

THE GARFIELD

623

EUCLID AVENUE

(NE CORNER OF EUCLID AVE & EAST 6TH STREET)

4,700 SF OF AVAILABLE RETAIL SPACE

GAR

THE

For more information, please contact exclusive broker

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FIELD

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ABOUT THE GARFIELD

***A FLAGSHIP RETAIL
LOCATION ON EUCLID
AVENUE, REVITALIZING
MILLIONAIRES ROW***

623 Euclid Avenue offers a rare retail opportunity with **4,200 SF of street front retail space**, plus **approximately 3,250 SF of lower level** basement for storage / shop space. The premises is located on the ground floor The Garfield, a \$30+ Million Dollar apartment conversion with 125 units, the building is 13-stories. The space is located at the northeast corner of Euclid Avenue and East 6th Street along the Euclid corridor, and adjacent to Cleveland's hottest restaurant, Marble Room Steaks and Raw Bar, in the heart of downtown Cleveland. In recent years, Euclid Avenue has seen hundreds of millions of dollars in improvements from Public Square to Playhouse Square, including residential apartment conversion projects, luxury hotels, restaurants and the first downtown Cleveland grocery store Heinen's Grocery Store and retail shopping in the 5th Street Arcade. The **4,200 SF space** boasts dramatic **18 foot high ceilings**, and offers **70 feet of frontage along Euclid Avenue**, with **60 feet of frontage on East 6th Street**, the prominence and visibility offered at **623 Euclid Avenue** provides the ideal trophy location.

Located on the Euclid Avenue, The Garfield offers a unique blend of daily city and tourism-driven traffic. Its proximity to East 4th Street, Public Square and the Gateway District (home of the Cleveland Cavaliers and Cleveland Indians).

Drawing residents, office workers, tourists from all over downtown and nightlife revelers from East 4th Street and the Gateway District, 623 Euclid Avenue offers an ideal location for a flagship retailers looking to position themselves at the center of Cleveland's renaissance.



THE OPPORTUNITY

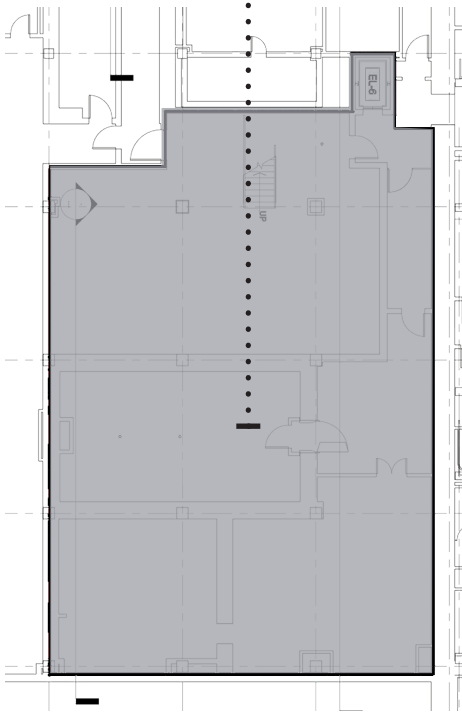
***623 EUCLID AVENUE
CLEVELAND, OHIO 44114***

- + Quite possibly the most stunning storefront in downtown Cleveland, for a flagship retail location, or prominent office space.
- + Beautifully restored historic masonry exterior facade with expansive windows.
- + The 4,200 SF space boasts dramatic 18 foot ceilings, and offers 70 feet of frontage along Euclid Avenue, with 60 feet of frontage on East 6th Street.
- + Approximately 3,250 SF Basement Space included for storage or additional sales area.
- + Corner location at Euclid Avenue and East 6th Street at the epicenter of downtown Cleveland's renaissance with hundreds of millions in new construction happening now.
- + Deliveries accessible via Vincent Avenue, with basement delivery corridor and use of elevators allowing for high volume delivery capacity.

