupy while in-place income offsets carrying costs
- In-place revenue from an existing Bank of America lease provides immediate, stabilized cash flow from a national credit tenant
- Centrally located near Progressive Field and Rocket Mortgage Fieldhouse, with tremendous visibility and close proximity to the amenities of East 4th Street and Euclid Avenue
- 16,200 total SF of flagship space across the first floor, second floor, and lower level, including a large kitchen and storage/prep kitchen fitted with a beer cooler and liquor/wine inventory area
- Up to \$777,000 in available historic tax credits, adding significant value to a redevelopment or repositioning plan – **State: \$400,000; Federal: \$377,000**
- The existing patio can be expanded if needed and a one-of-a-kind rooftop experience is also available

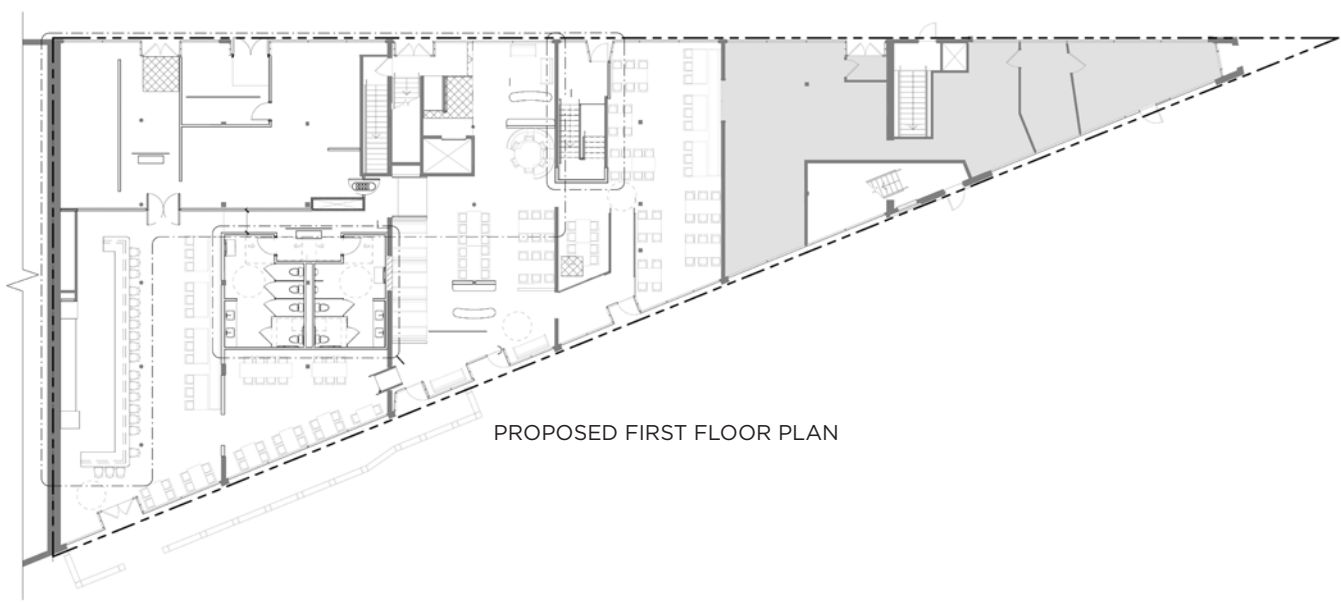
Pricing: Contact Broker



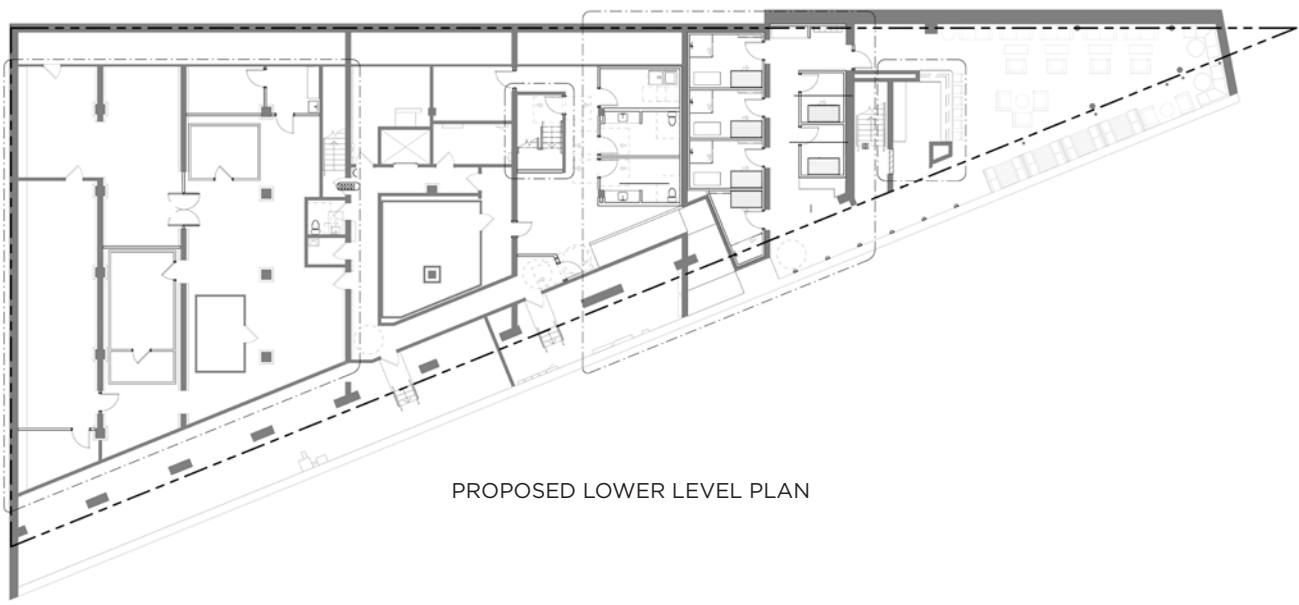
PHOTOS



CONCEPTUAL PLAN – BASEMENT & 1ST FLOOR

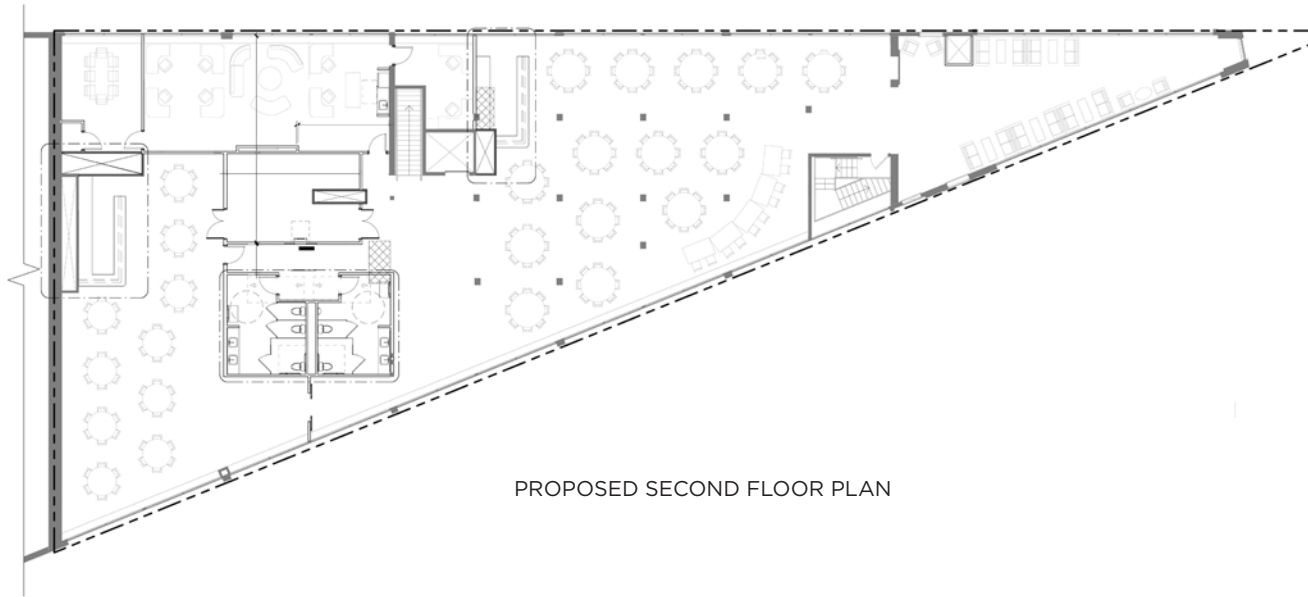


PROPOSED FIRST FLOOR PLAN



PROPOSED LOWER LEVEL PLAN

CONCEPTUAL PLAN – 2ND FLOOR



PROPOSED SECOND FLOOR PLAN



Entrance Canopy

A new entrance canopy along Prospect would help create an identity and presence for the new 2nd floor tenant.

According to City of Cleveland zoning regulations, a new canopy would be allowed to project out 6' from the face of the building.

This canopy material could also extend into the building to tie in the existing elevator lobby and entrance space. A cohesive entry sequence gives the second floor tenant a presence at ground level.



Rooftop Terrace

Assuming the historic easement is for the airspace above the building, a rooftop terrace should be allowable with a few considerations. Any rooftop terrace will need to step back from building parapet so as not to be highly visible from street level. Elements such as railings around perimeter should be glass or not visible from street level. Structures such as pergolas should be permissible as long as they are not enclosed or conditioned which would constitute an additional level.

