

CBRE

FORMER RESTAURANT GREENHOUSE TAVERN



CLEVELAND, OH

FOR LEASE



[STREET VIEW »](#)

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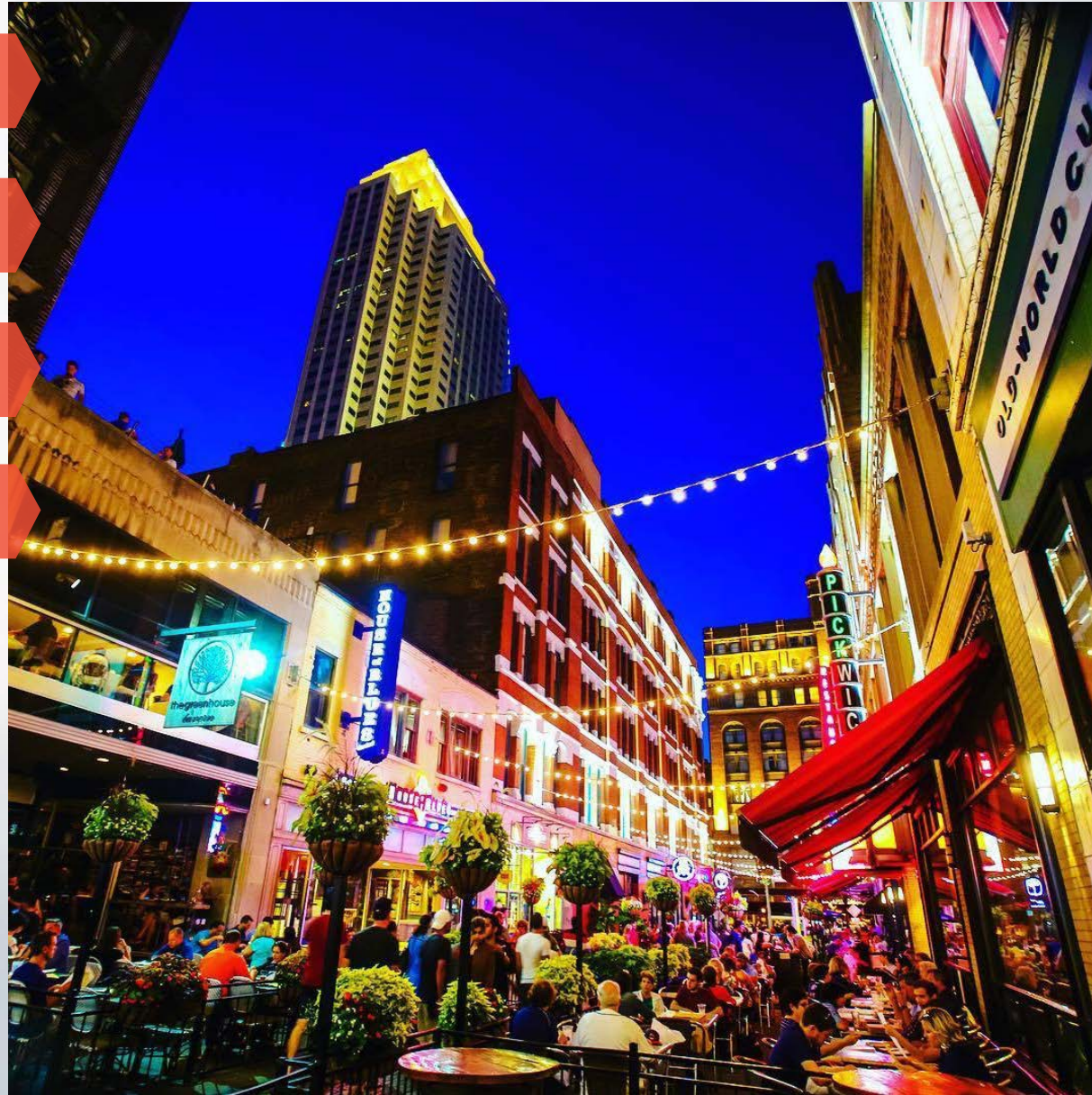
ABOUT THE PROPERTY

