

1468 WEST 9TH STREET

WESTERN RESERVE BUILDING

CLEVELAND, OHIO

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1468 W. 9th Street is a 144,000 SF, eight-story office building located in the vibrant Warehouse District, just west of the Cleveland's CBD. The Western Reserve Building is a restored and modern office building, with new ownership and the opportunity for an anchor occupant. Views of the Cuyahoga River, Cleveland's bridges, CBD Skyline and Lake Erie rival any property in the area.

Centrally Located in the Historical Warehouse District

Millennial Vibe, Vibrant Nightlife, Access to Greenspace & Public Transportation: A Growing Destination

1468 W. 9th Street is located in Cleveland's Historic Warehouse District. Cleveland's first neighborhood and oldest commercial center now features a wide and exciting variety of commercial, entertainment and residential venues - mixing rich history with today's new developments.

Encompassing the area of West 3rd to the east to West 10th on the west; from Superior Avenue on the south to the bluffs overlooking Lake Erie on the north, the Warehouse District is in the heart of Downtown Cleveland.



WAREHOUSE DISTRICT



2

SHERWIN WILLIAMS
New Global HQ
2024 Occupancy

aloft

- 21
- 22
- 20
- 23
- 24
- 25
- 19
- 18
- 17
- 16
- 15
- 14
- 13
- 12
- 11
- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1

