



For Sale or Lease

46,000 SF OF PRIME REDEVELOPMENT SPACE

South Bank of Cuyahoga River, 2338 Canal Road, Cleveland, Ohio 44113

2338 CANAL ROAD

CLEVELAND, OHIO 44113

HIGHLIGHTS

- Excellent owner/user opportunity
- Fantastic highway access with exceptional building access via I-77 at East 9th Street
- Adjacent to Downtown Cleveland's \$3.5 Billion Bedrock Cuyahoga Riverfront Transformation
- Close proximity to inexpensive parking
- Signage and naming rights available

AVAILABLE SPACE

46,000 SF Building
11,500 SF of beam/brick space per floor

LEASE RATE

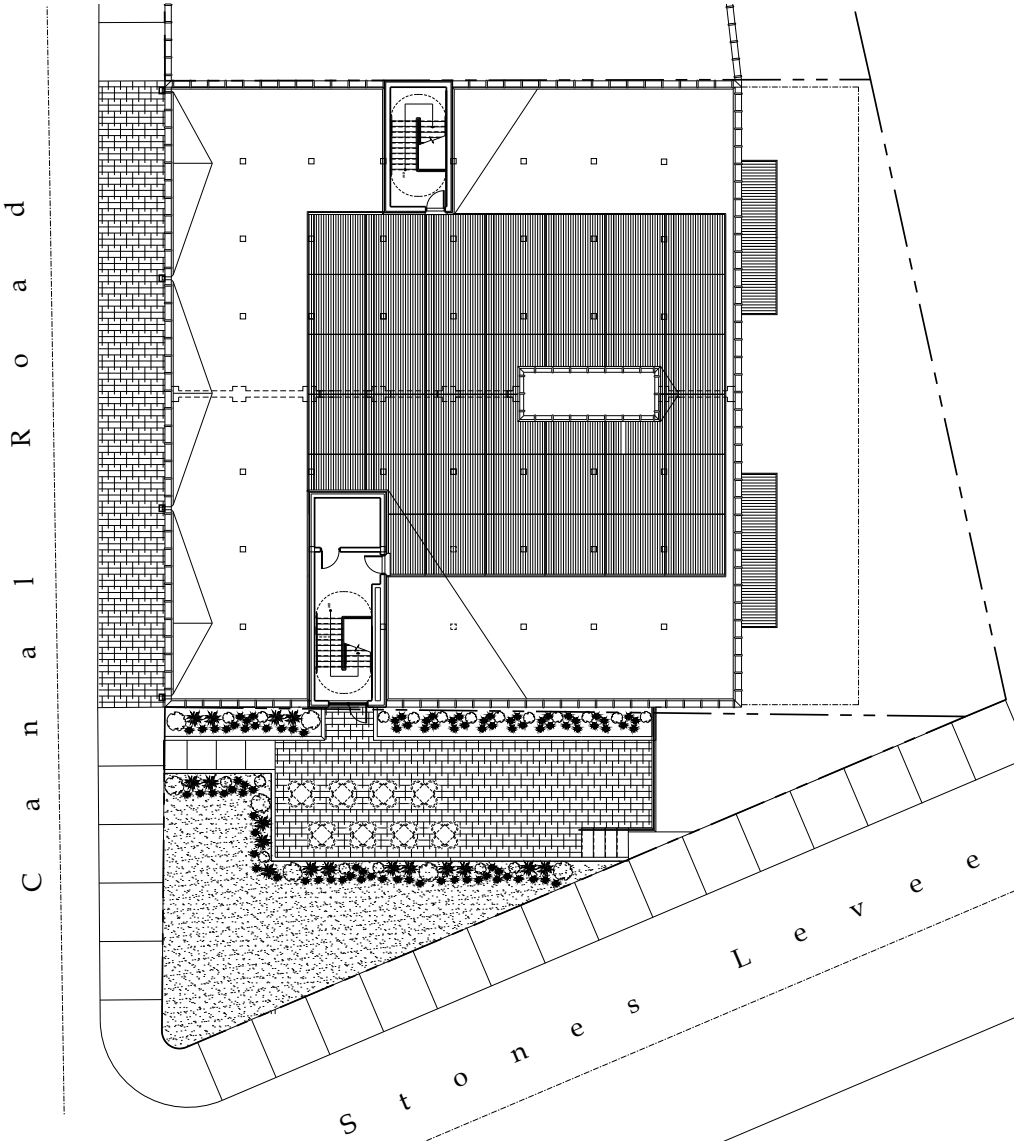
\$15.00/SF Base Rent

