

NEW CONSTRUCTION OFFICE & RETAIL
Available for Occupancy Spring 2021



harbor 44
ohio city

**RETAIL: UP TO ±4,800
SF AVAILABLE**

**OFFICE: UP TO
±10,000 SF
AVAILABLE**



CBRE

4329 LORAIN AVENUE
Cleveland, Ohio

HARBOR 44

PROPERTY HIGHLIGHTS



½ Mile to I-90



Building Size: 22,000 SF



Available Space:
±10,000 SF Office & ±4,800 SF Retail



Additional expansion available via 3rd Floor
“jewel box” construction



14' Ceiling Height



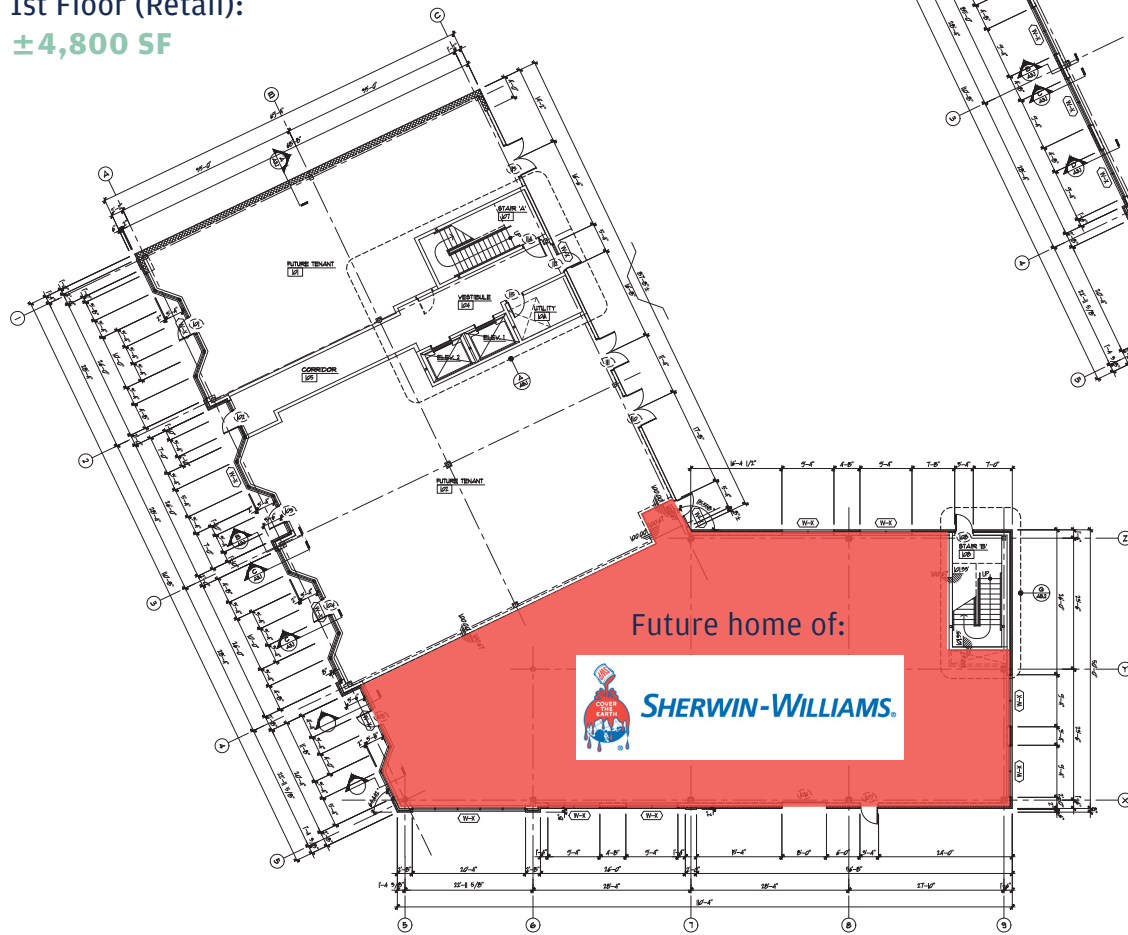
Designated Tenant Parking:
Ratio of 2/1,000 SF