THE ODEON



Nautica Entertainment Complex
Cleveland Riverfront

JACOBS PAVILION

1468 W 9th St.

Frank J. Lausche State Office Building

W HURON RD



THE RITZ-CARLTON

TOWER CITY CENTER

SHERWIN WILLIAMS
Technology Center

Cleveland City Hall

Huntington Convention Center of Cleveland

Cuyahoga County Court House

Hilton

Global Center for Health Innovation

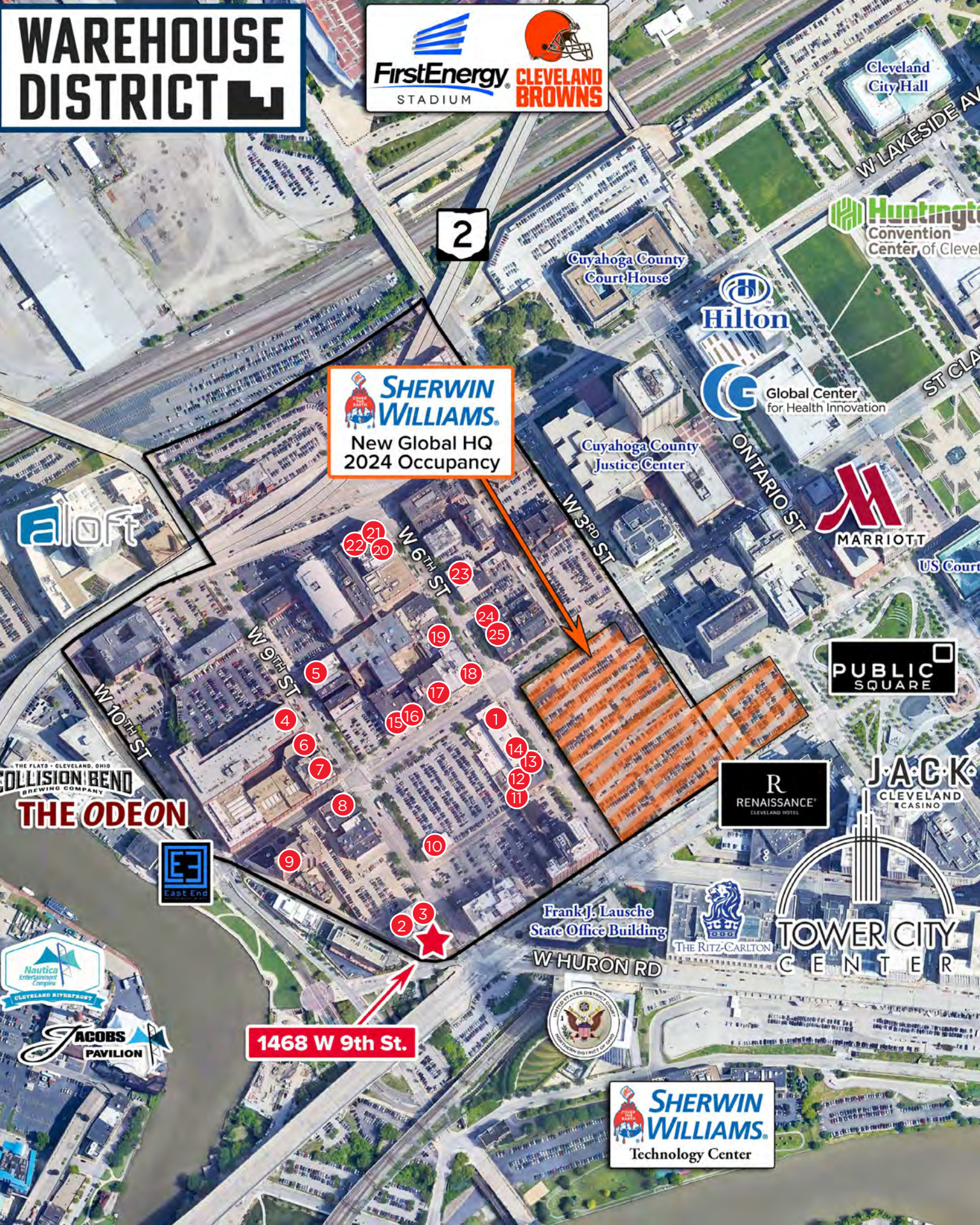
Cuyahoga County Justice Center

MARRIOTT

PUBLIC SQUARE

JACK CLEVELAND CASINO

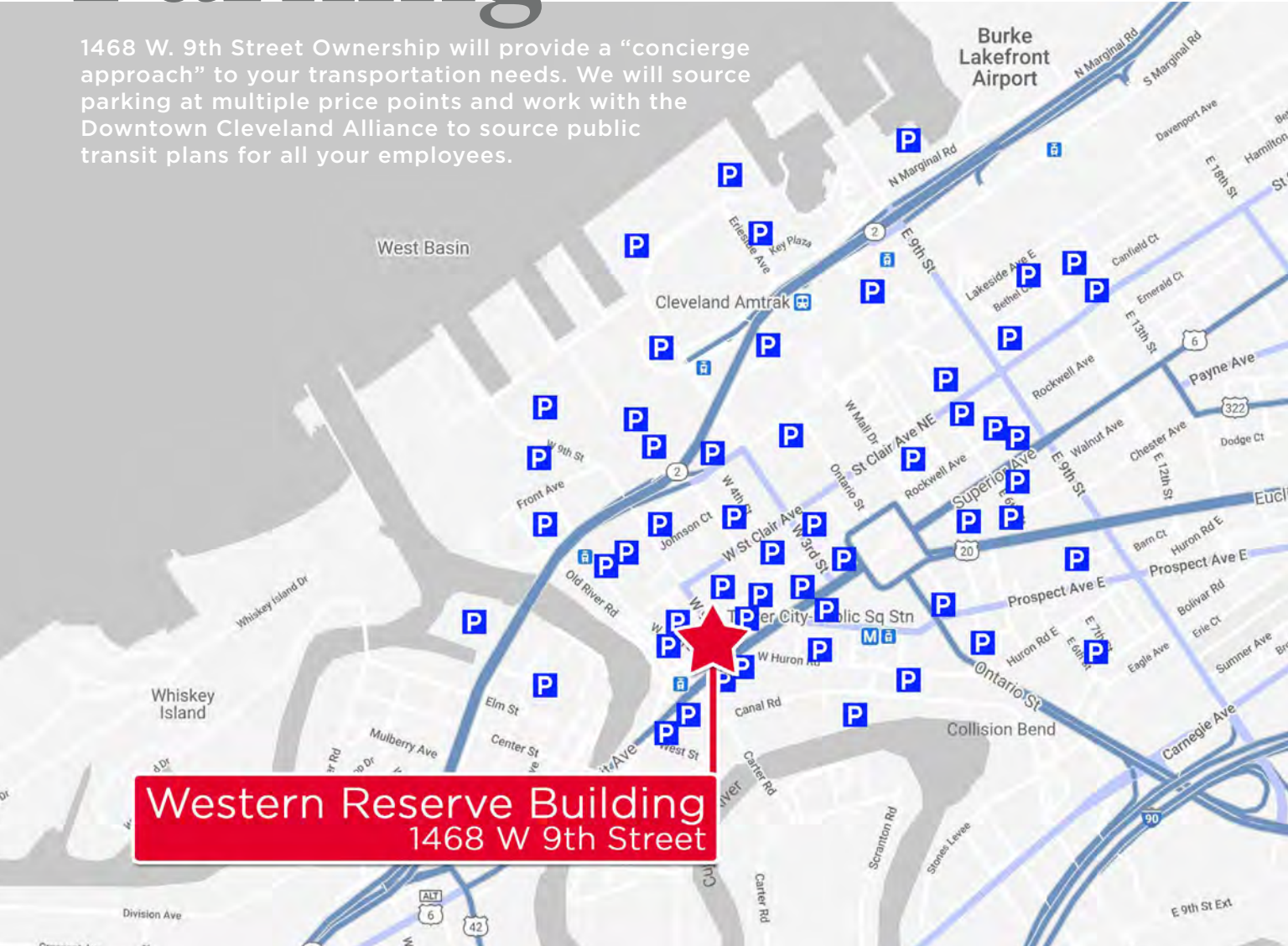
RENAISSANCE CLEVELAND HOTEL



CLOSER THAN YOU THINK

Parking

1468 W. 9th Street Ownership will provide a “concierge approach” to your transportation needs. We will source parking at multiple price points and work with the Downtown Cleveland Alliance to source public transit plans for all your employees.



In addition to the twenty (20) garage spaces underground in the building, the Warehouse District contains fifteen (15) parking lots.

Key Parking Data Points - Warehouse District:

- Lots range in cost from \$4.00 to \$13.00 per day and \$50.00 to \$230.00 per month
- Average daily rate = Starting at \$4.00
- Average monthly rate = \$122.67
- Early bird daily prices range from \$4.00 to \$6.00 per day
- One (1) lot is a 400-space covered garage, adjacent to the building
- Nine (9) lots are gated and manned