ASKING PRICE

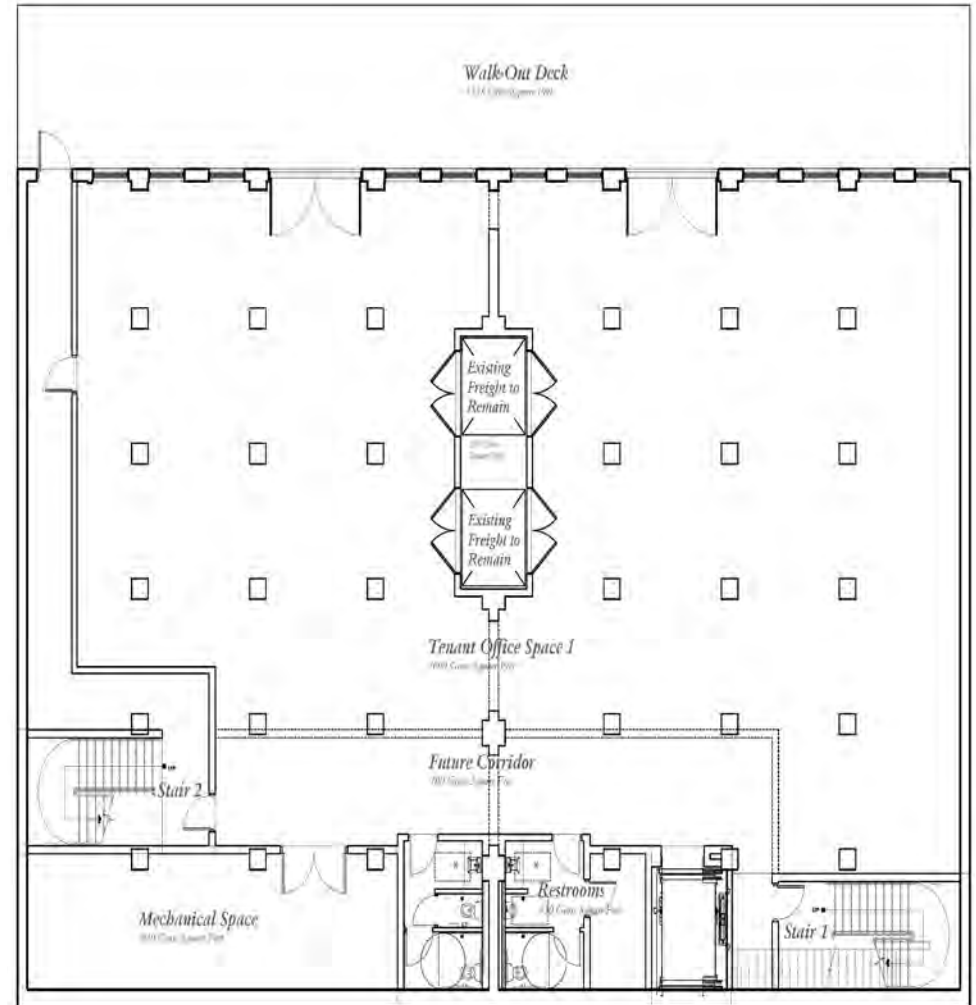
Negotiable



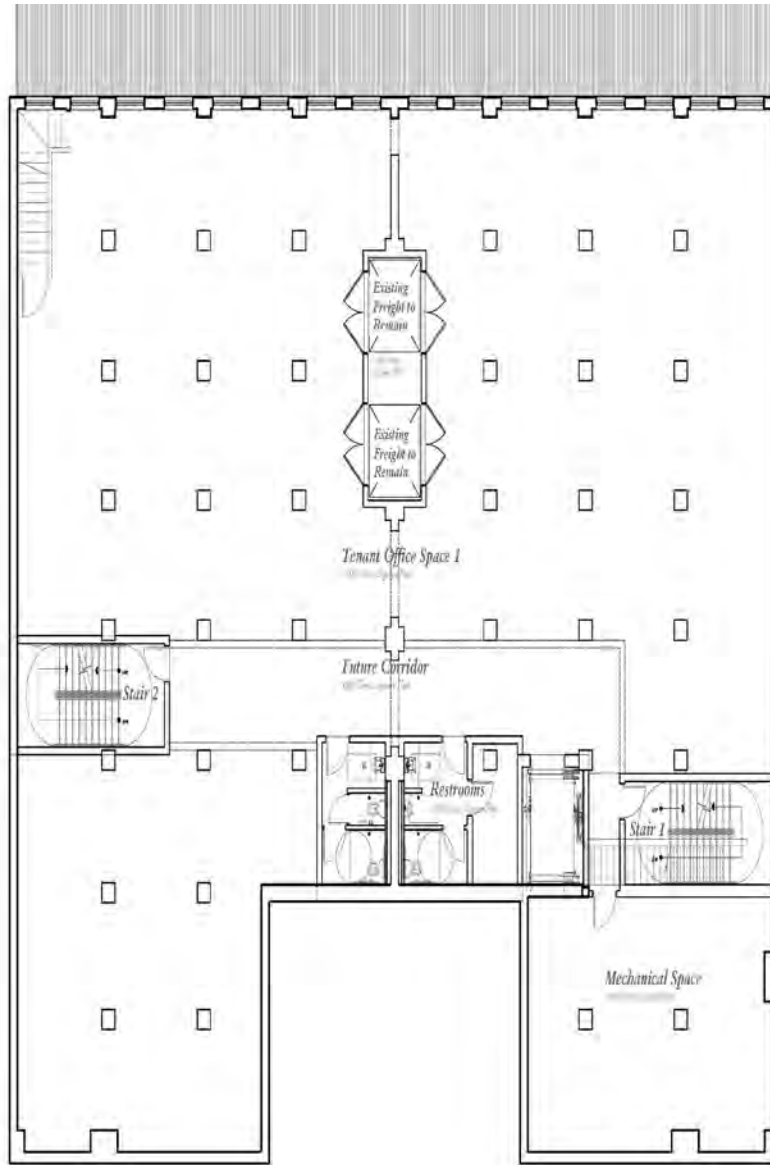
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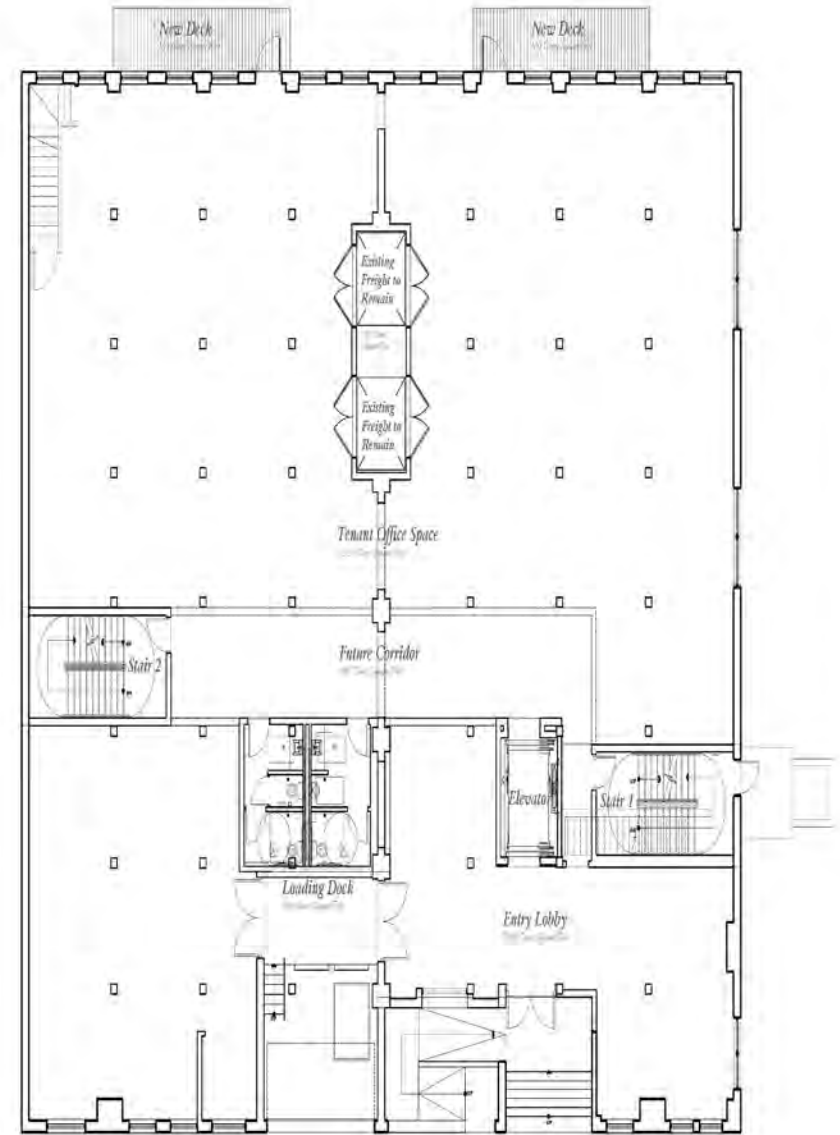
SITE PLAN



