

CBRE

FOR
LEASE

TYLER VILLAGE

CLEVELAND, OH 44114



DIVERSE SPACE PERFECT FOR ARTISTS & MAKERS, WORKSHOPS,
SMALL BUSINESSES, INTERNATIONAL COMPANIES & MORE!



3615 SUPERIOR AVE
CLEVELAND, OHIO

VILLAGE OVERVIEW

THE TYLER VILLAGE mixed-use complex sits in the heart of Cleveland's St. Clair-Superior neighborhood. This dynamic area is home to iconic landmark hot spots, Slyman's Deli, the "Pho Row" groups of restaurants, galleries, grocery and Asian food markets. Offering close proximity to Interstate I-90, Route 2, University Circle and Downtown Cleveland, TYLER VILLAGE'S convenient location is a leading factor in the neighborhoods growth.

- ♦ Excellent Highway Access
- ♦ Parking: 380 free surface spaces
 - › Covered parking available
 - › Abundant free spaces in East 36th ancillary parking lots
- ♦ Ownership is committed to individual premise upgrades to increase superior air quality through UV light systems and air filtration systems
- ♦ 24/7 On-site Security Staff
- ♦ Tyler Village Amenities:
 - › The Bake Shop / The Roaming Biscuit (breakfast, lunch, coffee)
 - › Building Conference Room
 - › Fitness Operator
- ♦ Area Amenities Include:
 - › Grocery store, drug store, and post office
 - › Luxury lakefront housing
 - › Close to childcare, doggie day care, and farmers market
 - › Diverse restaurants and shops
 - › In the heart of a vibrant arts community





AVAILABLE SPACES

TYLER WEST

BUILDINGS 25 & 28

SECOND FLOOR

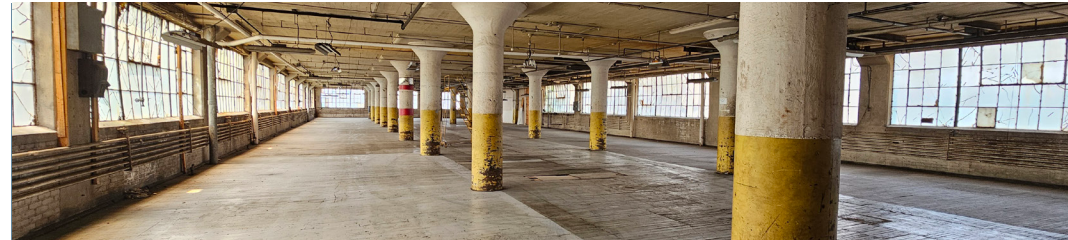
UNIT #	RSF	CONTIG.	DESCRIPTION
2502A	12,500 SF	12,500 SF	Warehouse / Shop
2802B	6,800 SF	6,800 SF	Warehouse / Shop with Kitchenette

FOURTH FLOOR

2504A	11,684 SF	20,675 SF	Warehouse / Shop
2804A	8,991 SF	20,675 SF	Warehouse / Shop

BUILDING NOTES

- Flexible Sizing & Lease Terms
- 11'3" - 13'5" Clear Height
- 12' x 20' Column Spacing
- Wet Sprinklers
- Freight Elevator (6,000 LB Capacity)
- Common Docks (14.5' x 16.5')
- Common Drive-In (10' x 12')



BUILDINGS 41 & 46

SECOND FLOOR

UNIT #	RSF	CONTIG.	DESCRIPTION
4102A	15,900 SF	15,900 SF	3,337 SF Office 12,563 SF Warehouse / Shop

FOURTH FLOOR

4104A	15,900 SF	30,618 SF	Warehouse / Shop
4604A	14,718 SF	30,618 SF	Warehouse / Shop

FIFTH FLOOR

4605A	16,584 SF	30,618 SF	Warehouse / Shop
4105A	15,900 SF	30,618 SF	Warehouse / Shop

SIXTH FLOOR

4106A	6,080 SF	20,150 SF	Warehouse / Shop
4106B	9,820 SF	20,150 SF	Warehouse / Shop
4606B	4,250 SF	20,150 SF	Warehouse / Shop

BUILDING NOTES

- Flexible Sizing & Lease Terms
- 11'7" Clear Height
- 20' x 20' Column Spacing
- Overhead Drive-In Door on 1st Floor
- HVAC on Floors 1-5, Heat Only on Floor 6
- Wet Sprinklers