Photo Gallery

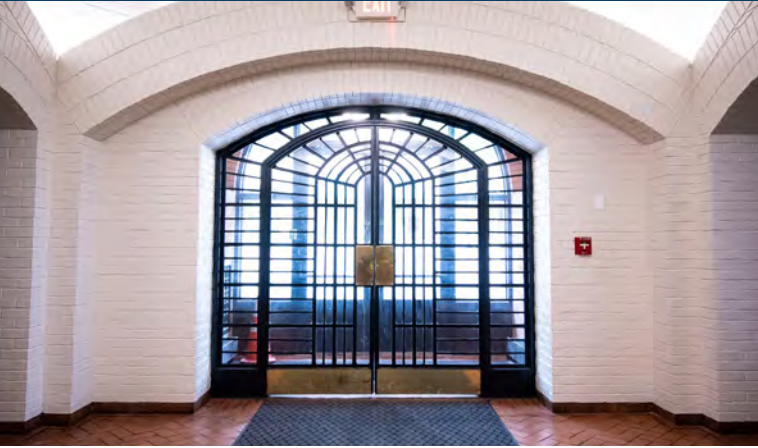


Photo Gallery



Photo Gallery



1468 W. 9th Views

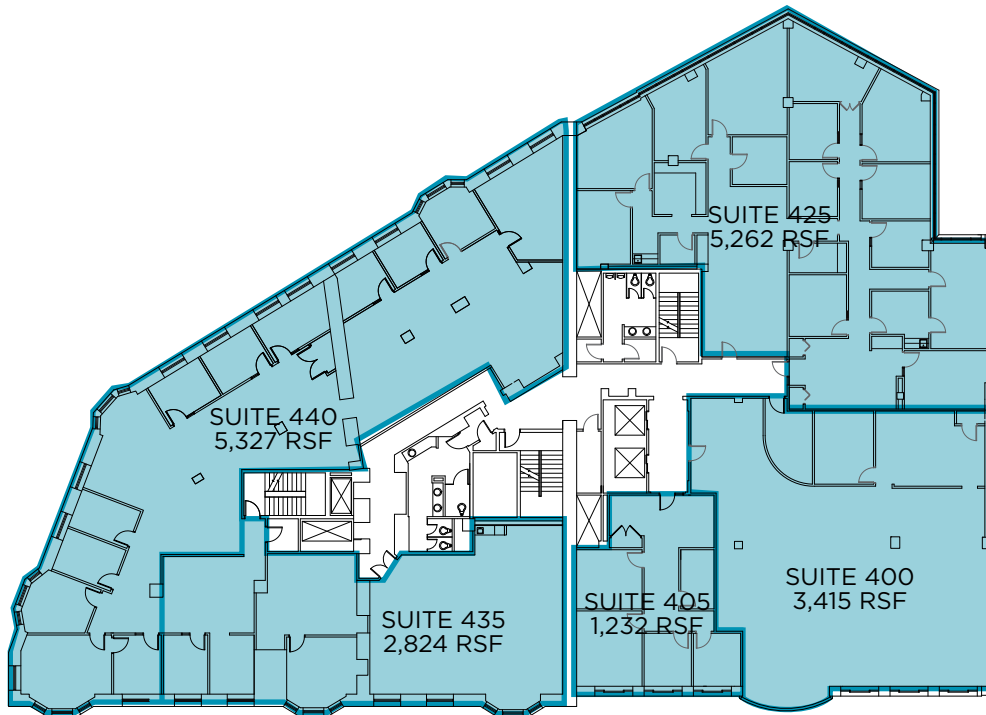


FLOORPLANS

THIRD FLOOR • TOTAL 2,095 SF CONTIGUOUS



FOURTH FLOOR • TOTAL 18,060 SF CONTIGUOUS



FLOORPLANS

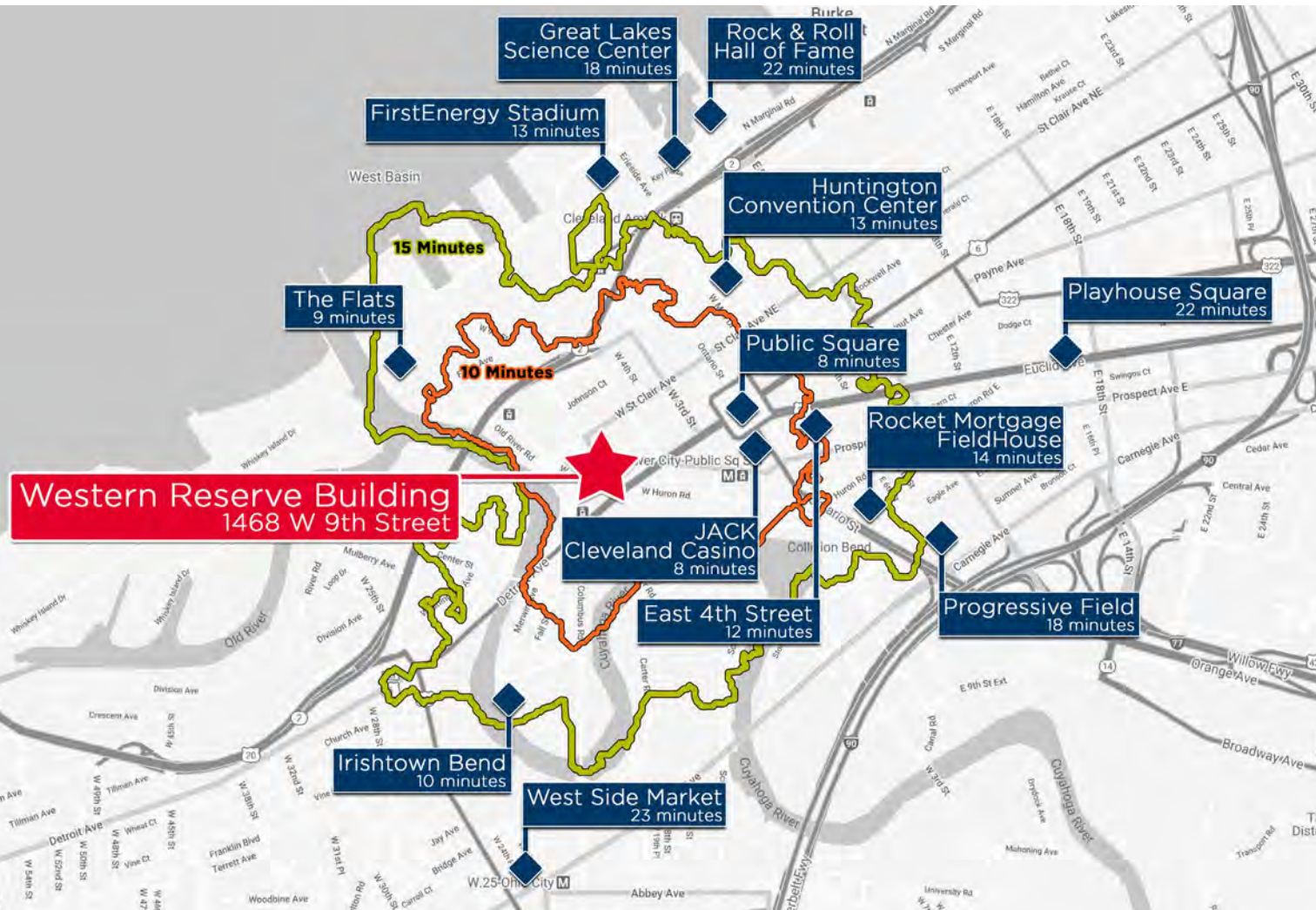
SEVENTH FLOOR • SUITE 750 • TOTAL 3,334 RSF



