



**Development  
Opportunity**

**Flats South Innovation District  
W. 3rd & Stones Levee**

CLEVELAND, OHIO

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ABC NEWS  
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# Aerial Map



Potential Mixed Use Development

# 4

## Property Highlights

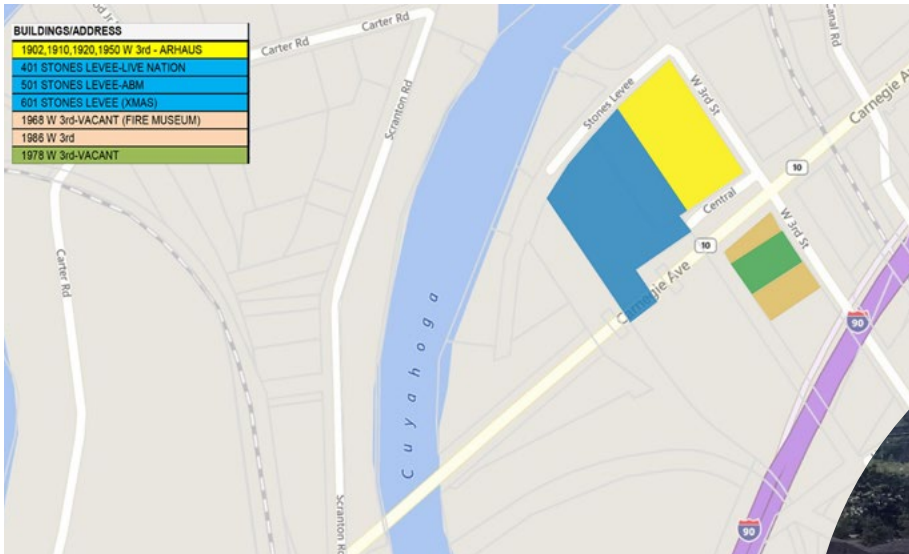
*Four (4) total properties available in the Flats South Innovation District*

- Prime downtown location
- Fantastic highway access to I-77, I-90, I-480 and I-71
- Great views of the Cleveland skyline
- Quick access to Progressive Field and Quicken Loans Arena via walking path
- Excellent site conditions
- Prime high-end development location

Flats South Innovation District  
W. 3rd & Stones Levee  
Cleveland, Ohio 44113

# Properties Available

4



ADDRESS	SQUARE FOOT	STATUS
401 Stones Levee	36,352 SF	<b>LEASED</b>
501 Stones Levee	19,475 SF	<b>AVAILABLE</b>
601 Stones Levee	27,969 SF	<b>AVAILABLE</b>
1968 W. 3rd St.	7,764 SF	<b>AVAILABLE</b>
1978 W. 3rd St.	22,769 SF	<b>LEASED</b>
1986 W. 3rd St.	16,815 SF	<b>AVAILABLE</b>

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**401 STONES LEVEE**  
**FULLY LEASED**



**1968 W. 3rd Street**  
7,764 SF (2,528 SF office/5,236 SF whse)  
0.24 acres with two (2) DID  
19' clear and built in 1955  
Abundant parking and clear span  
Office Renovations Underway



**501 Stones Levee**

19,475 SF ready to move in!  
Walking distance to Progressive Field  
and Quicken Loans Arena  
Owner user opportunity  
Fantastic views of Downtown Cleveland  
Outside storage/parking



**1978 W. 3rd Street**  
**FULLY LEASED**



**601 Stones Levee**

21,037 SF warehouse/office 1st floor  
4,835 SF redevelopment office 2nd floor  
Built in 1916  
Up to nine (9) docks; one (1) DID  
12' clear warehouse/16' - 20' clear office  
Possible renovation tax credit  
Good building construction quality



**1986 W. 3rd Street**  
14,335 SF (1,768 SF office/12,567 SF whse)  
0.46 acres built in 1950  
10' - 18' clear with one (1) dock; one (1) DID  
200A / 240V / 1P power  
40' x 40' column spacing  
Outside storage