Exterior Building Signage Available



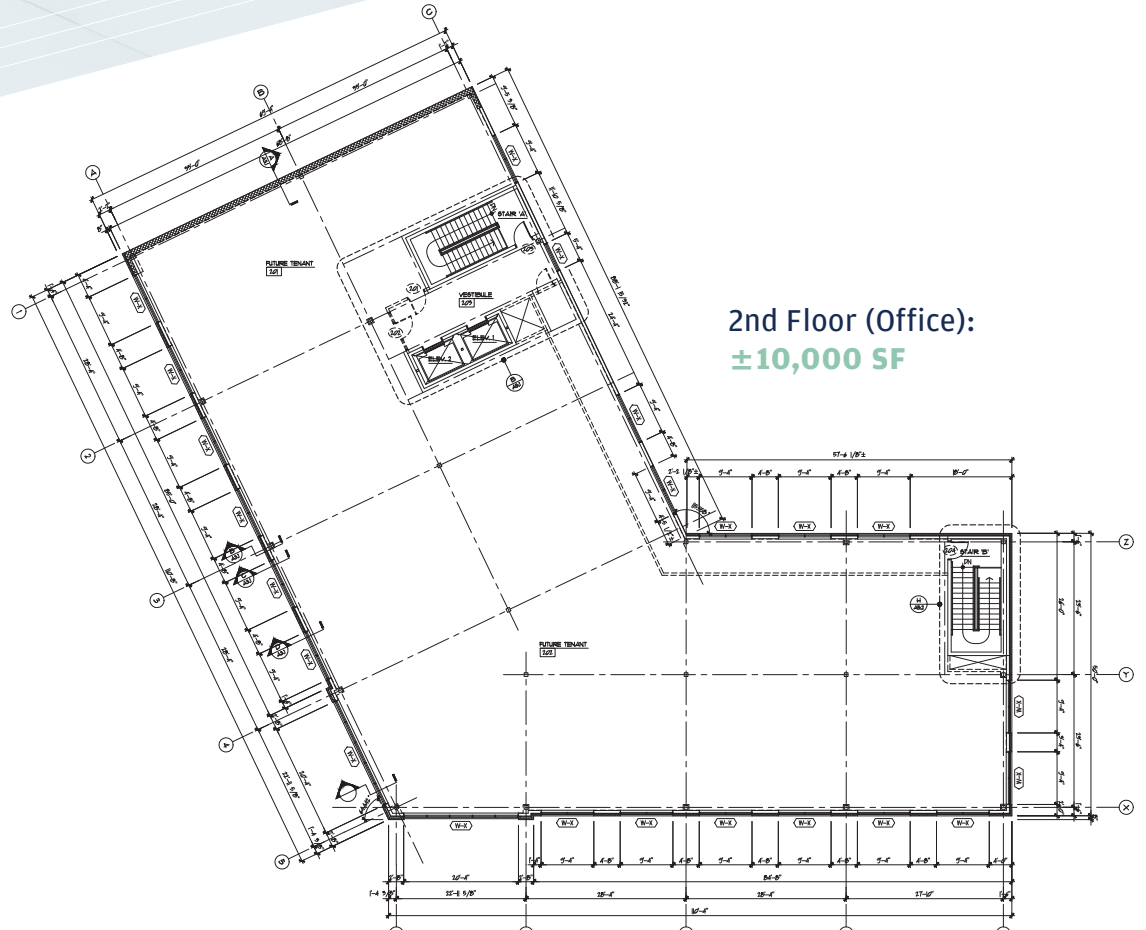
1st Floor (Retail):
±4,800 SF



Future home of:



2nd Floor (Office):
±10,000 SF



WATCH VIRTUAL VIDEO
WALK THROUGH HERE





OHIO CITY

RETAIL TRADE AERIAL

TRADE AREA INFO

W 25th Street and Detroit Avenue (5 Miles)

- Population: 254,387
- Daytime Population: 396,293
- Average HH Income: \$47,461
- Total Businesses: 11,064
- Total Employees: 287,945

MAJOR OFFICE BLDGS

39.2 MSF Total (3 Miles)

1. Key Tower - 1,425,00 SF
2. 200 Public Square - 1,270,204 SF
3. Carl B. Stokes U.S. Courthouse - 800,000 SF
4. PNC Center - 789,491 SF
5. Tower at Erieview - 760,339 SF

NEW RESIDENTIAL DEVELOPMENTS

fff2,500 units

1. The Edison (306)
2. Edge (62)
3. Mariner's Watch (62)
4. Church & State (161)
5. The Quarter (232)
6. Nautica Waterfront District (664)
7. W 25th Street Lofts (83)
8. Franklin Circle (119)
9. Clinton West (70)
10. Thunderbir

MAJOR EMPLOYERS

1. Sherwin Williams - 4,000 employees
2. KeyCorp - 2,000 employees
3. Jones Day - 1,500 employees
4. AmTrust Financial - 1,466 employees
5. Medical Mutual - 1,430 employees



WALKING DISTANCE TO A **WIDE RANGE OF FOOD & DRINK**

- Forest City Shuffleboard
- Herb N' Twine
- Mason's Creamery
- Duck Rabbit Coffee
- Platform Beer Co.
- Xinji Noodle Bar
- Plum



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