AVAILABLE SPACES

TYLER WEST

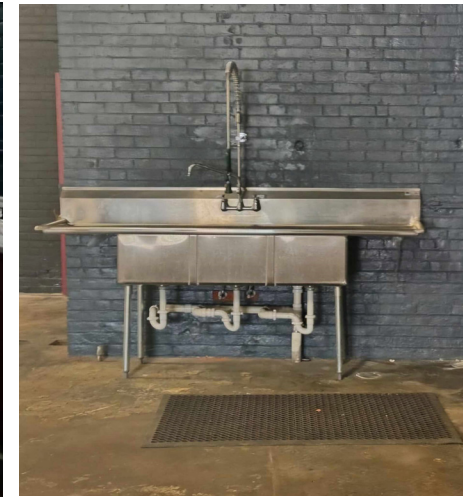
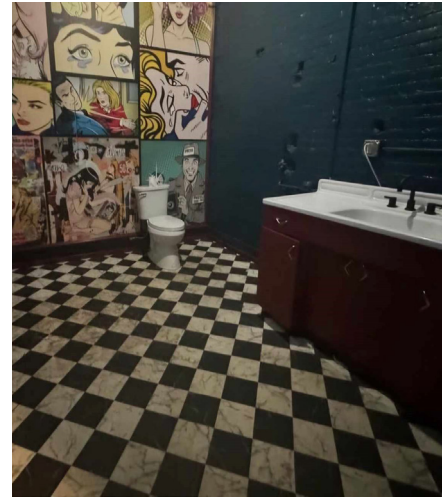
BUILDINGS 38

FIRST FLOOR

UNIT #	RSF	CONTIG.	DESCRIPTION
380IG	5,280 SF	5,280 SF	Warehouse / Shop

BUILDING NOTES

- ♦ 14' Clear Height
- ♦ Drive-In (12' x 14')
- ♦ Clear Span
- ♦ Commercial Sink
- ♦ Floor Drains
- ♦ 1st Floor / Direct Access





AVAILABLE SPACES

TYLER EAST

BUILDING 42

SIXTH FLOOR

UNIT #	RSF	CONTIG.	DESCRIPTION
4206F	1,282 SF	5,014 SF	Studio / Office
4206G	1,282 SF	5,014 SF	Studio / Office
4206H	2,450 SF	5,014 SF	Studio / Office

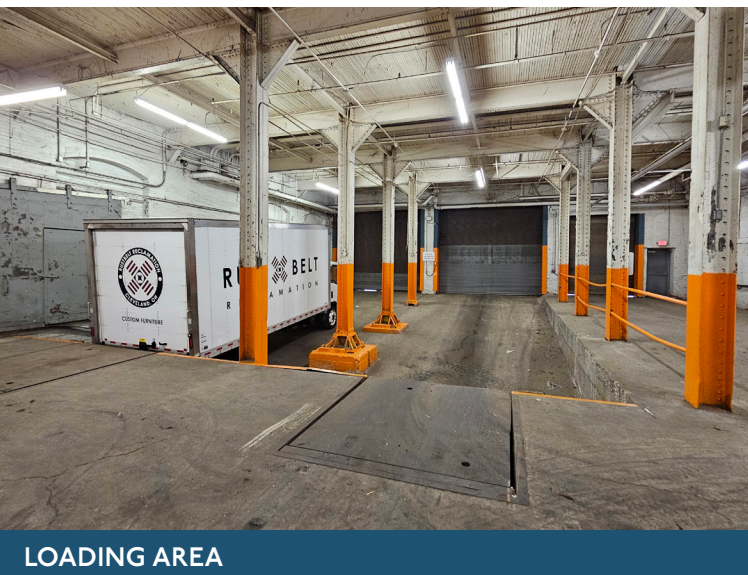
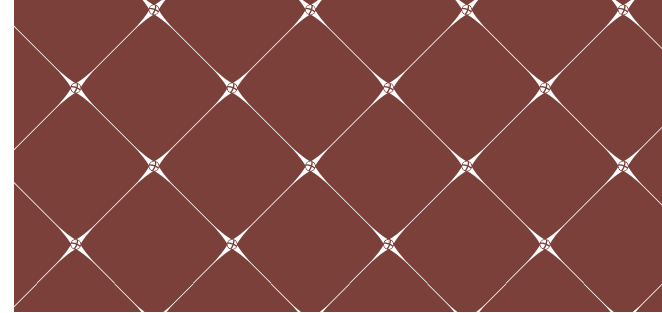
BUILDING NOTES

