

Welcome to the Van Rooy Building

For Sale or Lease | 2900 Detroit Avenue, 2nd Floor, Cleveland, Ohio 44113

**SECURED
PARKING LOT**

2900 Detroit Avenue

- Incredible location in heart of Hingetown (Ohio City) with Lake & City view
- Brick-and-beam modern rehab; glass offices, exposed ceilings, open café, dedicated bathrooms and shower
- Excellent visibility and signage opportunities
- Dedicated rooftop patio on the north end of the building
- Rare purchase opportunity with long-term tenant in-place for majority of condo

Availability

SUITE	AREA	AVAILABILITY
1	3,667 SF	Immediately
2	5,316 SF	01/01/2031



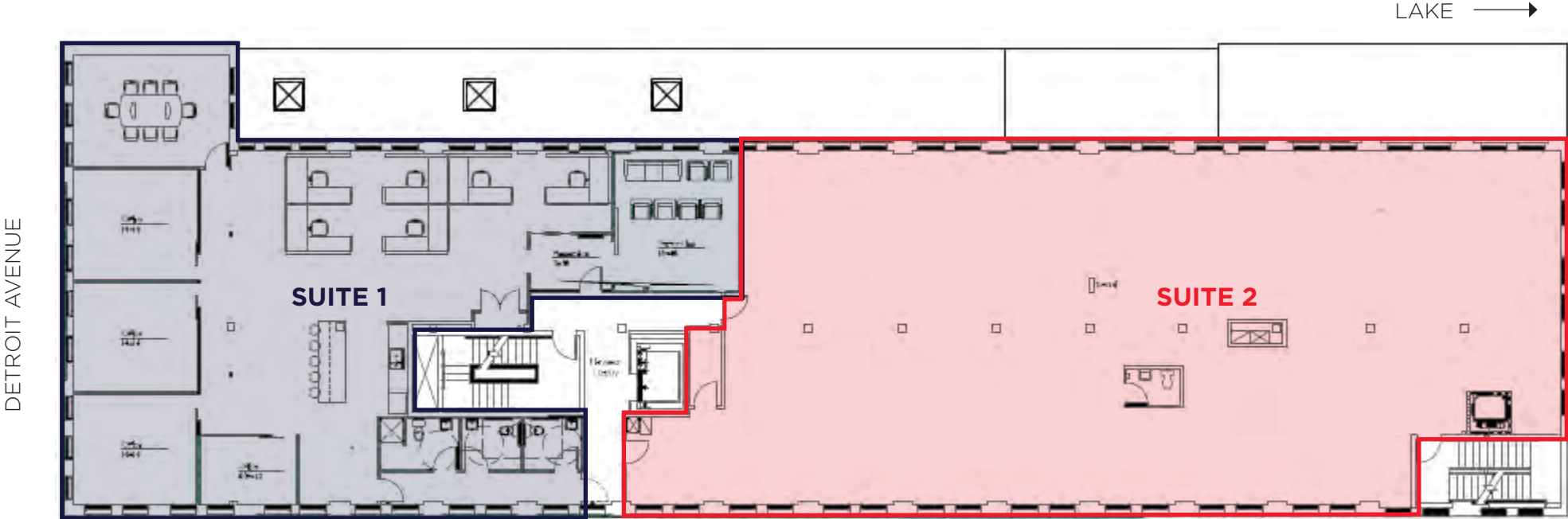
Quick Stats

Building SF	9,820 SF
Year Built (Renovated)	1900 (2021)
Parking	Eight (8) Dedicated Spaces in a Secured Lot
Public Transit	Bus Line