Located in the heart of East 4th Street

1st Floor: 2,200 SF, Mezzanine: 500 SF
Roof: 2,200 SF, Kitchen/Lower: 2,200 SF

F, F & E: All remains; Patio is included

18 District Tenants and 350
Residential Units



Street Photos



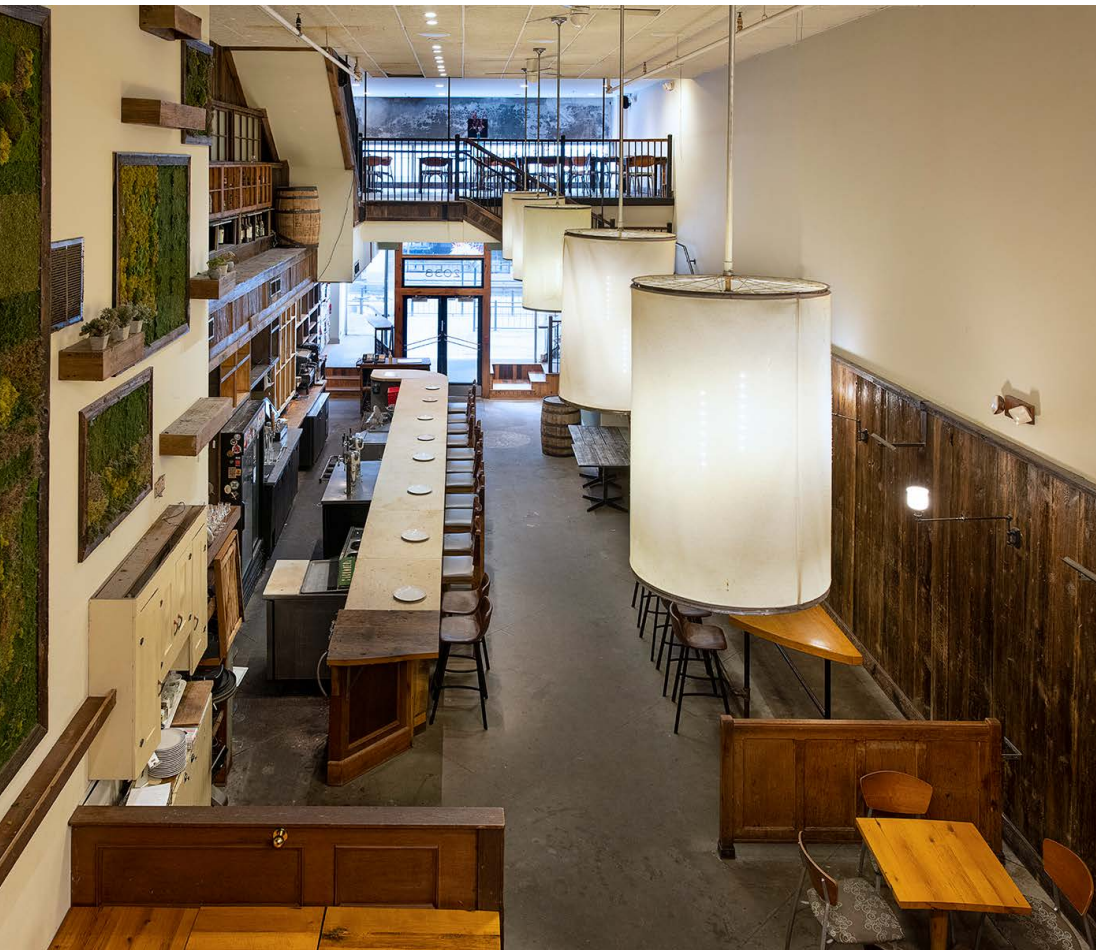






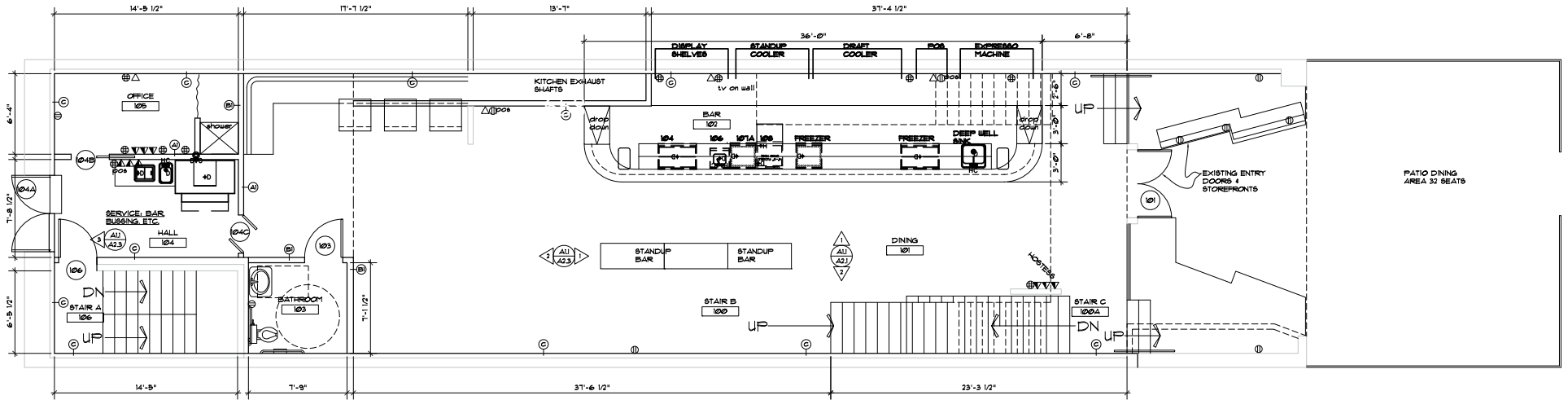


ROOFTOP



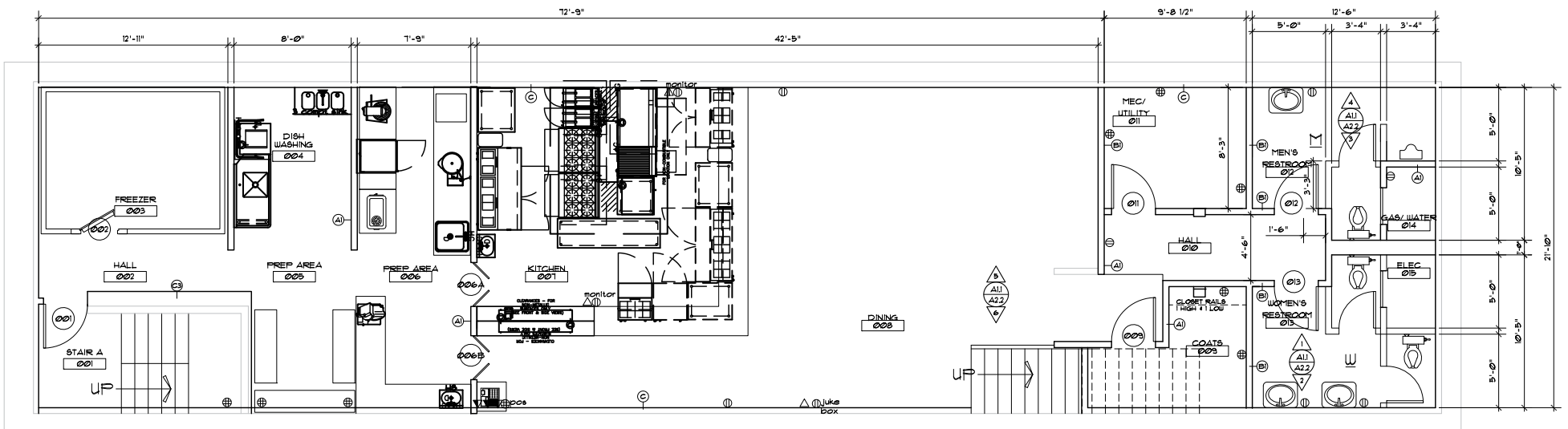
Floor Plans

FIRST FLOOR - 2,200 SF



E 4TH STREET

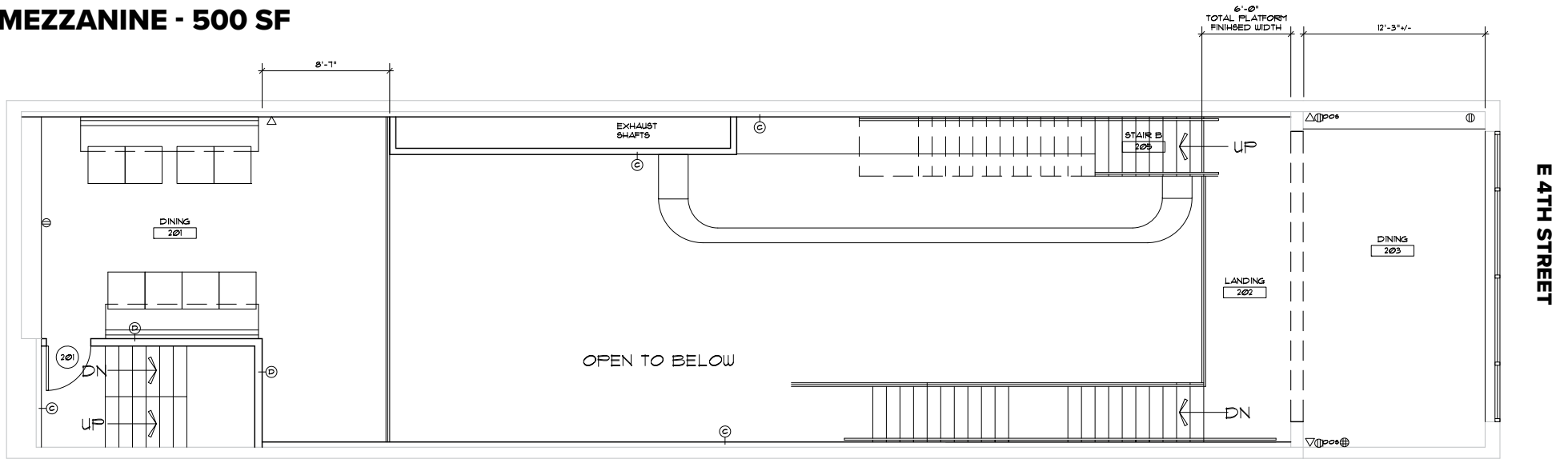
KITCHEN/LOWER - 2,200 SF