- Spec suites now available in flexible sizing and terms
- New hardwood floors, LED lights, upgraded power, new HVAC, new windows and more.
- Vaulted Ceilings

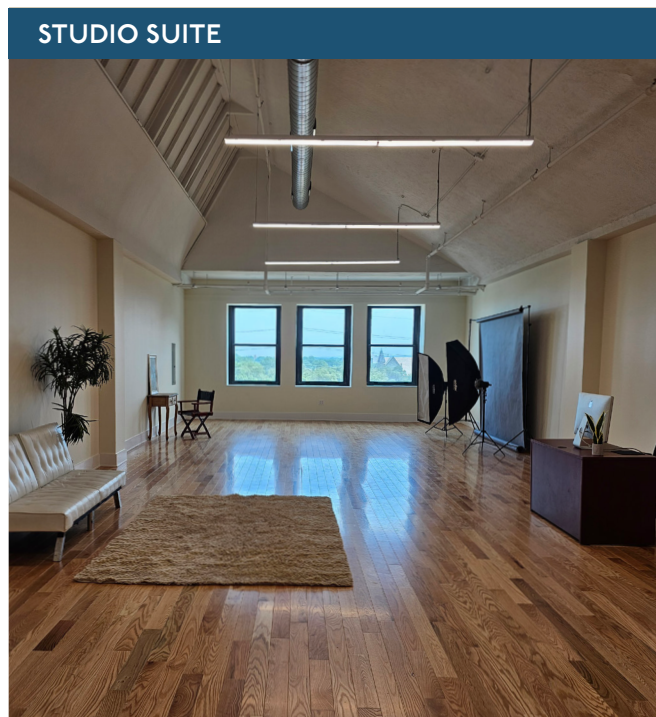