Sale Price: \$2,000,000
Lease Rate: \$26.00/SF MG



Floor Plan



Suite 1



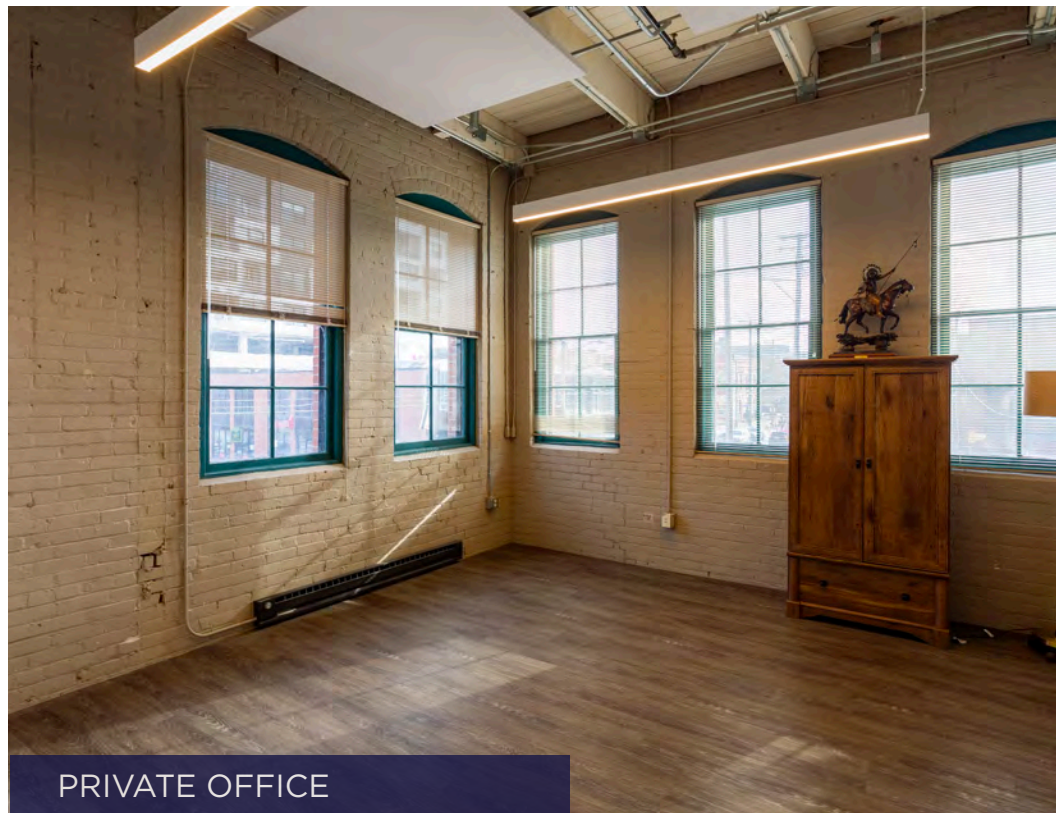