FIRST FLOOR

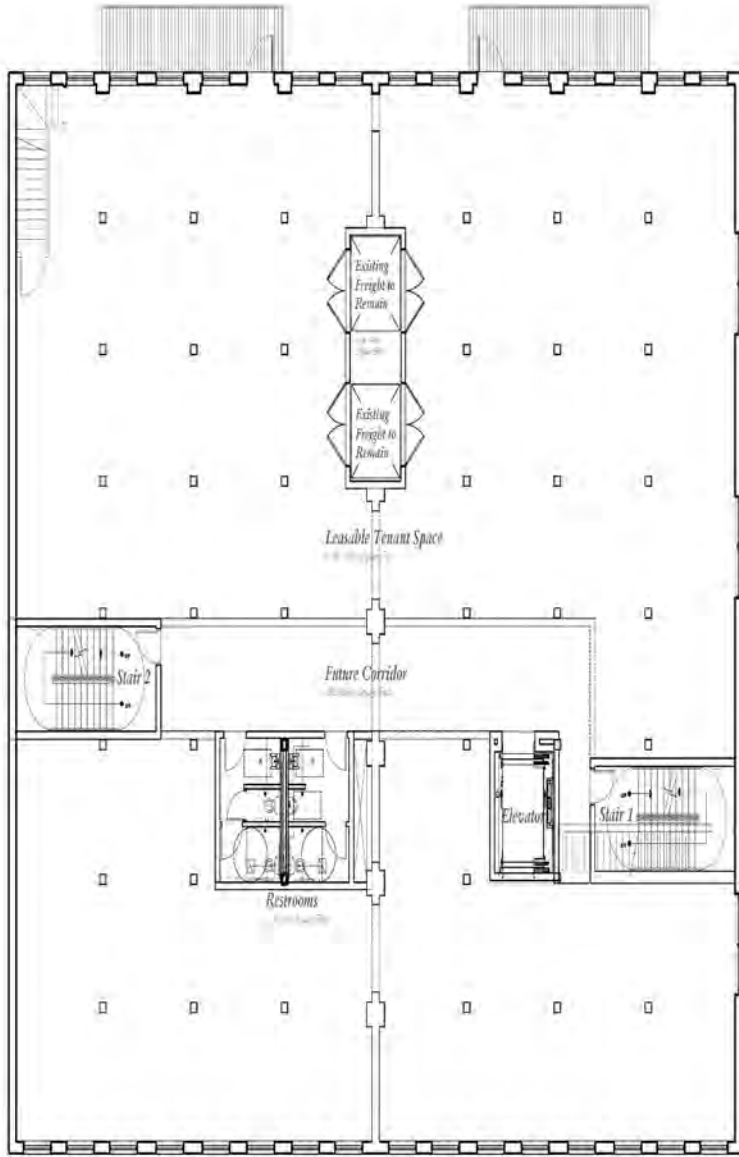


SECOND FLOOR

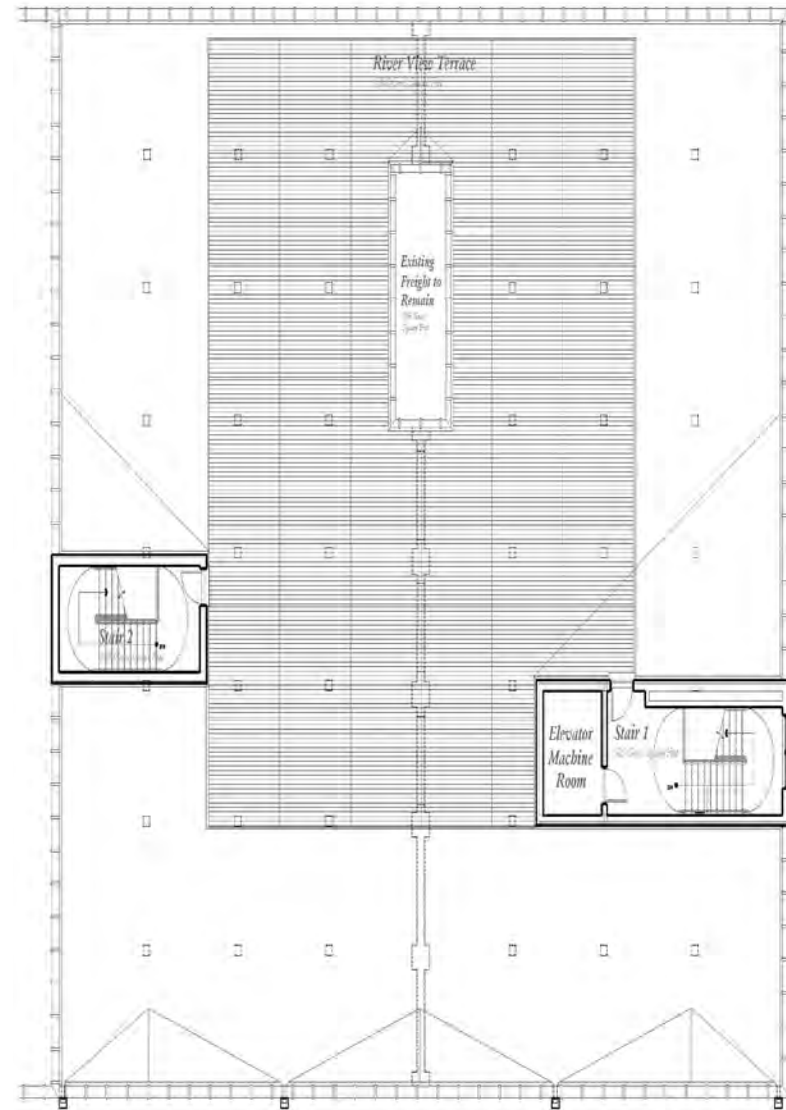