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# Rendering



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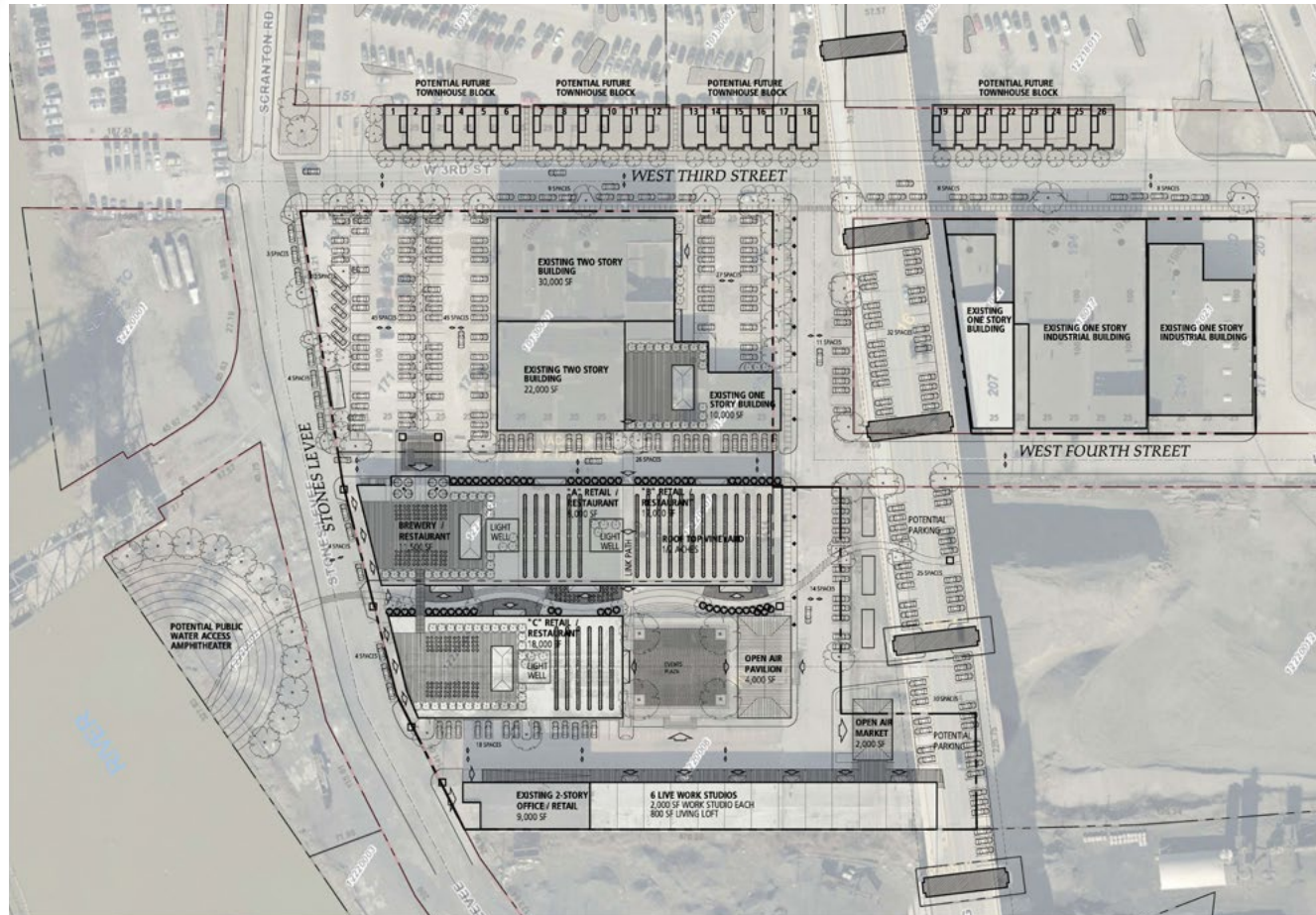
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# Site Plan-Phase I



## SITE TOTALS

BREWERY/RETAIL:	11,500 SF
RETAIL/RESTURANT "A":	8,000 SF
RETAIL/RESTURANT "B":	12,000 SF
RETAIL/RESTURANT "C":	18,000 SF
OPEN AIR PAVILION:	4,000 SF
OPEN AIR MARKET:	2,000 SF
OFFICE/RETAIL:	9,000 SF
LIFE WORK: (6 @2,800 EACH)	16,800 SF
<b>TOTAL:</b>	<b>81,300 SF</b>
POTENTIAL TOWNHOUSES: (26@2,200SF)	57,200 SF
PARKING IN LOTS:	283 SPACES
PARKING ON THE STREET:	40 SPACES
<b>TOTAL:</b>	<b>323 SPACES</b>

South Bank  
Canal and West 3rd.

- Cleveland, Ohio

Site Plan Phase 1  
Dimit Architects, LLC

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# Site Plan-Phase II



South Bank District  
Canal and West 3rd. - Cleveland, Ohio

Site Plan Phase 2  
Dimit Architects, LLC.

## SITE TOTALS

BREWERY/RETAIL:	11,500 SF
RETAIL/RESTURANT "A":	8,000 SF
RETAIL/RESTURANT "B":	12,000 SF
RETAIL/RESTURANT "C":	18,000 SF
OPEN AIR PAVILION:	4,000 SF
OPEN AIR MARKET:	2,000 SF
OFFICE/RETAIL:	9,000 SF
LIFE WORK: (6 @2,800 EACH)	16,800 SF
<b>TOTAL:</b>	<b>81,300 SF</b>
<hr/>	
APARTMENTS (10 FLOORS @11,700SF)	117,000 SF
POTENTIAL TOWNHOUSES: (26@2,200SF)	57,200 SF
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PARKING IN LOTS:	206 SPACES
GARAGE PARKING:	80 SPACES
PARKING ON THE STREET:	40 SPACES
<b>TOTAL:</b>	<b>326 SPACES</b>