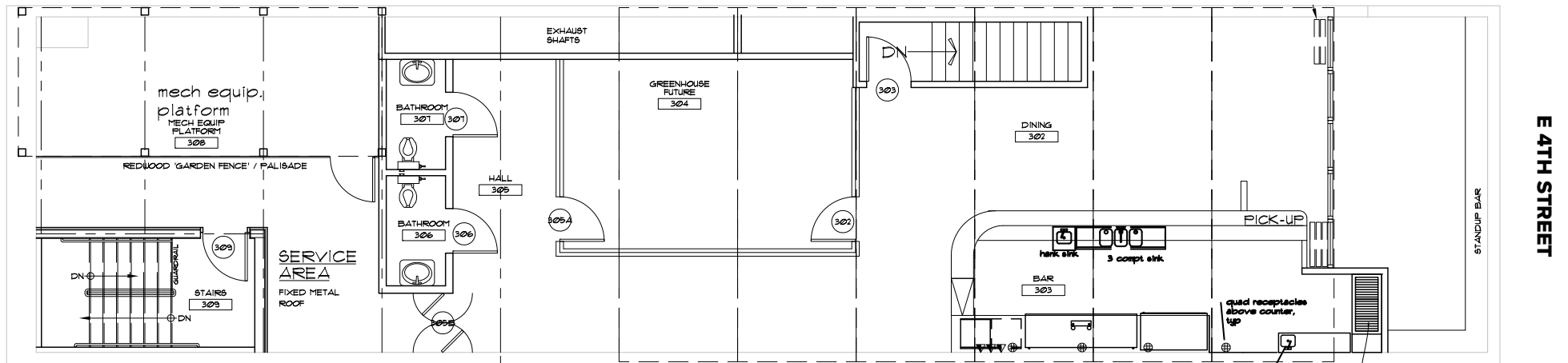
E 4TH STREET

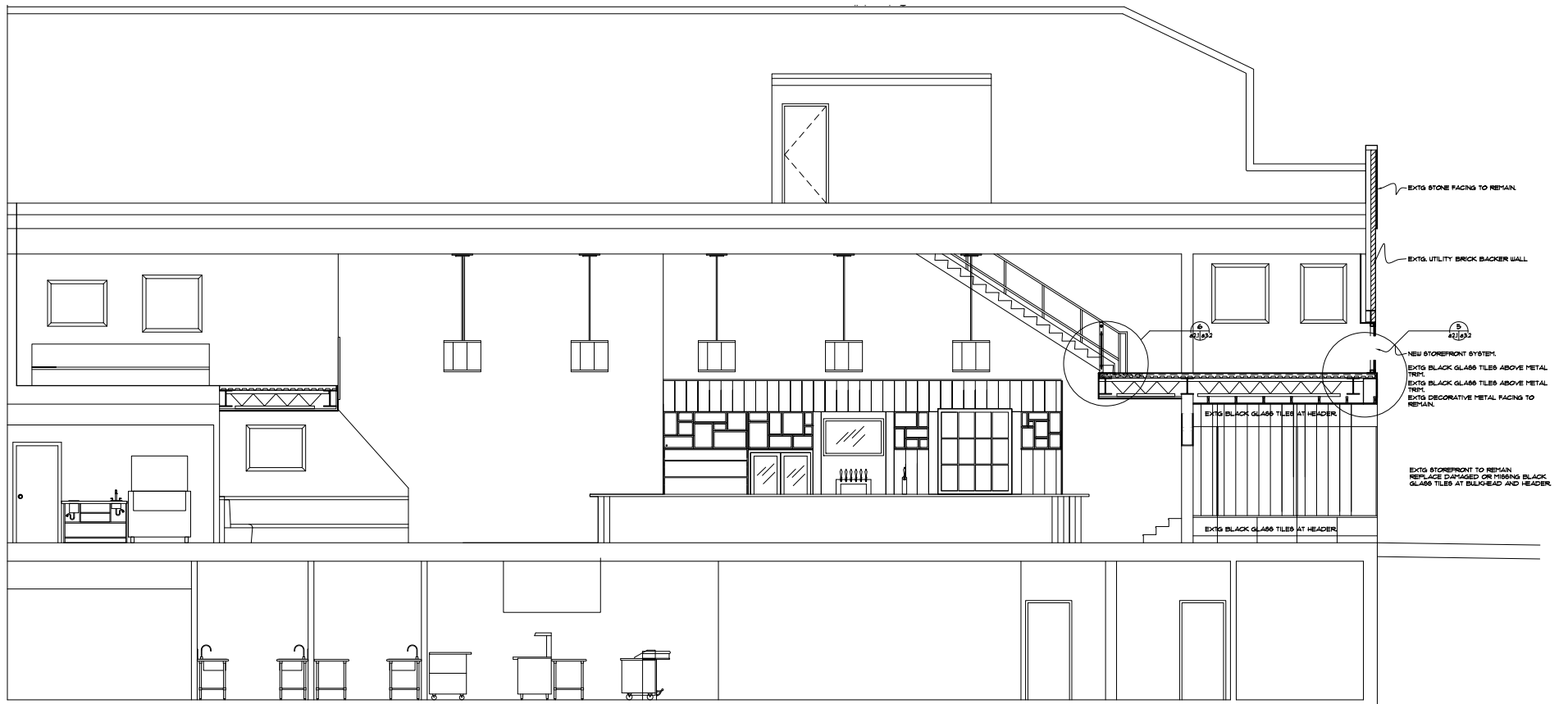
Floor Plans

MEZZANINE - 500 SF



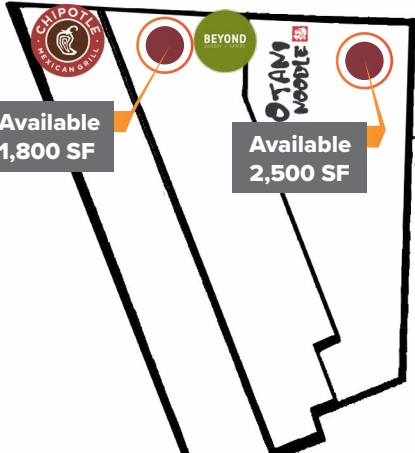
ROOF - 2,200 SF



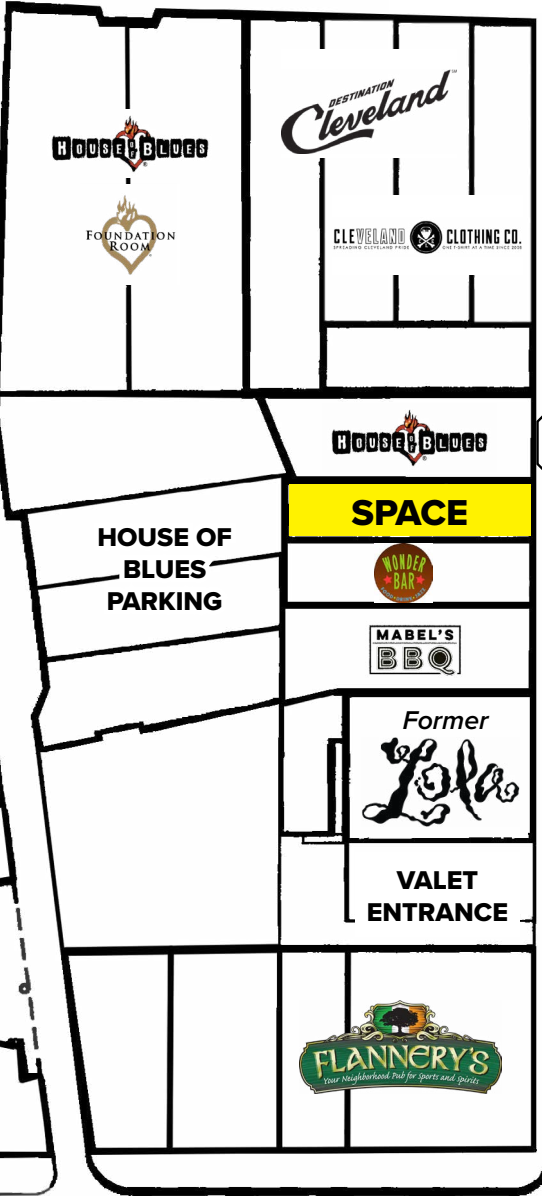


Elevations

EUCLID AVE.



MAY COMPANY BUILDING



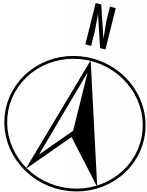
E 4TH ST

E. 4TH ST.



5TH STREET ARCADE

PROSPECT AVE.



Lease Plan

DOWNTOWN CLEVELAND

RESTAURANT & RETAIL OVERVIEW

WORKFORCE & INNOVATION¹

- +106,000 jobs
- 135,000 daytime population
