



CONFIDENTIAL DEVELOPMENT SUMMARY

THE CREST

2550 RIVERBED STREET, CLEVELAND, OHIO 44113



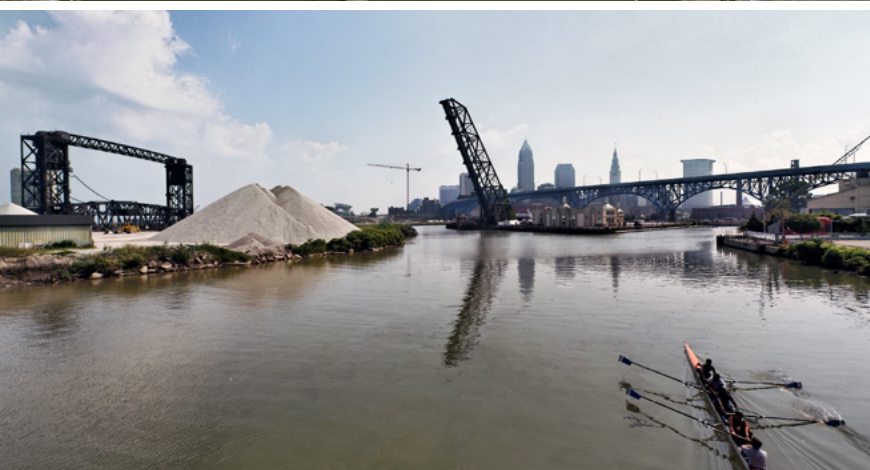
THE OFFERING

Cushman & Wakefield | CRESCO Real Estate has been retained by ownership as its exclusive advisor in the sale of Dock 1, 2550 Riverbed Street, Cleveland, Ohio. This approximately 4.517 acres Flagship development site is located on the northwest corner of the Cuyahoga River and Old Riverbend Channel. This unique offering is south of Wendy Park featuring river frontage plus aesthetically pleasing unmatched views of the Cuyahoga River, Lake Erie, Metroparks, East and West Bank Flats development as well as the downtown Cleveland skyline. The offering provides select developers the exceptional opportunity to acquire a unique development site of rare proportions in the heart of Cleveland, Ohio.



HIGHLIGHTS

- Prime 4.517 acres waterfront development site
- Highest and best use - residential/commercial/mixed-use or recreational
- Dominant location - most prestigious development opportunity within the City of Cleveland