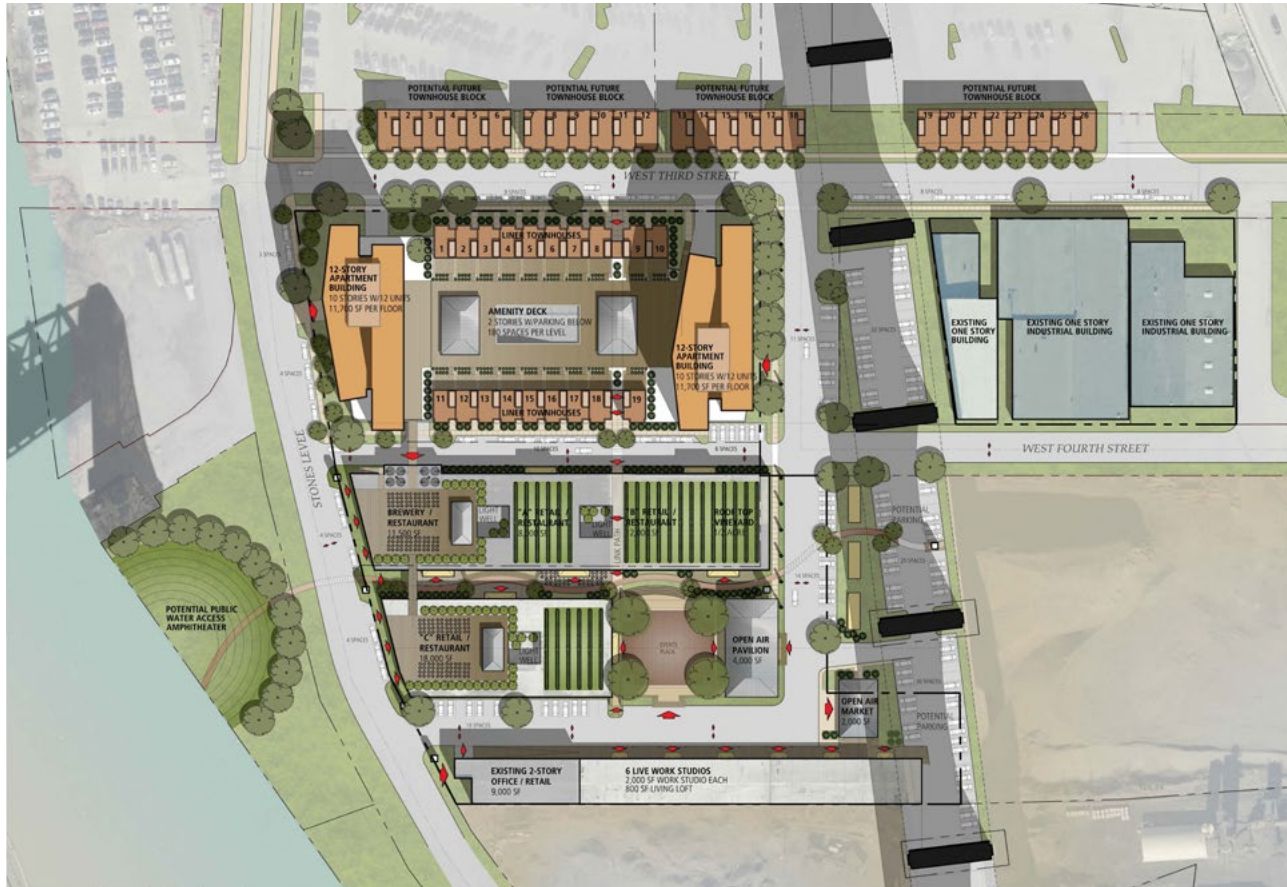
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# Site Plan-Phase III



South Bank District  
Canal and West 3rd. - Cleveland, Ohio

Site Plan Phase 3  
Dimit Architects, LLC

## SITE TOTALS

BREWERY/RETAIL:	11,500 SF
RETAIL/RESTURANT "A":	8,000 SF
RETAIL/RESTURANT "B":	12,000 SF
RETAIL/RESTURANT "C":	18,000 SF
OPEN AIR PAVILION:	4,000 SF
OPEN AIR MARKET:	2,000 SF
OFFICE/RETAIL:	9,000 SF
LIVE WORK: (6 @2,800 EACH)	16,800 SF
<b>TOTAL:</b>	<b>81,300 SF</b>
<hr/>	
APARTMENT 1(10 FLOORS @11,700SF)	117,000 SF
APARTMENT 2(10 FLOORS @11,700SF)	117,000 SF
<hr/>	
POTENTIAL TOWNHOUSES: (26@2,200SF)	57,200 SF
LINER TOWNHOUSES: (19@1,600 SF)	30,400 SF
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PARKING IN LOTS:	130 SPACES
GARAGE PARKING:	360 SPACES
PARKING ON THE STREET:	56 SPACES
<b>TOTAL:</b>	<b>546 SPACES</b>

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