- +31.8 MSF total office space (88% Class A occupancy)
- Fortune 500 HQ's: Sherwin Williams & KeyBank
- #4 in Midwest biomedical investment dollars²
- Over \$8 Billion in downtown development (2010-2020)³

LIVING¹

- 20,000 Residents (28,000 projection by 2023)
- +10,000 residents live in Ohio City
- 97% occupancy rate apartments added since 2015
- Walk Score of 96

HOSPITALITY MARKET¹

- 19 Hotels totaling 4,853 rooms
- Average daily room rate - \$150.23
- Two AAA Four Diamond Hotels - The Ritz-Carlton and Metropolitan at The 9

DINING³

- Over 250 restaurants and bars
- Known for award winning cuisine and nationally acclaimed chef's

SPORTS & ENTERTAINMENT³

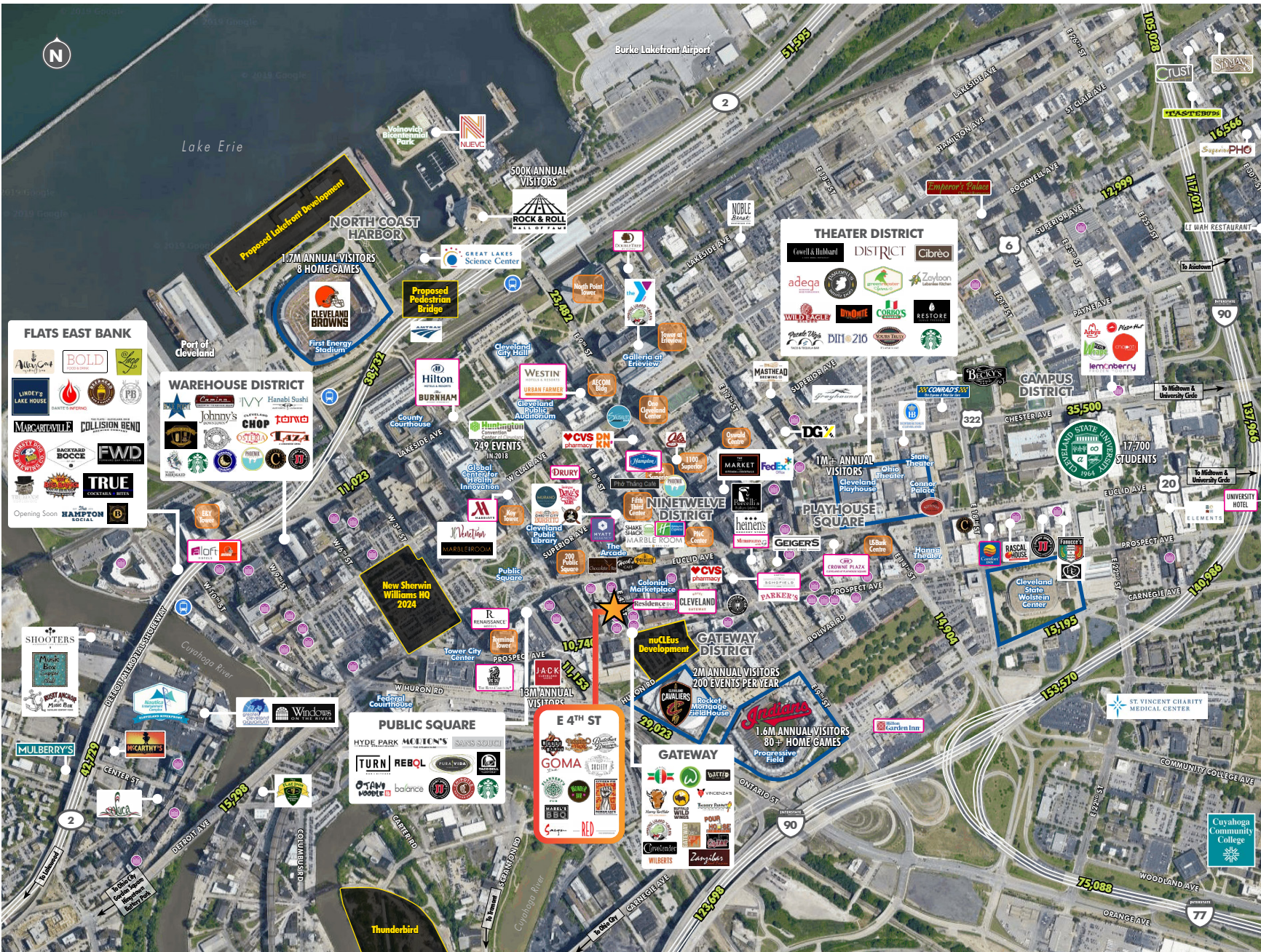
- Three pro sports teams:
 - Cleveland Browns - 1.7M annual visitors / Concerts/events and 8+ home games
 - Cleveland Indians/Progressive Field - 1.6M annual visitors / 80+ home games
 - Cleveland Cavaliers/Rocket Mortgage Fieldhouse - 2M visitors and 200+ events annually
- Jack Casino: 13M annual visitors