THIRD FLOOR

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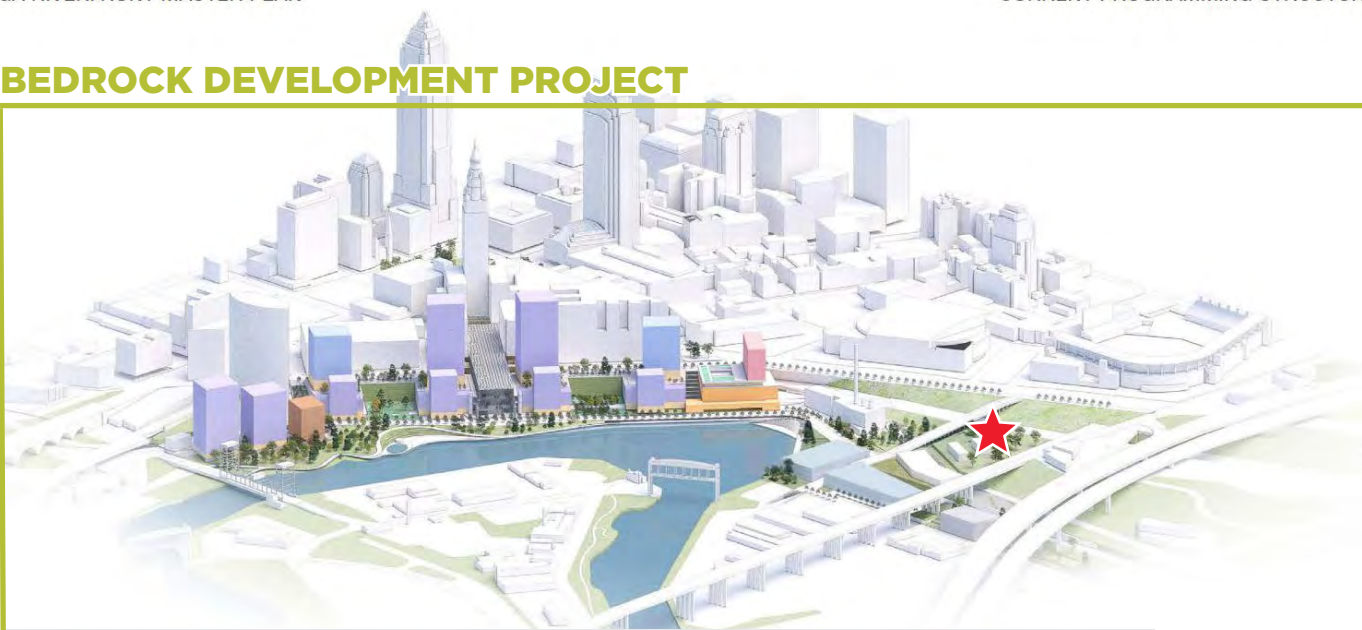