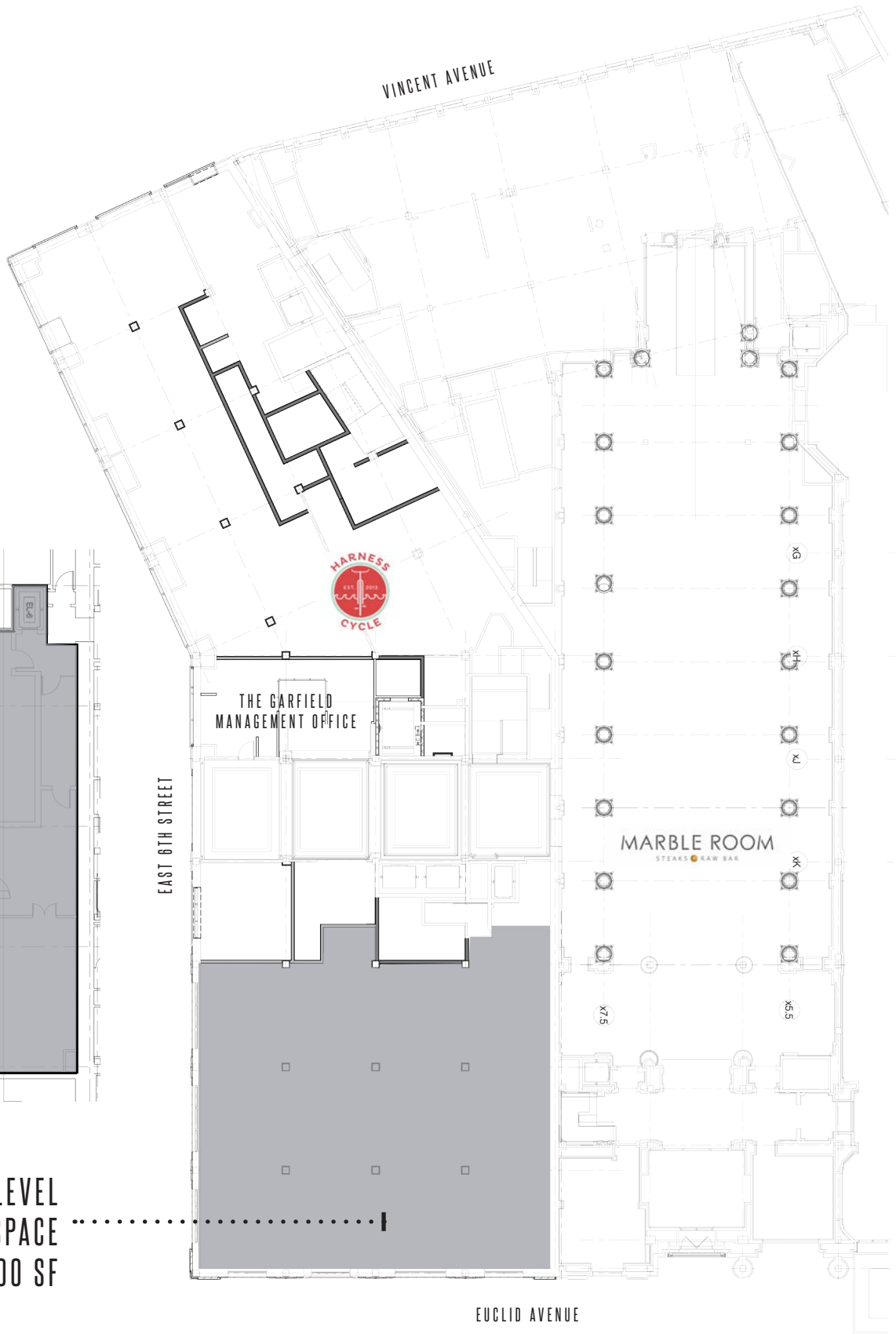
FLOOR PLANS



LOWER LEVEL
STORAGE/SALES SPACE
APPROX. 3,250 SF



STREET LEVEL
RETAIL SPACE
4,200 SF



Area Amenities

- + East 4th Street
- + Progressive Field
- + The Q
- + Public Square
- + The Arcade
- + 5th Street Arcade

- + Cleveland Convention Center Medical Mart
- + Playhouse Square
- + First Energy Stadium
- + Rock-n-Roll Hall of Fame
- + Great Lakes Science Center
- + Northcoast Harbor





Largest Employers



BakerHostetler

**THOMPSON
HINE**

**University
Hospitals**



**GABRIEL
PARTNERS**



EY Building a better
working world

SQUIRE
PATTON BOGGS

FORESTCITY

Downtown Cleveland Hot Topics

- + New York Life relocating 250 employees into Downtown
 - + IBM moving over 200 employees into Downtown's NineTwelve District
 - + The sale of Terminal Tower to K&D, advancing plans to add apartments to the iconic building overlooking Public Square in the coming years
 - + Retailers Monica Potter Home and J3 Clothing extending leases in The Arcade
 - + The \$566 million Innerbelt Project, the largest single construction project in the history of the Ohio Department of Transportation opening to traffic both directions+ Northcoast Harbor
 - + The completion of Playhouse Square's spectacular restoration of the historic Ohio Theatre Lobby
 - + Campus District's completion of renovations to E. 22nd Street, one of the key connections identified in DCA's
 - + Step Up Downtown Vision and Tactical Plan for creating a more connected central business district
- Summer 2016 in Downtown Cleveland was packed full of events. Cleveland hosted the Republican National Convention, Oktoberfest on Public Square, DCA's annual SPARX City Hop, a week full of programming for residents during Downtown Days and much more.