OPEN OFFICE SPACE



OPEN OFFICE SPACE

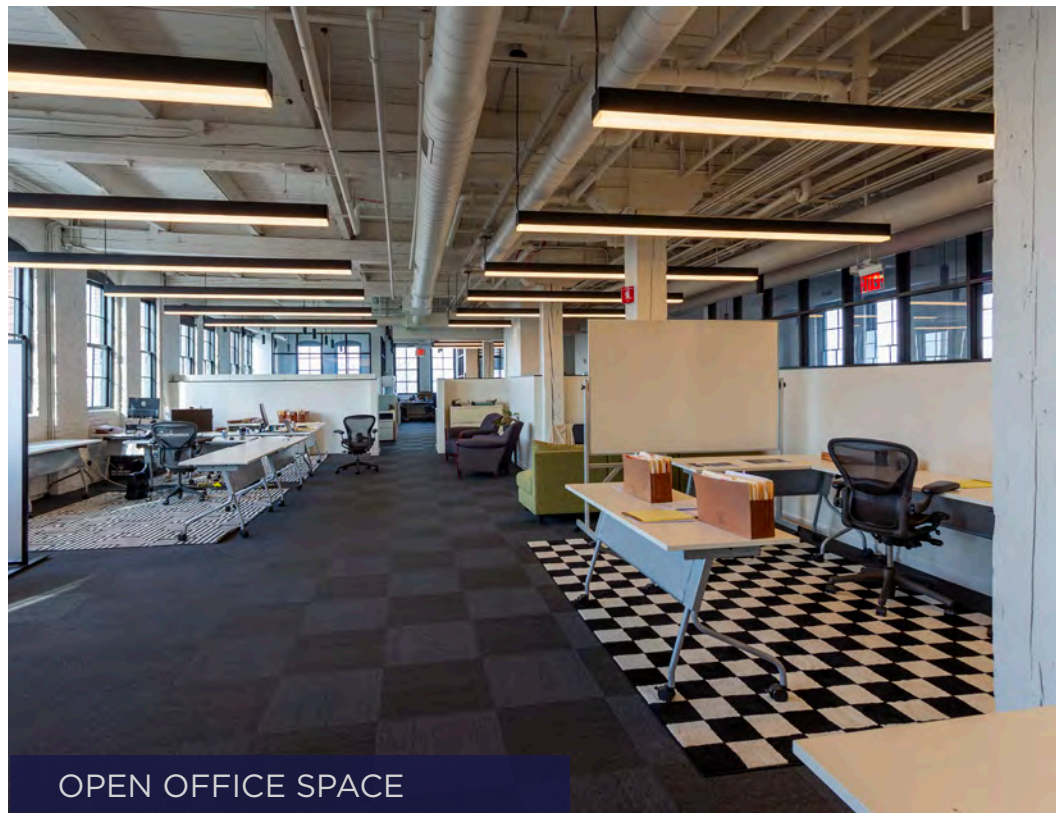
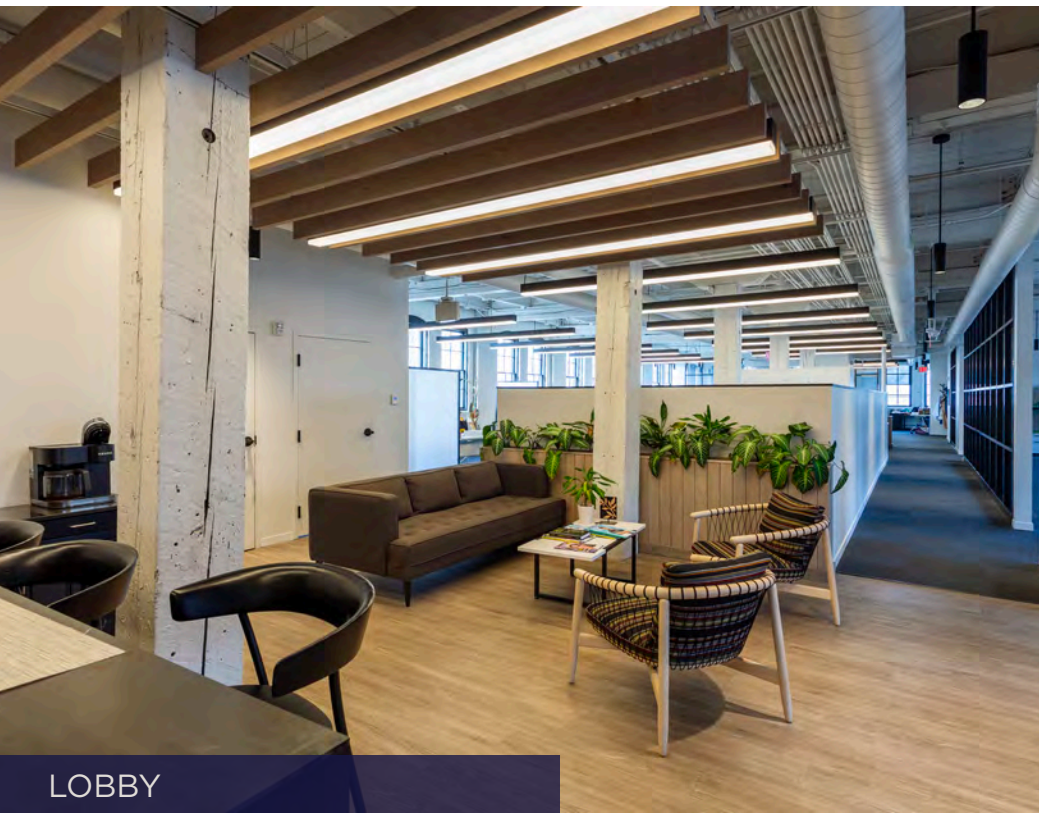