FOURTH FLOOR



SKY TERRACE PENTHOUSE

BEDROCK DEVELOPMENT PROJECT



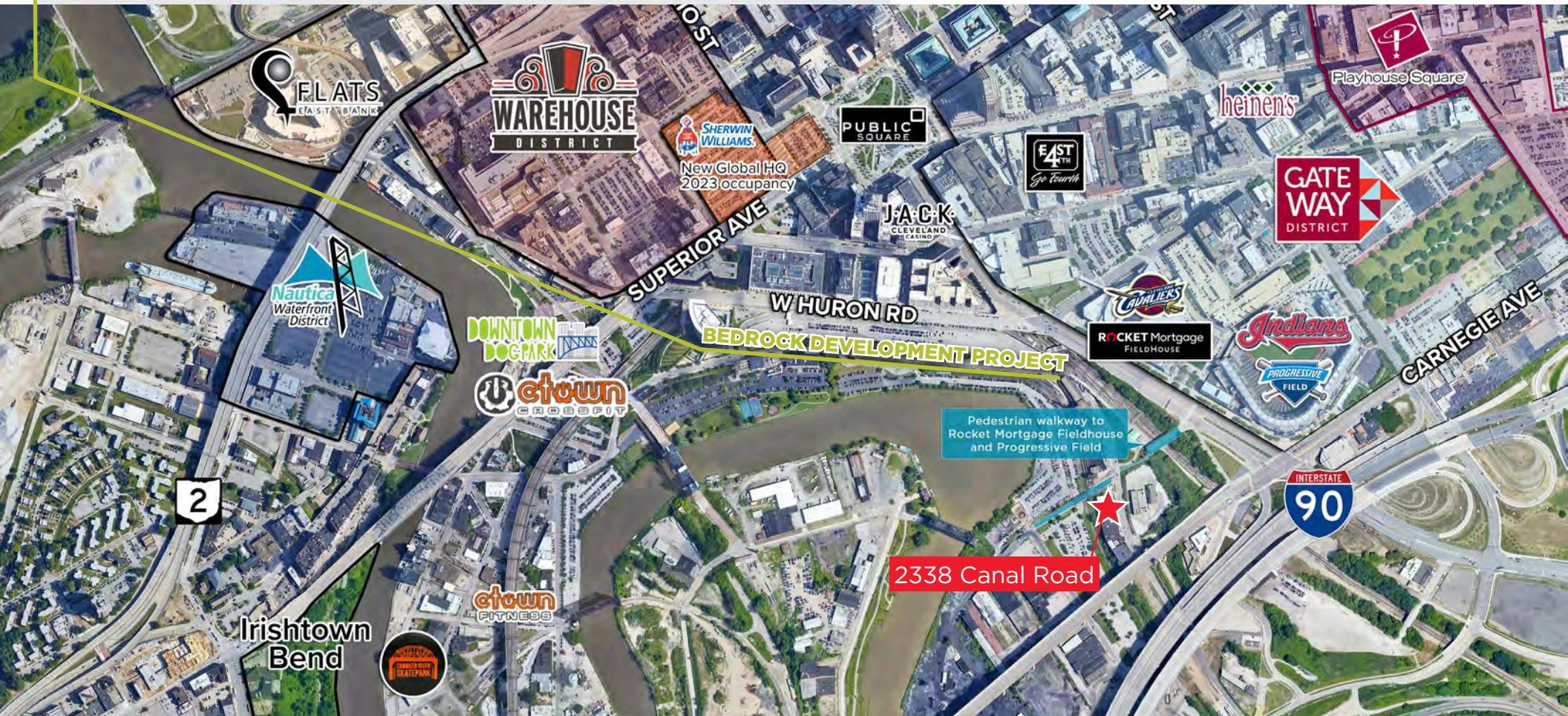
3.5 MILLION SF
DEVELOPMENT AREA

12 ACRES
PUBLIC OPEN SPACE

2,000 UNITS
RESIDENTIAL

1.4 MILLION SF
NON-RESIDENTIAL

■ OFFICE
 ■ HOTEL
 ■ RETAIL
 ■ RESIDENTIAL
 ■ COMMUNITY
 ■ ENTERTAINMENT



2338 Canal Road

Pedestrian walkway to
Rocket Mortgage Fieldhouse
and Progressive Field

2

90
INTERSTATE

Irishtown
Bend

FLATS
EAST BIANIK

WAREHOUSE
DISTRICT

SHERWIN
WILLIAMS
New Global HQ
2023 occupancy

PUBLIC
SQUARE

JACK
CLEVELAND
CASINO

EAST
4TH
Go Fourth

heinen's

Playhouse Square

GATEWAY
DISTRICT

Nautica
Waterfront
District

DOWNTOWN
DOG PARK

etown
CROSSFIT

BEDROCK DEVELOPMENT PROJECT

W HURON RD

ROCKET MORTGAGE
FIELDHOUSE

Indians
PROGRESSIVE
FIELD

CARNEGIE AVE

etown
FITNESS

CHANCEY HILL
SKATEPARK



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