

**HISTORIC MIXED-USE BUILDING
RETAIL & OFFICE SPACE FOR LEASE**



ABOUT THE PROPERTY

- 13,600 SF Historic Commercial Building
- Ground-Floor Retail / Storefront Space
- Upper-Level Office or Studio Suites
- Flexible Floor Plates Approx. 4,500–4,700 SF
- Located on Busy Lorain Ave Corridor
- Walkable Neighborhood Near Restaurants & Retail
- Easy Access to I-90 & Downtown Cleveland
- Ideal for Retail, Creative Office, or Mixed-Use
- Available Now – Multiple Suite Configurations
- Freight Elevator

*16 parking spaces
available in an adjacent
lot off w. 45th



1ST & 2ND FLOORS FOR LEASE

All Available Spaces(2)

Space	Size	Term	Rental Rate	Lease Type
1st Floor	4,739 SF	Negotiable	\$20.00 /SF/YR	Modified Gross
2nd Floor	4,739 SF	Negotiable	\$16.00 /SF/YR	Modified Gross

FIRST FLOOR

- Mostly Open Floor Plan Layout/Freight Elevator
- Space In Need of Renovation
- Be Great for a Bar/Restaurant Location
- Ceilings: 12'–20' / Drive-in Door for Easy Loading
- Can be Combined Up to 9,478 SF of Adjacent Space.

SECOND FLOOR

- Office Space
- Space In Need of Renovation
- Can be Combined Up to 9,478 SF of Adjacent Space.
- 2nd Floor office space in shell condition. Landlord negotiable on rate depending on tenant buildout

*LISTED RATE MAY NOT INCLUDE CERTAIN UTILITIES, BUILDING SERVICES AND PROPERTY EXPENSES

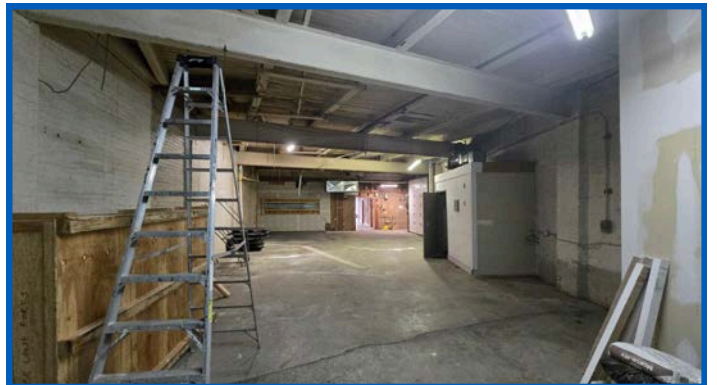
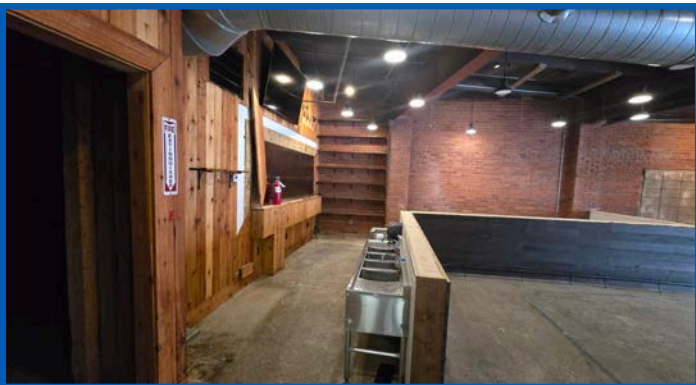
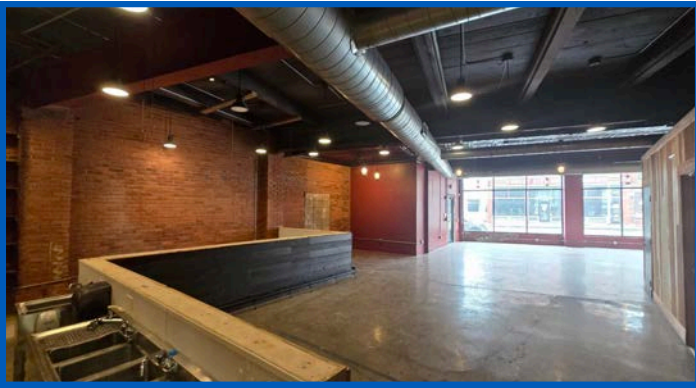


GEORGE HOOVER
COMMERCIAL AGENT

(440) 821-0203

GEORGE@TRINITYCREGROUP.COM

FIRST FLOOR



FIRST FLOOR



SECOND FLOOR