TRADE AERIAL



264,101
Population
5-Miles | 2026

124,399
Households
5-Miles | 2026

34.6
Median Age
5-Miles | 2026

\$67,580
Avg HH Income
5-Miles | 2026

12,467
Businesses
5-Miles | 2026

184,182
Employees
5-Miles | 2026

BEDROCK RIVERFRONT REDEVELOPMENT

CUYAHOGA RIVERFRONT MASTER PLAN

CURRENT PROGRAMMING STRUCTURE



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

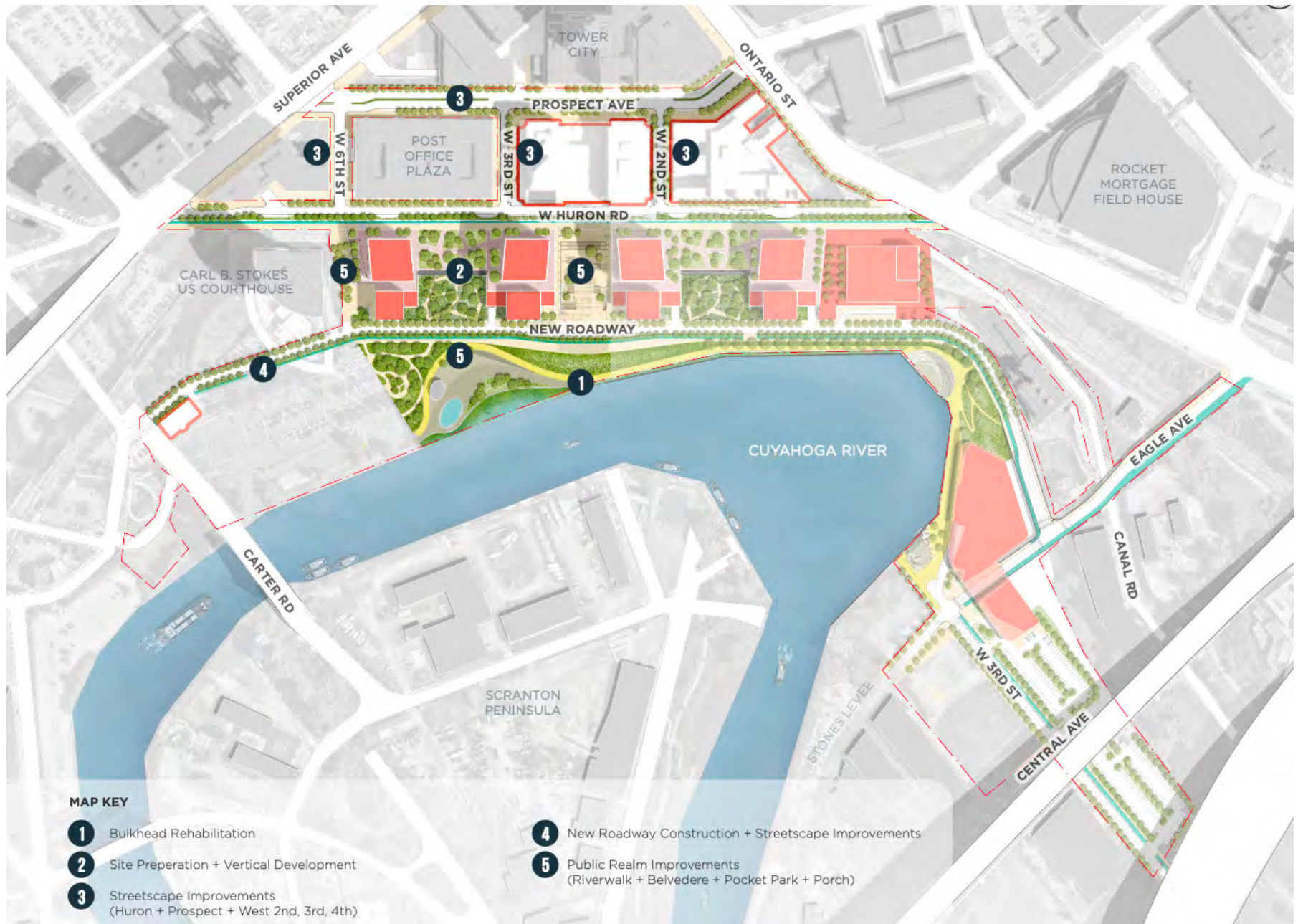
COMMUNITY

ENTERTAINMENT

Bedrock and Rock Entertainment Group will bring an outdoor amphitheater to downtown Cleveland as part of its transformational development on The Riverfront. The 6,200-seat entertainment venue will be operated under an agreement with Live Nation, which has a long history of promoting live entertainment in Cleveland, to host concerts, festivals and other events. Adjacent to the Cleveland Cavaliers' Cleveland Clinic Global Peak Performance Center, the amphitheater amplifies Bedrock's vision to create an active waterfront destination with publicly accessible, open space for the community in downtown Cleveland.



BEDROCK RIVERFRONT REDEVELOPMENT



COSM



Cosm is redefining how people experience and share content — bringing fans a whole new way to enjoy sports, entertainment, art, and more with friends and family. Using cutting-edge tech and immersive venues, we can transport you to front row of an NBA game or inside a stunning work of art. By blending advanced engineering, display tech, and live programming, they're pushing the boundaries of what's possible.



Teaser

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Cleveland, Ohio 44115

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