UPCOMING EVENTS

- 2021: NFL Draft
- 2022: NBA All Star Game
- 2024: NCAA Women's Final Four

MAJOR ATTRACTIONS³

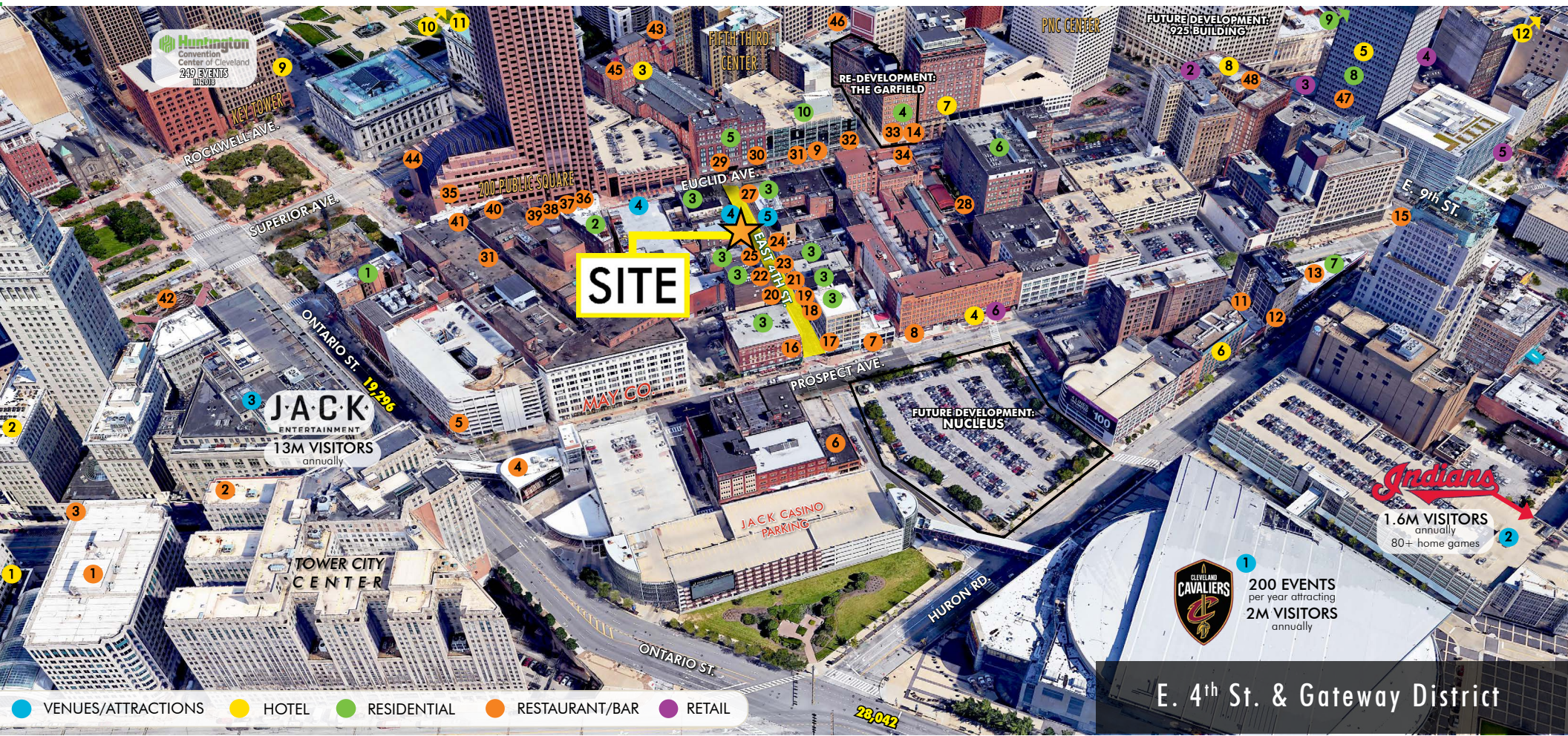
- Playhouse Square: Second largest theater district in the U.S., 1M annual visitors, 1,000 events per year
- Rock n' Roll Hall of Fame - 500K annual visitors
- Great Lakes Science Center - 300K annual visitors
- Huntington Convention Center: \$90-\$100M of economic impact, 249 annual events, 192,000 annual attendees
- \$8.1 B Tourism Economic Impact
- 20.0M annual visitors
- "Places you need to visit" -National Geographic, 2018
- "Top Places in the world to travel" -Travel and Leisure, 2015