Area Retailers / Restaurants

MARBLE ROOM
STEAKS • RAW BAR



est. 2013
POUR
CLEVELAND



heinen's
GROCERY STORE



CLEVELAND CLOTHING CO.
SPREADING CLEVELAND PRIDE ONE T-SHIRT AT A TIME SINCE 2008



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1965

Area Residential / Hotels



- + Located at 515 Euclid Avenue, The Beacon is immediately adjacent to The Garfield.
- + The 29-Story Building will feature 187 new one-bedroom and two-bedroom luxury apartments.
- + New Construction now pre-leasing for Spring 2019.



- + One block east of The Garfield
- + Newly renovated historic building offering apartment suites & The Schofield Hotel
- + Full Service Concierge Living with Room Service, Housekeeping and Valet Services
- + Parker's Downtown Restaurant On-site



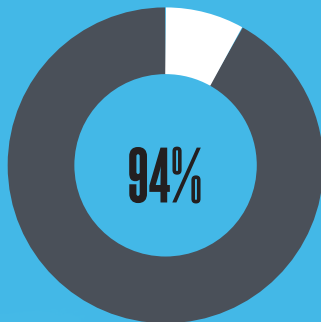
Downtown Cleveland Overview

94,636

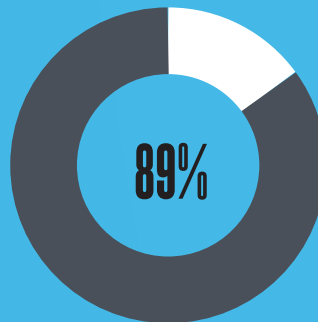
EMPLOYEES

78,142

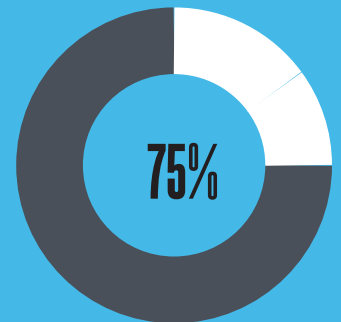
DAYTIME WORKERS



RESIDENTIAL OCCUPANCY

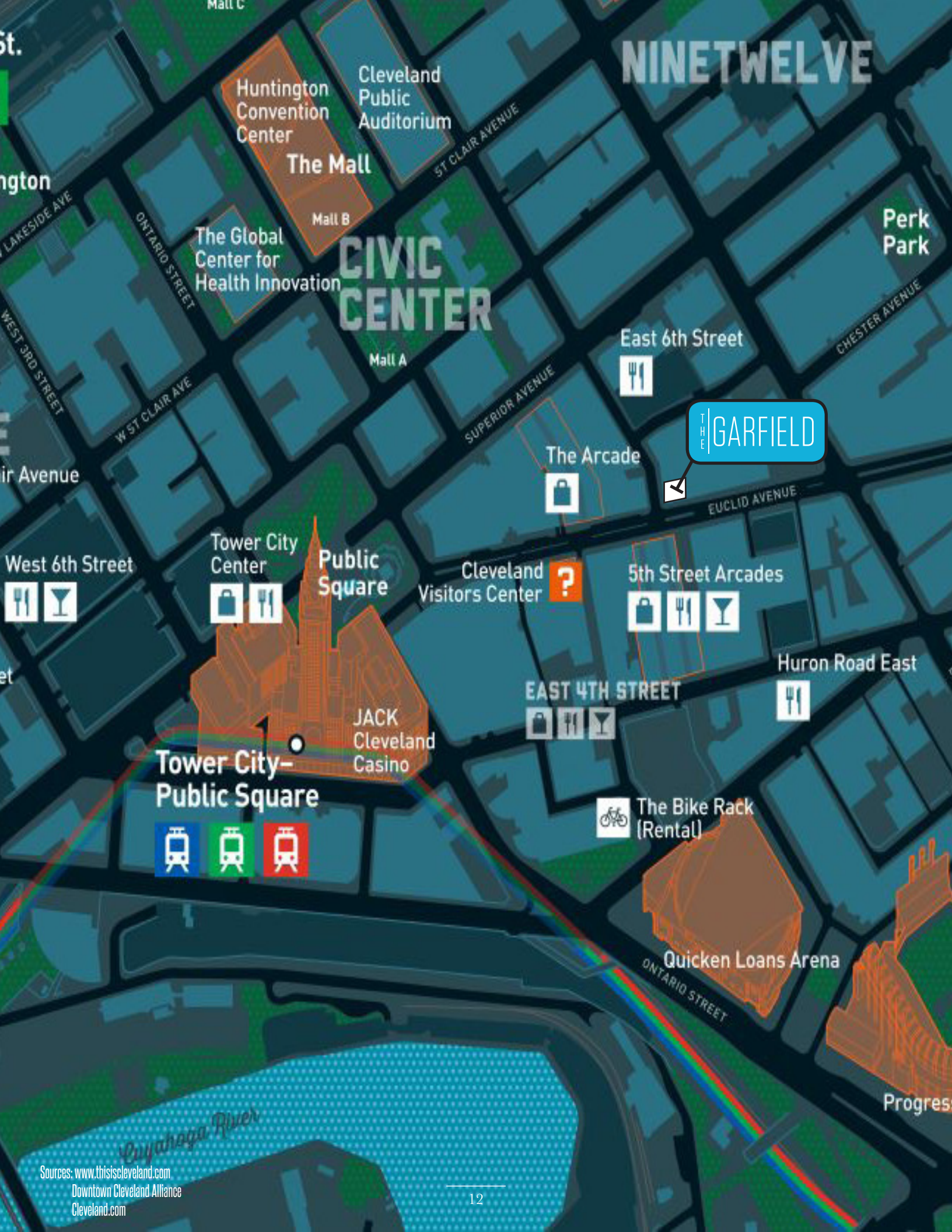


RETAIL OCCUPANCY



HOTEL OCCUPANCY

NINETWELVE



Huntington Convention Center
Cleveland Public Auditorium

The Mall

The Global Center for Health Innovation

CIVIC CENTER

East 6th Street

THE GARFIELD

The Arcade

Tower City Center

Public Square

Cleveland Visitors Center

5th Street Arcades

Tower City - Public Square

JACK Cleveland Casino

EAST 4TH STREET

The Bike Rack (Rental)

Quicken Loans Arena

Cuyahoga River

Cleveland
Greyhound
Bus Station

PLAYHOUSE
SQUARE



US Bank
Plaza

GE Chandelier

EUCLID AVENUE

GATEWAY
DISTRICT



Erie Street
Cemetery

CARNEGIE AVENUE

90

sive Field

CLEVELAND BY THE NUMBERS

DEMOGRAPHICS & STATS

*THE RENAISSANCE OF
EUCLID AVENUE HAS SEEN
