



2450 Prospect Avenue  
Cleveland, Ohio

**FOR SALE OR LEASE**



**CUSHMAN &  
WAKEFIELD**

**CRESCO**  
Real Estate

# 2450 Prospect Avenue Cleveland, Ohio

## Property Highlights

- Situated on 1.3 acres
- Zoned for commercial use
- Ideal commercial / student housing redevelopment site
- 25,642 SF office building currently on site
- 95 space parking lot included
- 300' + of frontage along Prospect Avenue
- Excellent highway visibility from I-90 (96,000 VPD)
- Highway signage available
- Site is directly across from state-of-the-art Euclid Commons Student Housing
- Located on bus line and steps from Euclid Avenue Healthline
- Purchase Price: \$2.5 MM
- Lease Rate: \$12.00/SF NNN



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**1.0 MILES**  
 Icarus  
**GREYHOUND**

**3 MINUTES**  
 Car  
**INTERSTATE 90**

**6 MINUTE**  
 Walking  
**CLEVELAND STATE UNIVERSITY**  
 1964

**4 Minutes**  
 Walking  
**Cafe-Ah-Roma**

**3 MINUTES**  
 Car  
**Over 17,000 CSU Students**

**15 MINUTES**  
 Walking  
**PROGRESSIVE FIELD**

**4 MINUTES**  
 Walking  
**RTA**

**7 MINUTE**  
 Walking  
**B2B**  
 Home of the Crafty Burgers & Beers

**96,000 VPD**  
 Car

**1 MINUTE**  
 Walking  
**The Wolstein Center**

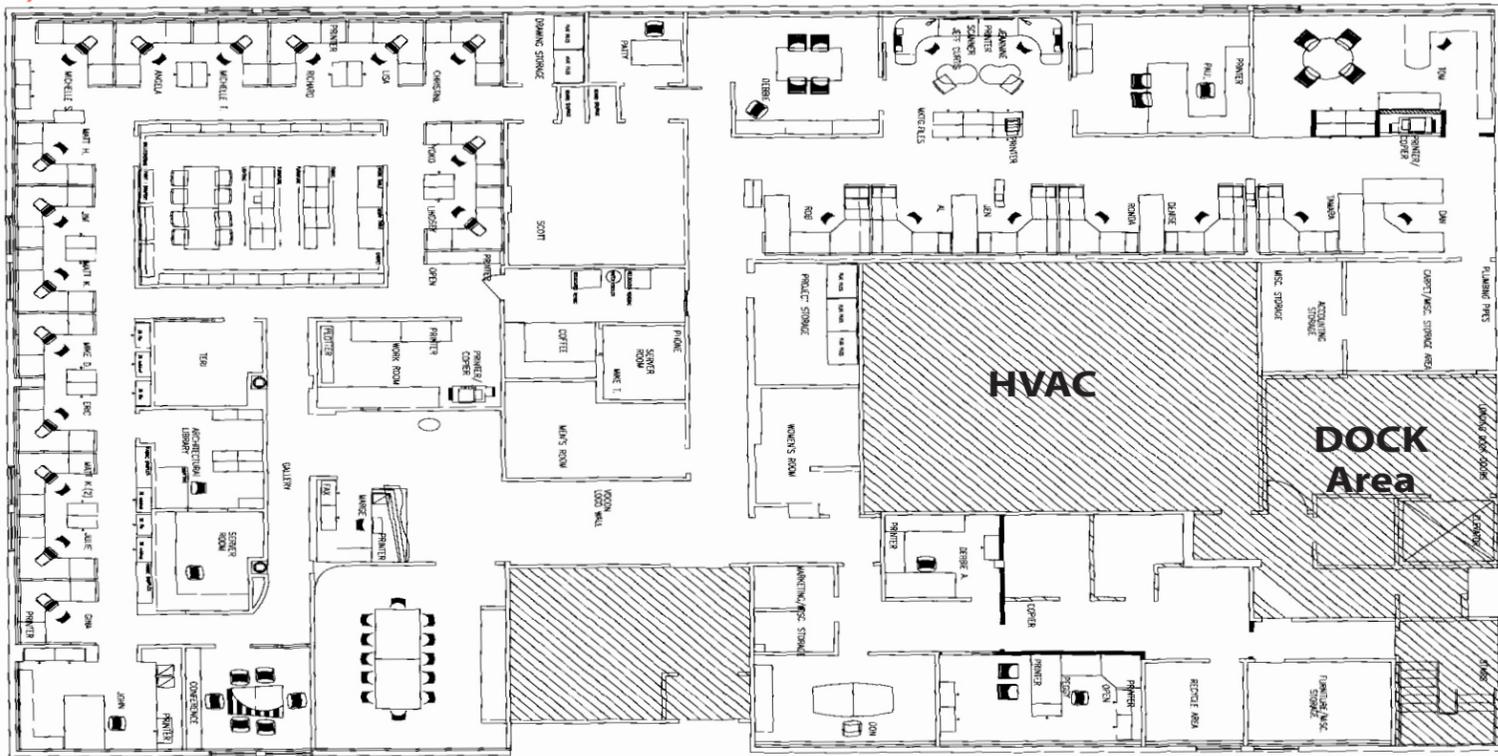
**3 MINUTE**  
 Car  
**The Hilton Downtown**