KITCHEN

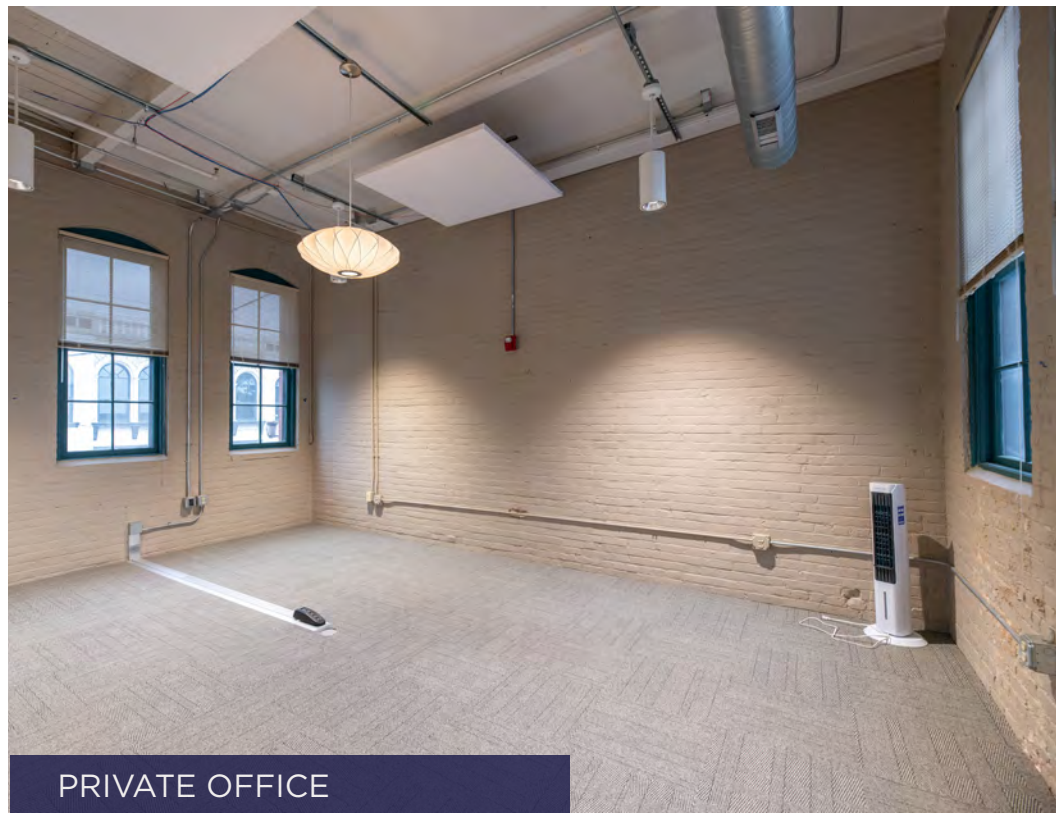


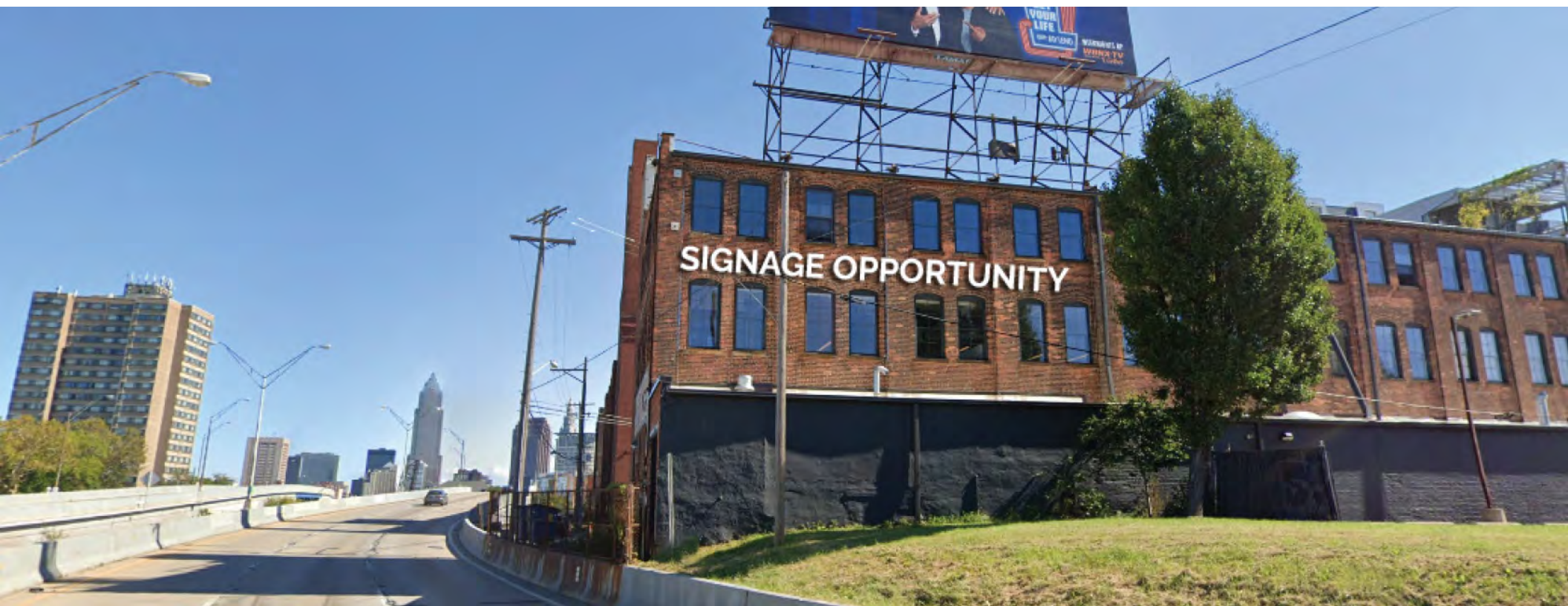
PRIVATE OFFICE

Suite 2



Photos







NEIGHBORHOOD

Cleveland, Ohio

Cleveland is a vibrant city on the shores of Lake Erie, known for its cultural institutions, diverse neighborhoods, and strong industrial roots. Home to landmarks like the Rock & Roll Hall of Fame, Playhouse Square, and a nationally recognized healthcare system, the city blends history with modern development. With its growing food scene, sports teams, and waterfront attractions, Cleveland continues to be a hub for both business and lifestyle.