INVESTMENTS INTO THE
TEN'S OF BILLIONS OF
DOLLARS SINCE 2008.*

18 HOTELS

4,647 ROOMS

36 MEDIAN AGE

100 RESTAURANTS & CAFES

50 NEW RETAILERS 2015 & 2016

1.6M SF OF RETAIL SPACE

48 OFFICE BUILDINGS

16.2M SF OFFICE SPACE

3,335 BUSINESS 1M

18,000 RESIDENTS BY 2018

82,772 DAYTIME POPULATION 1M

18M ANNUAL VISITORS

\$8.1B TOURISM ECONOMIC IMPACT

Flats East Bank

BOLD FOOD & DRINK
COASTAL TACO
FWD
COLLISION BEND **MARCARTVILLE** Opening Soon:
RASCAL FLATTS

Proposed Lakefront Development

North Coast Harbor

CLEVELAND BROWNS
FIRST ENERGY STADIUM

Proposed Pedestrian Bridge

Warehouse District

CLEVELAND CHOP

OSTERIA **Johnny's**

STARBUCKS

Flats East Bank

EY Tower

SHOOTERS

Flats West Bank

Nautica
 GREATER CLEVELAND AQUARIUM
 JACOBS PAVILION

Warehouse District

Weston-Citymark Superblock

Public Square

Cleveland Convention Center

OHIO CITY

Public Square
MORTON'S

 Opening Soon:

East 4th St

nuCLus Development

CLEVELAND CAVALIERS
QUICKEN LOANS ARENA

RESIDENTIAL

OHIO CITY



Lake Erie



Major Sports Teams	Hotel	Number of Rooms
 	Aloft	150
	Comfort Inn	145
	DoubleTree	379
	Drury Plaza	189
	Hampton Inn	194
	Hilton	600
	Hilton Garden Inn	240
	Holiday Inn Express & Suites	141
	Hyatt Regency	293
	Kimpton Schofield	122
Marriott at Key Center	175	
Metropolitan at the 9	156	
Radisson at Gateway	142	
Renaissance	491	
Residence Inn	175	
Ritz-Carlton	205	
The Westin	484	
University Hotel	161	
Wyndham at Playhouse Square	205	
Total Hotel Rooms Downtown Cleveland		4,647

RESTAURANT & HOSPITALITY OVERVIEW

THE GARFIELD

East 4th

Purposed Spring 2017: Weck's CAFE MARBLE ROOM

Theatre District





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CBRE

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