400 CAR PARKING GARAGE



Excellent walking access to many area and neighborhood amenities



Quick access to all major freeway systems, and public transportation is at your doorstep



Sixteen (16) hotels with 4,300 rooms in close proximity to the Warehouse District



Growing residential community home to almost 3,000 residents, ranging from dramatic loft apartments to multiple bedroom penthouses to newly renovated condominiums



Canal Basin Park

CANAL BASIN PARK WILL SERVE AS A GATHERING PLACE, INTERPRETIVE PARK AND CONNECTIVE HUB AT THE NORTHERN END OF THE TOWPATH. PROJECTED TO BE COMPLETED IN 2021, THE 20 ACRE PARK WILL BE THE LARGEST URBAN GREENSPACE IN CLEVELAND.





DOWNTOWN CLEVELAND ALLIANCE (DCA) IS A NOT-FOR-PROFIT ORGANIZATION COMMITTED TO MAKING DOWNTOWN CLEVELAND THE MOST COMPELLING PLACE

WWW.DOWNTOWNCLEVELAND.COM

Cleveland

TO WORK, PLAY AND LIVE.

WORK

Downtown Cleveland is a dynamic work environment that is home to thriving, innovative organizations. As Northeast Ohio's largest jobs center, Downtown Cleveland is full of transportation, entertainment, and dining options that attract workers and employers who want to be surrounded by excitement and vibrancy.

Downtown Cleveland's strong talent base and employment growth fuel the office market. Recent data indicates that Downtown Cleveland employers increased added over 3,500 jobs over the last five (5) years, bringing employment to over 100,000. Home to 16M total square feet of office space, Downtown Cleveland's Class A occupancy rate stands at 88%.

PLAY

There's so much going on in Downtown Cleveland!

Downtown Cleveland is an entertainment hub. From concerts at the House of Blues to the Broadway shows in Playhouse Square, Downtown Cleveland has it all!

The DCA team also produces a large amount of events that take place year round. From Downtown Cleveland Restaurant Week to Winterfest, Walnut Wednesday to North Coast Namaste, it's all here.

LIVE

Downtown Cleveland has nine (9) residential neighborhoods brimming with attractions, world-class restaurant and entertainment options to fit all lifestyles.

As Northeast Ohio's fastest growing neighborhood, Downtown Cleveland has big city amenities and neighborhood communities. Today, a diverse population of nearly 20,000 people lives in Downtown Cleveland.

Everything you need, on and off the clock.

At 1468 West 9th Street, everything you need is at your fingertips. You can work, eat, shop, and relax, all within the neighborhood. Here's what your average weekday might look like.

8:30a STARBUCKS

Grab a quick morning coffee on your way in the office at Starbucks, which is conveniently located right across the street from the Western Reserve Building.



10:00a



REBOL

Right around the corner from 1468 West 9th, REBOL is conveniently located so you can grab a mid-morning snack or healthy breakfast.

10:30a



STUDIO PALMIERI

Area service in the Warehouse District to stop in for a quick cut midway through your work day.