MAKER SPACE / WORKSHOP



LOADING AREA



STUDIO SUITE



FREIGHT ELEVATOR



SITE PLAN

KEY

DEEPER COLORS
DENOTE
BUILDINGS
WITH
AVAILABILITIES



TYLER WEST



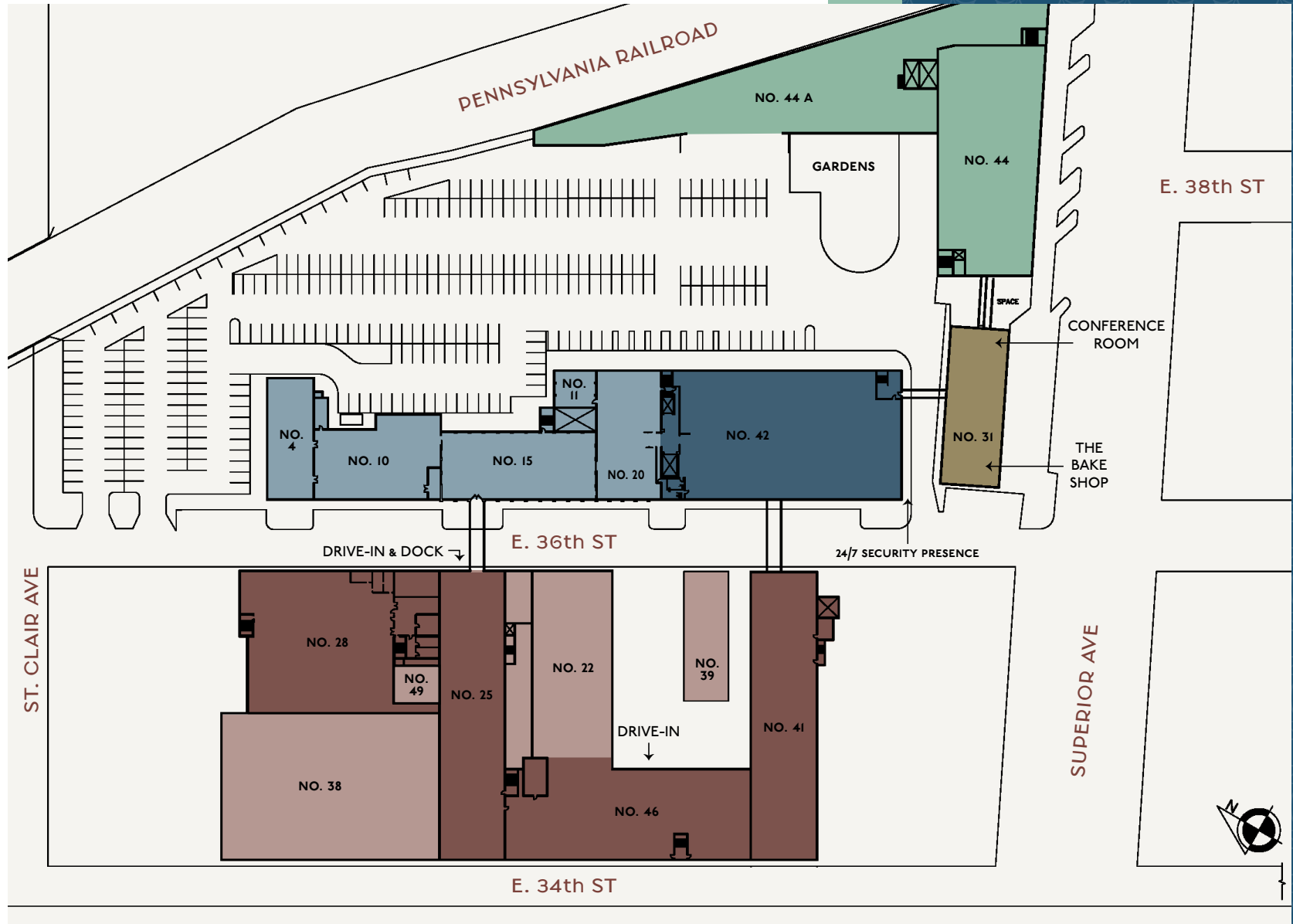