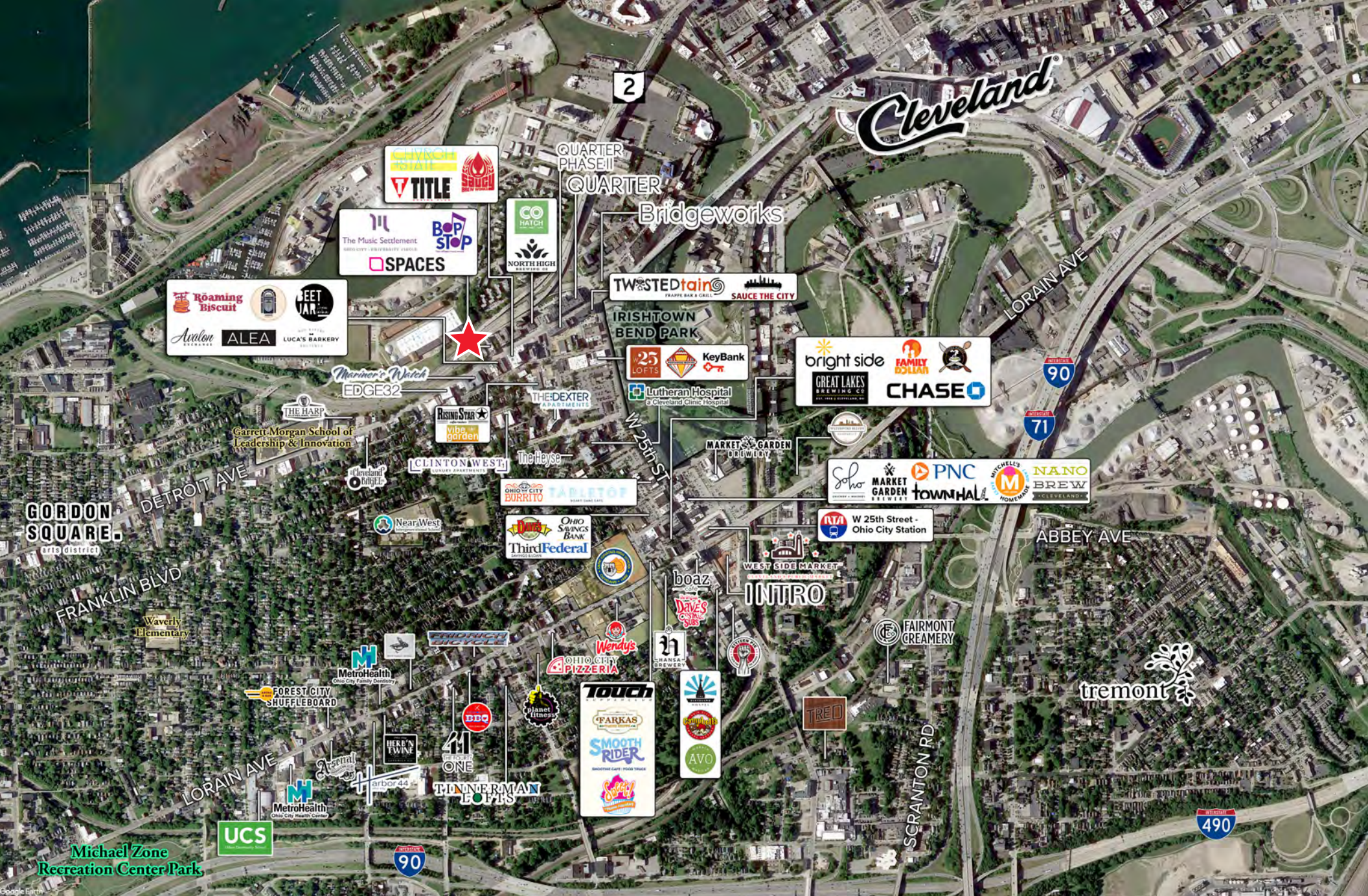
Gordon Square

Gordon Square, located on Cleveland's Near West Side, is a thriving arts and entertainment district anchored by the Gordon Square Arts District. The neighborhood features restored theaters, galleries, and public art alongside an eclectic mix of restaurants, bars, and shops. Its walkability and creative energy have made it one of the city's most desirable areas, attracting residents and visitors alike.



Ohio City

Ohio City is one of Cleveland's oldest neighborhoods, known for its historic charm, local breweries, and the iconic West Side Market. The area has experienced significant revitalization, blending restored Victorian homes with modern developments and a bustling dining and nightlife scene. Its proximity to Downtown Cleveland and strong sense of community make Ohio City a popular destination for both living and leisure.



270,429
Population
(2026 | 5-Miles)

35.3
Median Age
(2026 | 5-Miles)

127,137
Households
(2026 | 5-Miles)

\$74,852
Household Income
(2026 | 5-Miles)

12,709
Total Businesses
(2026 | 5-Miles)

183,505
Total Employees
(2026 | 5-Miles)



**2900 DETROIT ROAD
CLEVELAND, OHIO 44113**

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