

# AVAILABLE FOR LEASE

**LINCOLN BUILDING — 708 ST. CLAIR AVENUE, CLEVELAND**

**BELOW MARKET RENTAL RATES!**



## PROPERTY HIGHLIGHTS:

- **29,683 SF TOP FLOOR OFFICE SPACE AVAILABLE**  
**1,800 SF & 3,000 SF 1ST FLOOR RETAIL SPACES AVAILABLE**
- **Premier location in the heart of Cleveland's Financial District (corner of E. 9th St. and St. Clair Ave.)**
- **Within walking distance to the Westin Hotel, Drury Hotel (brand new), Hilton Cleveland Downtown (brand new), Urban Farmer's Steakhouse, YMCA (brand new), Cleveland Public Library, Chase Bank and the Huntington Convention Center of Cleveland**
- **Six-story building featuring office, retail and parking garage with 426 parking spaces or 730 spaces (including valet)**
  - **Floor 1: 20,000 SF retail and 23,000 SF parking**
  - **Floors 2-5: 44,525 SF parking**
  - **Floor 6: On-site fitness center (Vedas Fitness) and approximately 29,683 SF office space**

For more information, contact our licensed real estate salesperson:

**MARC BRAUN**  
Managing Director

**216.453.3014**  
[mbraun@ngkf.com](mailto:mbraun@ngkf.com)

Newmark Grubb Knight Frank • 1350 Euclid Avenue, Suite 300 • Cleveland, Ohio 44115

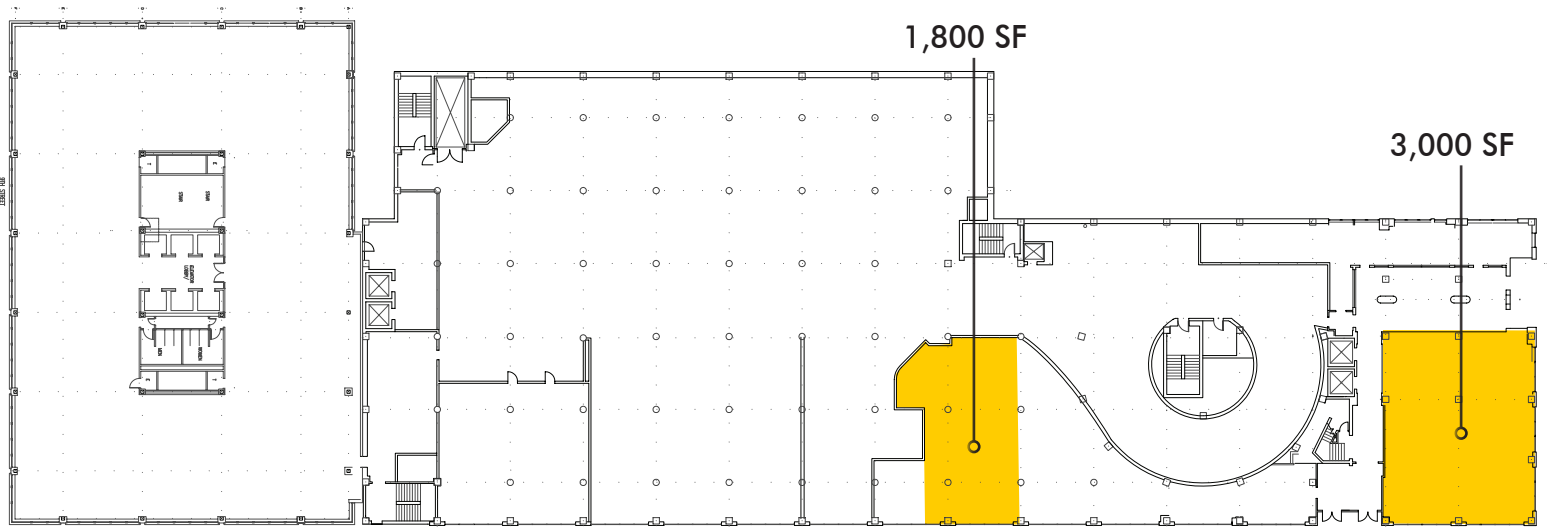
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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CHARTER ONE BANK — 9TH STREET — FIRST FLOOR  
SCALE 1"=40'-0"

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LINCOLN BUILDING 44,525 SF  
THIS FLOOR; FULL PERIMETER

PARKING 23,275 SF

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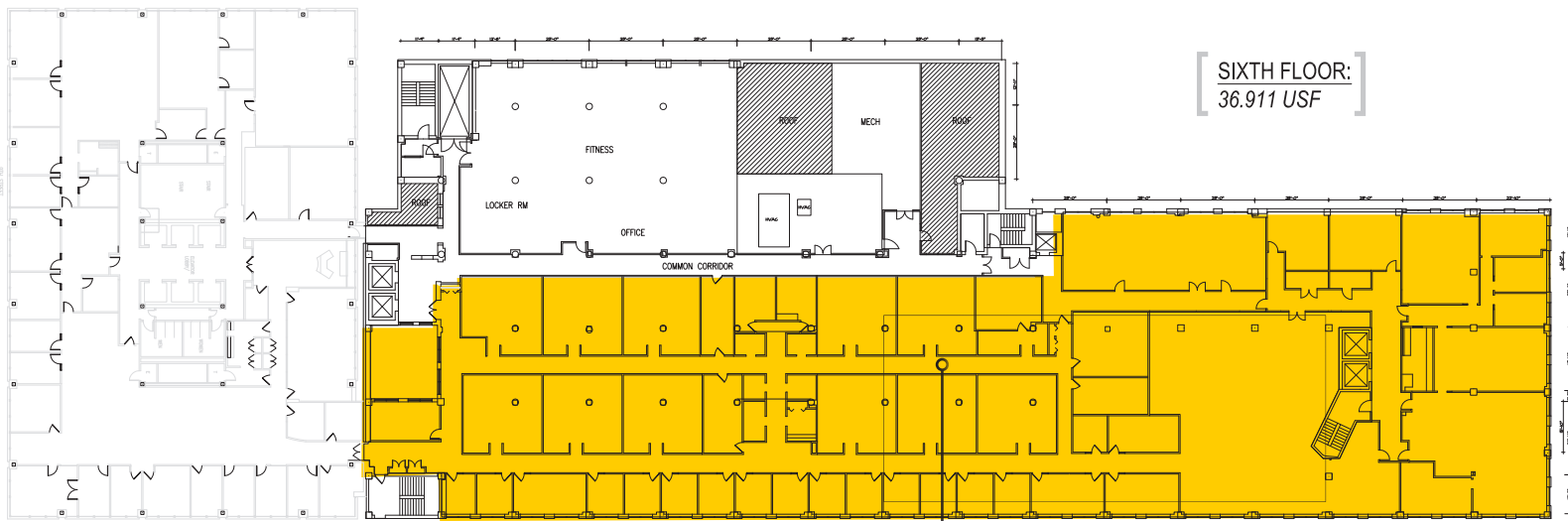


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