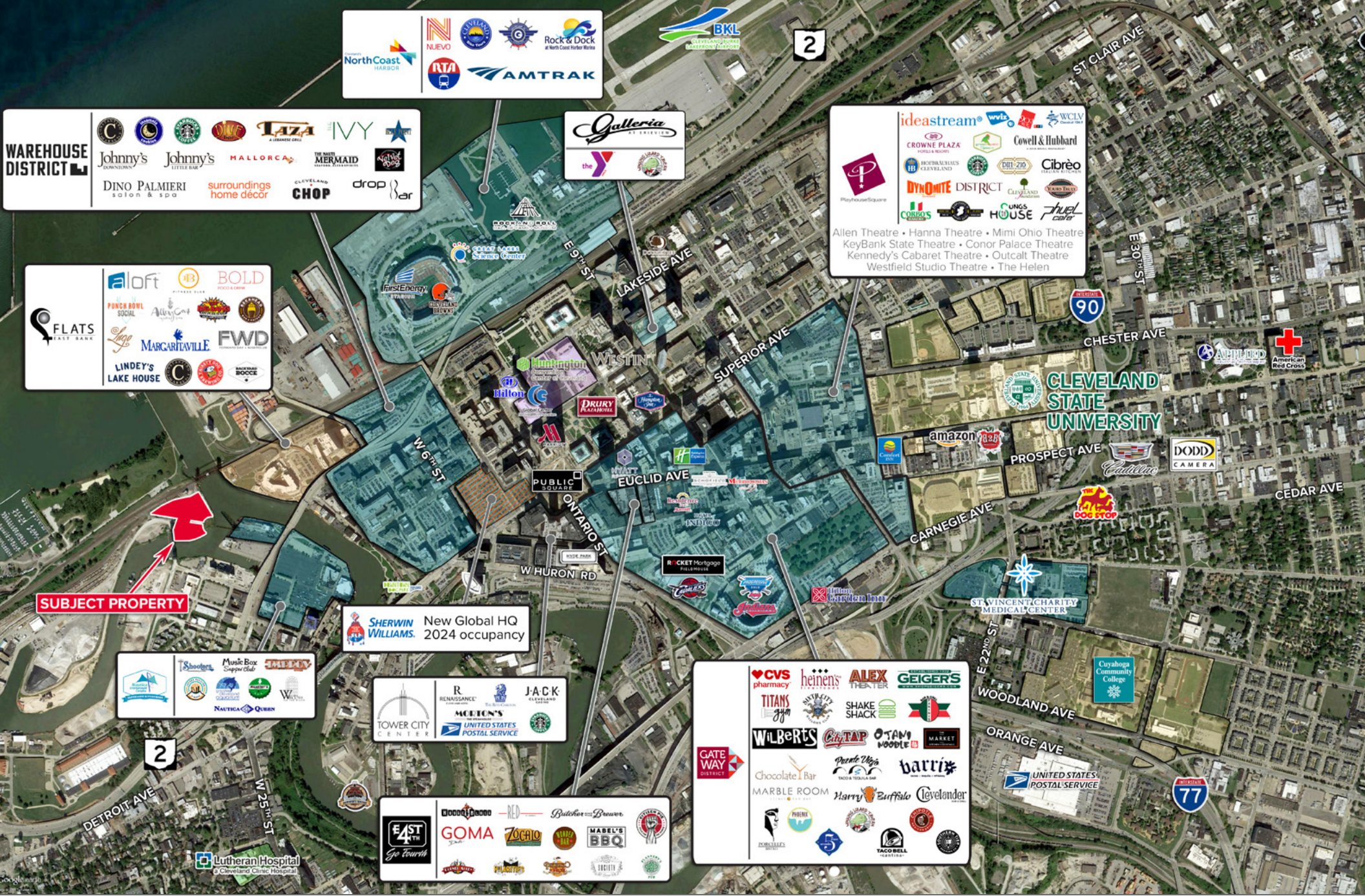


MAJOR DEVELOPMENTS IN THE NEIGHBORHOOD

Market Square_INTRO	Harbor Bay Real Estate Advisors, LLC	298 Unit Apartment Building \$140mm investment
Church + State	Hemingway Development	158 Unit Apartment Building \$65mm investment
Quarter	Snavelly Group	194 Unit Apartment Building \$60mm investment
The Edison at Gordon Square	NRP Group	306 Unit Rental Community \$30mm investment
Battery Park Vintage	DSCDO & Vintage Development Group	328 Unit Apartment Building \$100mm investment
Cleveland Lakefront West Project	DSCDO	Better connect the City to Lake Erie, biking and walking paths \$70mm investment
Edge 32	DSCDO & Vintage Development Group	60 Private Luxury Apartments \$70mm investment
City Club Apartments	City Club Apartments	304 Unit Apartment Building \$92.5 million investment
55 Public Square	K&D Group	205 Unit Apartment Building \$85 million investment
Tower at Erievew	Kassouf Family	227 Unit Apartment Building \$90 million investment
Kenect Cleveland	Wolstein Group	229 Unit Apartment Building \$84.4 million investment
Bridgeworks	Panzica Development	140 Unit Apartment Building TBD
45 Erievew	Blue Lofts	368 Unit Apartment Building \$102 million investment



In 2021, there was \$113M of downtown projects completed including: Euclid Grand, 2125 Superior Lofts, the North Coast Harbor Pedestrian Bridge, and the Wendy Park Pedestrian Bridge. There is currently \$678M in projects underway including: the Sherwin Williams Global Headquarters, the City Club Apartments, 55 Public Square and the Cross-Country Mortgage Headquarters.