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Licensed Real Estate Broker





E. 4th St. & Gateway District

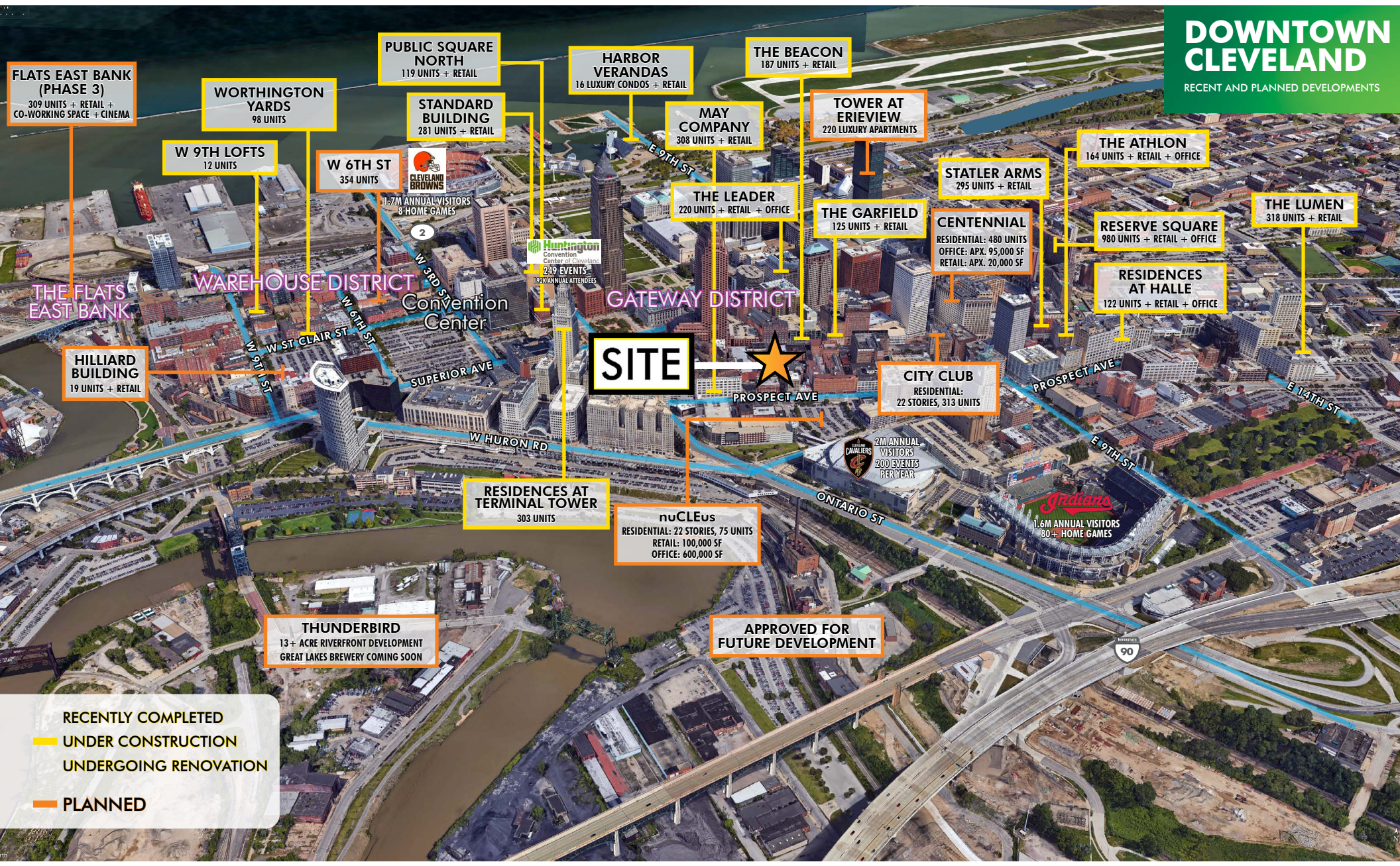
- | | | | | | | | | | | | | | | | |
|-------------------------|--------------------------------|-----------------------|-----------------|-------------------------|----------------|-------------|----------------|------------------|----|---------------------|--------------|--------------|--------------|----|---|
| 1 | 1 THE RITZ-CARLTON® | 6 CLEVELAND CAVALIERS | 11 DRURY HOTELS | 4 #GARFIELD | 9 Statter Arms | 5 AVAILABLE | 10 SHAKE SHACK | 15 | 20 | 25 | 30 PIZZA 216 | 35 | 40 | 45 | 2 |
| 2 | 2 RENAISSANCE HOTELS & RESORTS | 7 | 12 CROWNE PLAZA | 5 | 10 THE BEACON | 6 | 11 | 16 | 21 | 26 SITE | 31 | 36 | 41 | 46 | 3 |
| 3 J-A-C-K ENTERTAINMENT | 3 HYATT REGENCY | 8 | 1 PARK PLACE | 6 THE RESIDENCES AT 668 | 1 | 7 | 12 | 17 GOMA (COMING) | 22 | 27 THE CORNER ALLEY | 32 | 37 AVAILABLE | 42 | 47 | 4 |
| 4 | 4 Residence Inn | 9 | 2 W.T. GRANT | 7 | 2 | 8 | 13 | 18 | 23 | 28 AVAILABLE | 33 | 38 AVAILABLE | 43 | 48 | 5 |
| 5 | 5 METROPOLITAN | 10 | 3 | 8 | 4 | 9 | 14 | 19 | 24 | 29 | 34 | 39 | 44 AVAILABLE | 1 | 6 |