11:30a



LUNCH AT TAZA LEBANESE GRILL

Just two (2) blocks away from 1468 West 9th Street, Taza has so much to offer! Wide selection of entrées for an exotic, unforgettable experience.

5:30p



JOG ALONG THE EAST BANK OF THE FLATS

Located just minutes from the Western Reserve Building, the newly-renovated riverfront boardwalk is great for your post-day fitness routine.

7:00p



PATIO DRINKS AND APPETIZERS

Wind down from the workday with cocktails & appetizers on the patio or in the dining room at Alley Cat Oyster Bar.

7:30p



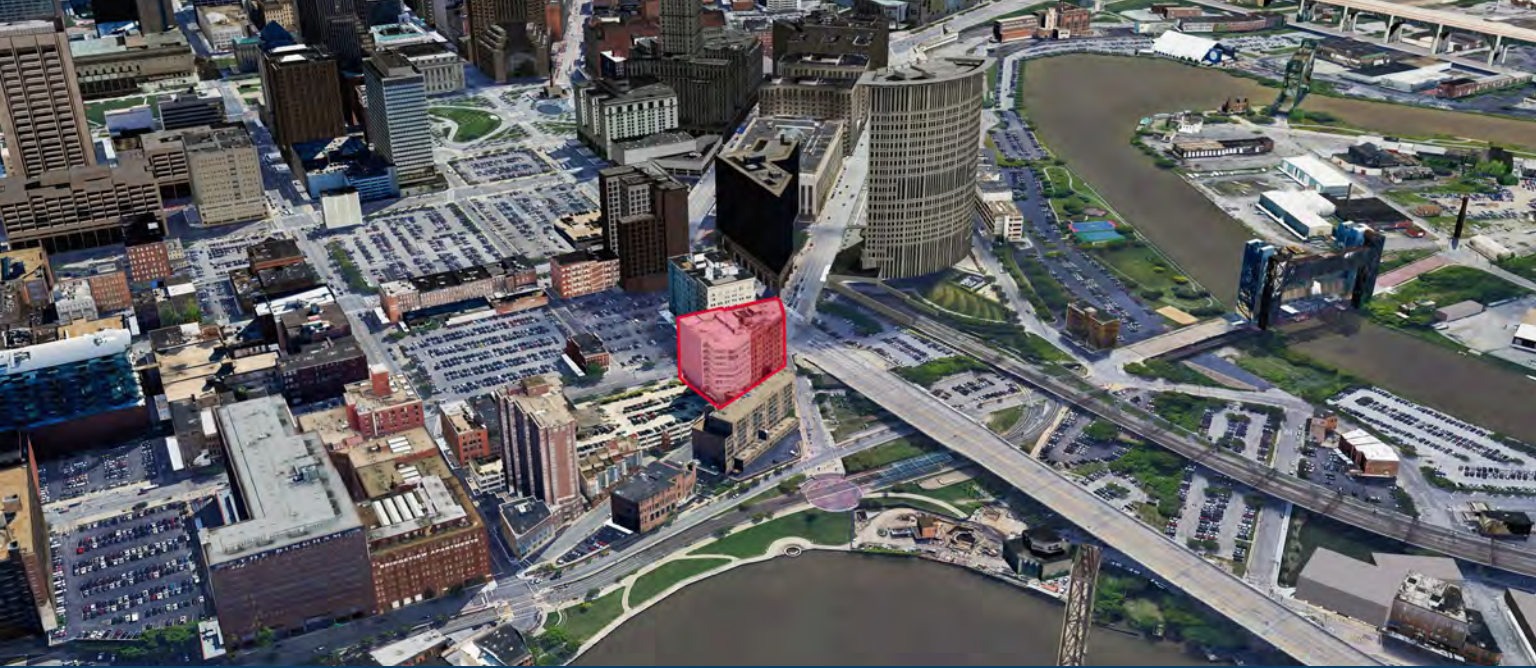
EAST BANK OF THE FLATS

Head back down to the East Bank of the Flats for your pick of a fabulous dining experience at one of the many restaurants located in the Flats.



OTHER FUN ACTIVITIES INCLUDE

Riding along the Cuyahoga River on the new community bikes, paddle boarding, or kayaking.



Expansive views of the historic Warehouse District.

Discover a whole new way to work.

1 4 6 8 W E S T 9 T H

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