TYLER EAST



BLDG. 44



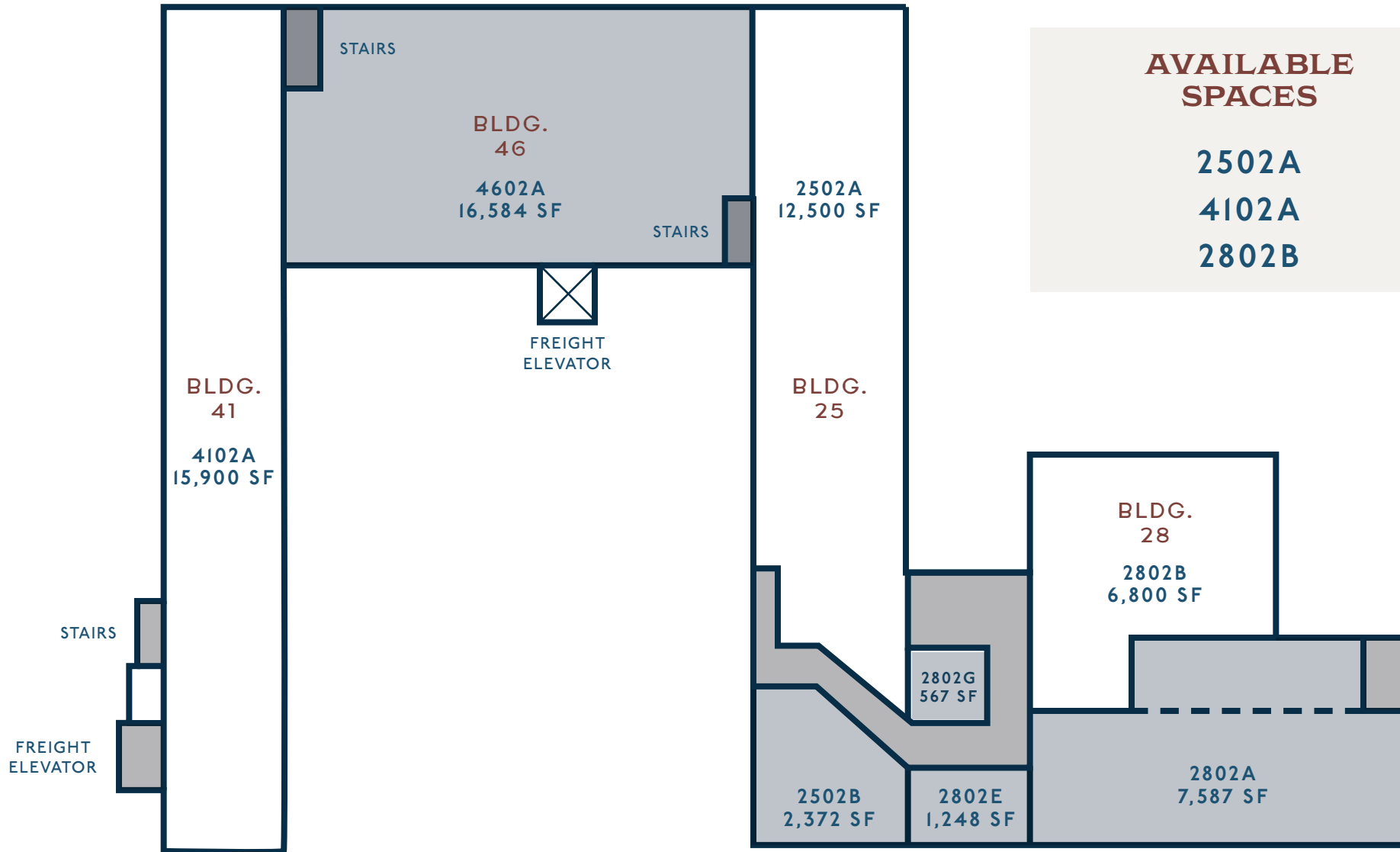
BLDG. 31





FLOOR PLAN

TYLER WEST
SECOND FLOOR



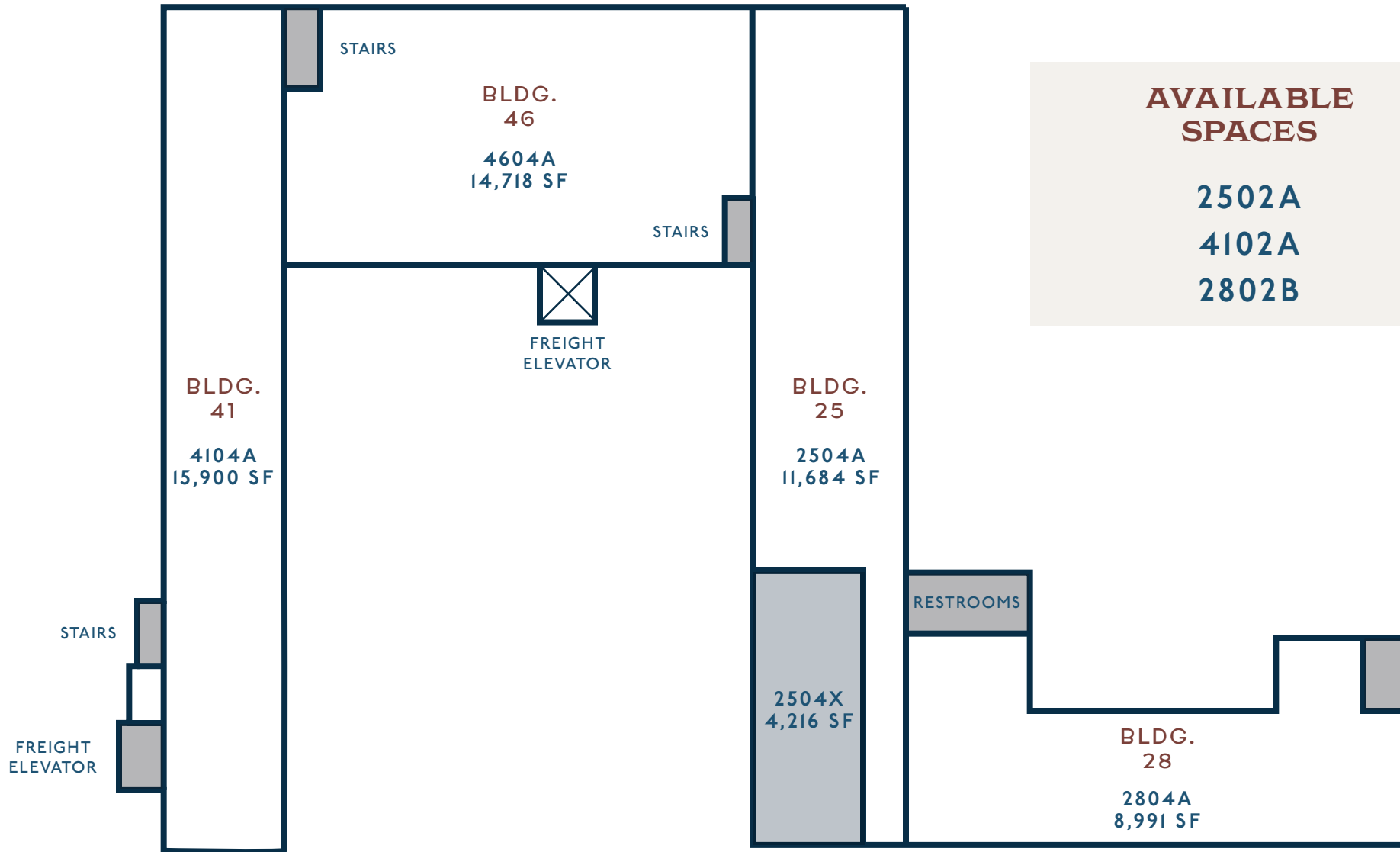
AVAILABLE SPACES

2502A