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DOWNTOWN CLEVELAND

RECENT AND PLANNED DEVELOPMENTS



FLATS EAST BANK (PHASE 3)
309 UNITS + RETAIL + CO-WORKING SPACE + CINEMA

WORTHINGTON YARDS
98 UNITS

PUBLIC SQUARE NORTH
119 UNITS + RETAIL

HARBOR VERANDAS
16 LUXURY CONDOS + RETAIL

THE BEACON
187 UNITS + RETAIL

STANDARD BUILDING
281 UNITS + RETAIL

MAY COMPANY
308 UNITS + RETAIL

TOWER AT ERIEVIEW
220 LUXURY APARTMENTS

W 9TH LOFTS
12 UNITS

W 6TH ST
354 UNITS

CLEVELAND BROWNS
1.7M ANNUAL VISITORS
8 HOME GAMES

THE LEADER
220 UNITS + RETAIL + OFFICE

THE GARFIELD
125 UNITS + RETAIL

CENTENNIAL
RESIDENTIAL: 480 UNITS
OFFICE: APX. 95,000 SF
RETAIL: APX. 20,000 SF

THE ATHLON
164 UNITS + RETAIL + OFFICE

RESERVE SQUARE
980 UNITS + RETAIL + OFFICE

THE LUMEN
318 UNITS + RETAIL

THE FLATS EAST BANK

WAREHOUSE DISTRICT

GATEWAY DISTRICT

SITE

HILLIARD BUILDING
19 UNITS + RETAIL

CITY CLUB
RESIDENTIAL:
22 STORIES, 313 UNITS

RESIDENCES AT TERMINAL TOWER
303 UNITS

nuCLEus
RESIDENTIAL: 22 STORIES, 75 UNITS
RETAIL: 100,000 SF
OFFICE: 600,000 SF

APPROVED FOR FUTURE DEVELOPMENT

THUNDERBIRD
13+ ACRE RIVERFRONT DEVELOPMENT
GREAT LAKES BREWERY COMING SOON

- RECENTLY COMPLETED
- UNDER CONSTRUCTION
- UNDERGOING RENOVATION
- PLANNED

CAVALIERS
2M ANNUAL VISITORS
200 EVENTS PER YEAR

Indians
1.6M ANNUAL VISITORS
80+ HOME GAMES

Huntington
Convention Center of Cleveland
249 EVENTS
192K ANNUAL ATTENDEES

90

ABOUT THE TRADE AREA

CBD Highlights

- 31.8 M SF Office Space (88% Class A Occupancy)
- 19 hotels/4,853 rooms in the area
 - Two AAA Four Diamond Hotels - The Ritz Carlton and Metropolitan at the 9
- Over 250 restaurants and bars
- Over 20,000 residents
- Drivers:
 - Rocket Mortgage Fieldhouse (Cleveland Cavaliers): 2M visitors and 200+ events annually
 - Progressive Field (Cleveland Indians): 1.6M annual visitors/80+ home games
 - House of Blues
 - Huntington Convention Center: \$90-\$100M economic impact, 250 annual events, 192,000 annual attendees
 - Jack Casino: 13M annual visitors

Upcoming Events

- 2021: NFL Draft
- 2022: NBA All Star Game
- 2024: NCAA Women's Final Four

Why Cleveland?

"Places you need to visit"

National Geographic, 2018

10 Forward-Thinking American Cities

Huffington Post, 2016

9th of the 25 Best Cities for a Job

Glassdoor, 2017

#14 Best Food Cities in America

Time, 2016

1st Largest Residential Downtown Population in Ohio

DCA Annual Report, 2018

4th in Midwest attracting Biomedical Investment Dollars

BioEnterprise, 2018

8th Fastest Growing Market for Tech Talent

CBRE

1st Highest Concentration of Health Science Jobs in the U.S.

DCA Annual Report, 2018

10th Fastest Growth in Software Developers

CBRE



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