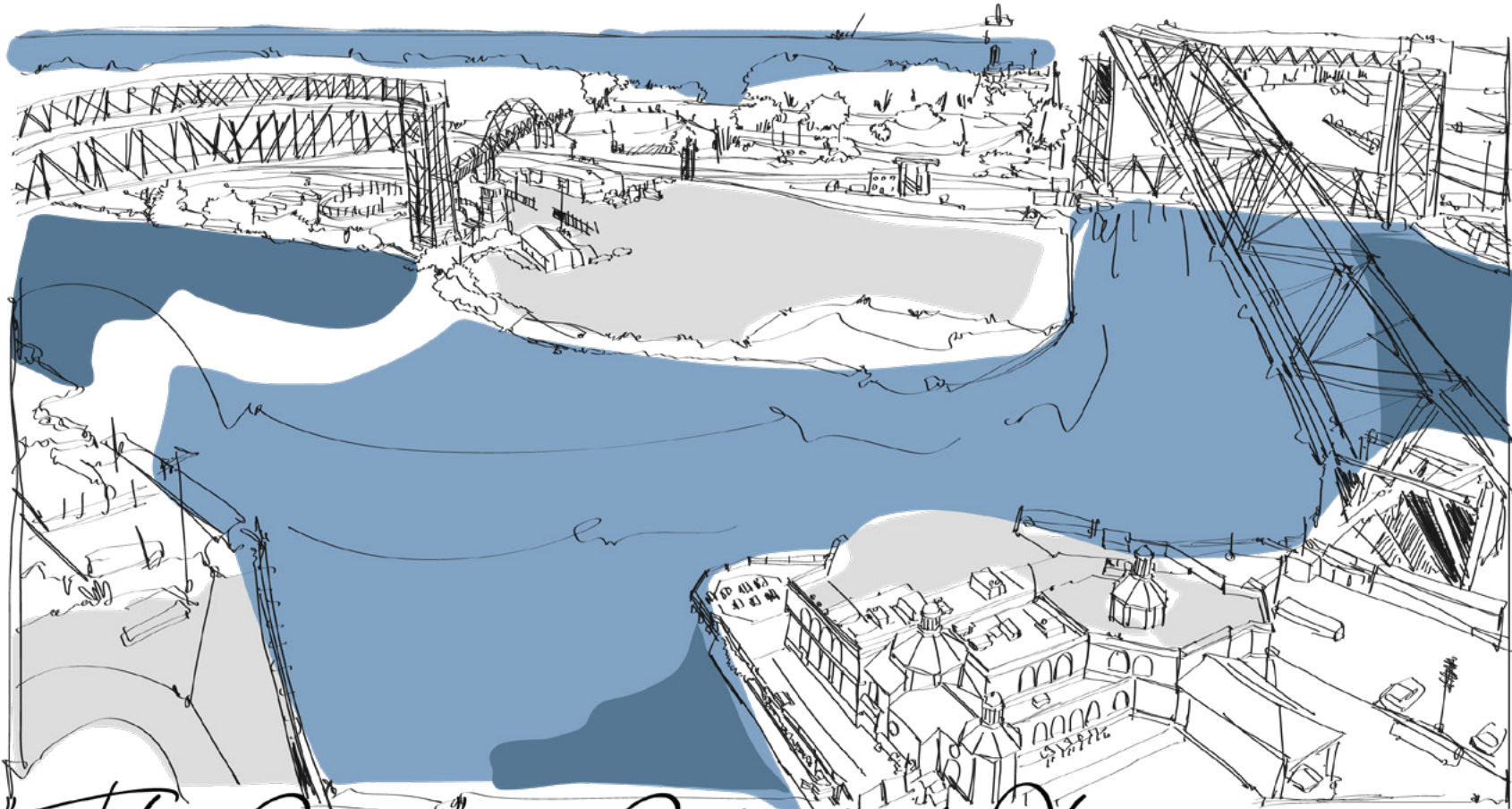
WAREHOUSE DISTRICT

Allen Theatre • Hanna Theatre • Mimi Ohio Theatre
 KeyBank State Theatre • Conor Palace Theatre
 Kennedy's Cabaret Theatre • Outcall Theatre
 Westfield Studio Theatre • The Helen

Sherwin-Williams
 New Global HQ
 2024 occupancy

THE CREST





The Crest in Cleveland, Ohio

CONFIDENTIALITY AGREEMENT

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