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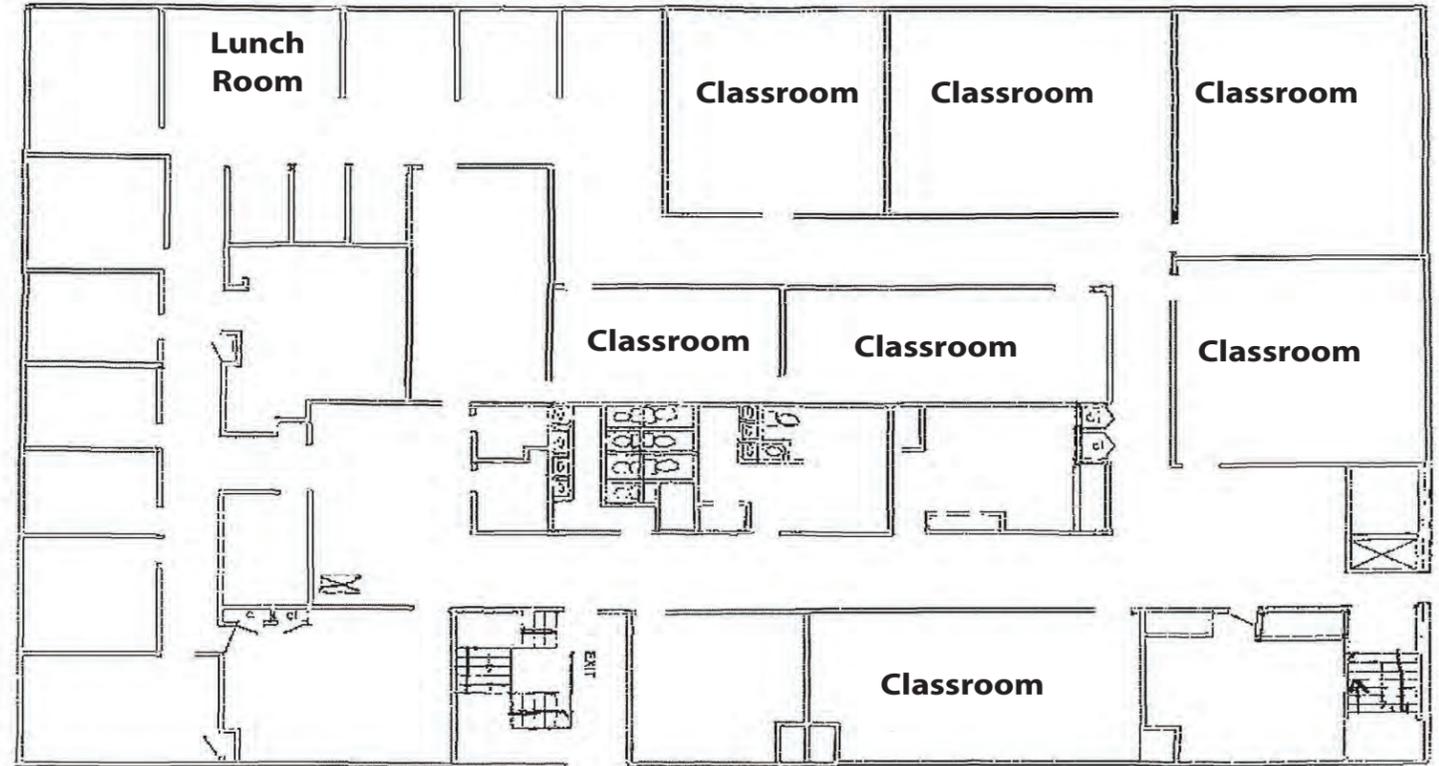
# FLOORPLANS



12,821 SF AVAILABLE



First Floor



12,821 SF AVAILABLE



Second Floor

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