4102A
2802B



FLOOR PLAN

TYLER WEST
FOURTH FLOOR



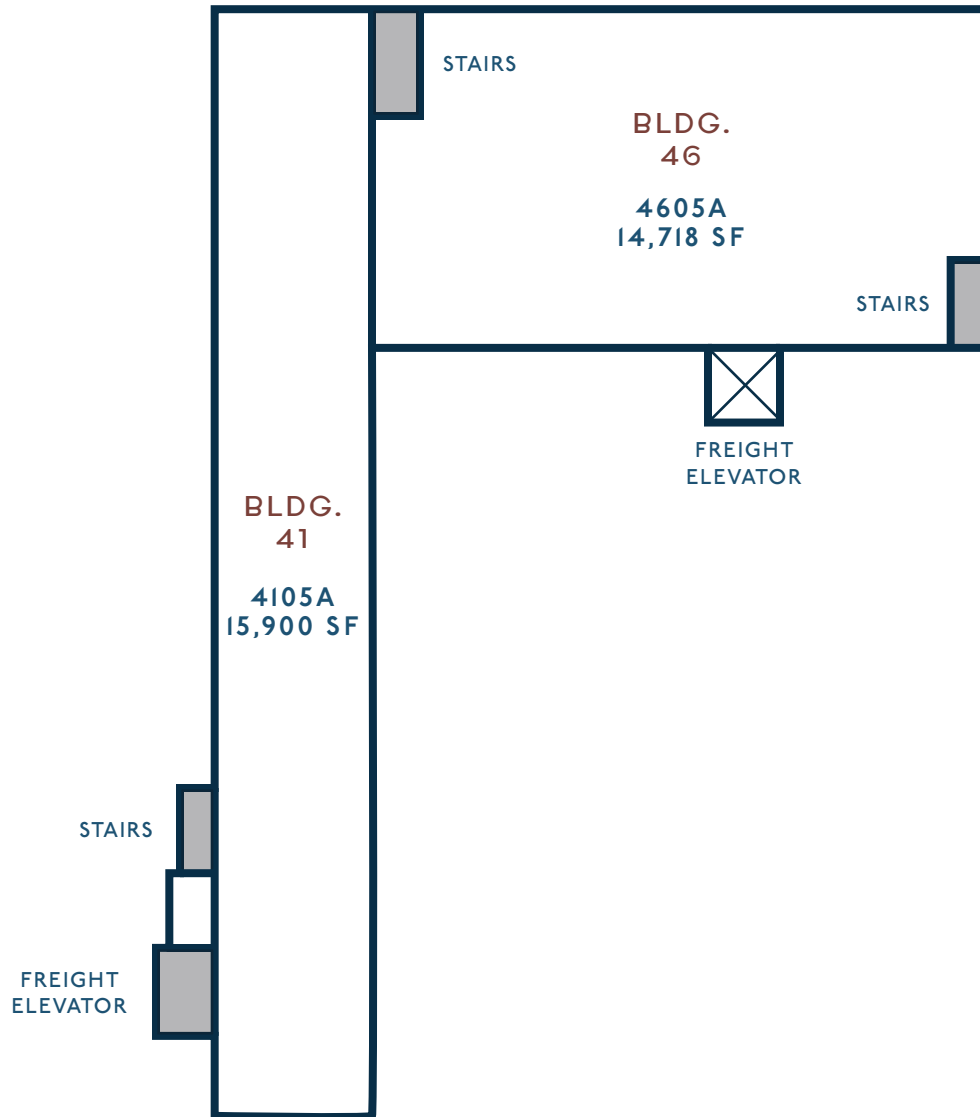
AVAILABLE SPACES

2502A
4102A
2802B



FLOOR PLAN

TYLER WEST
FIFTH FLOOR



**AVAILABLE
SPACES**

4105A

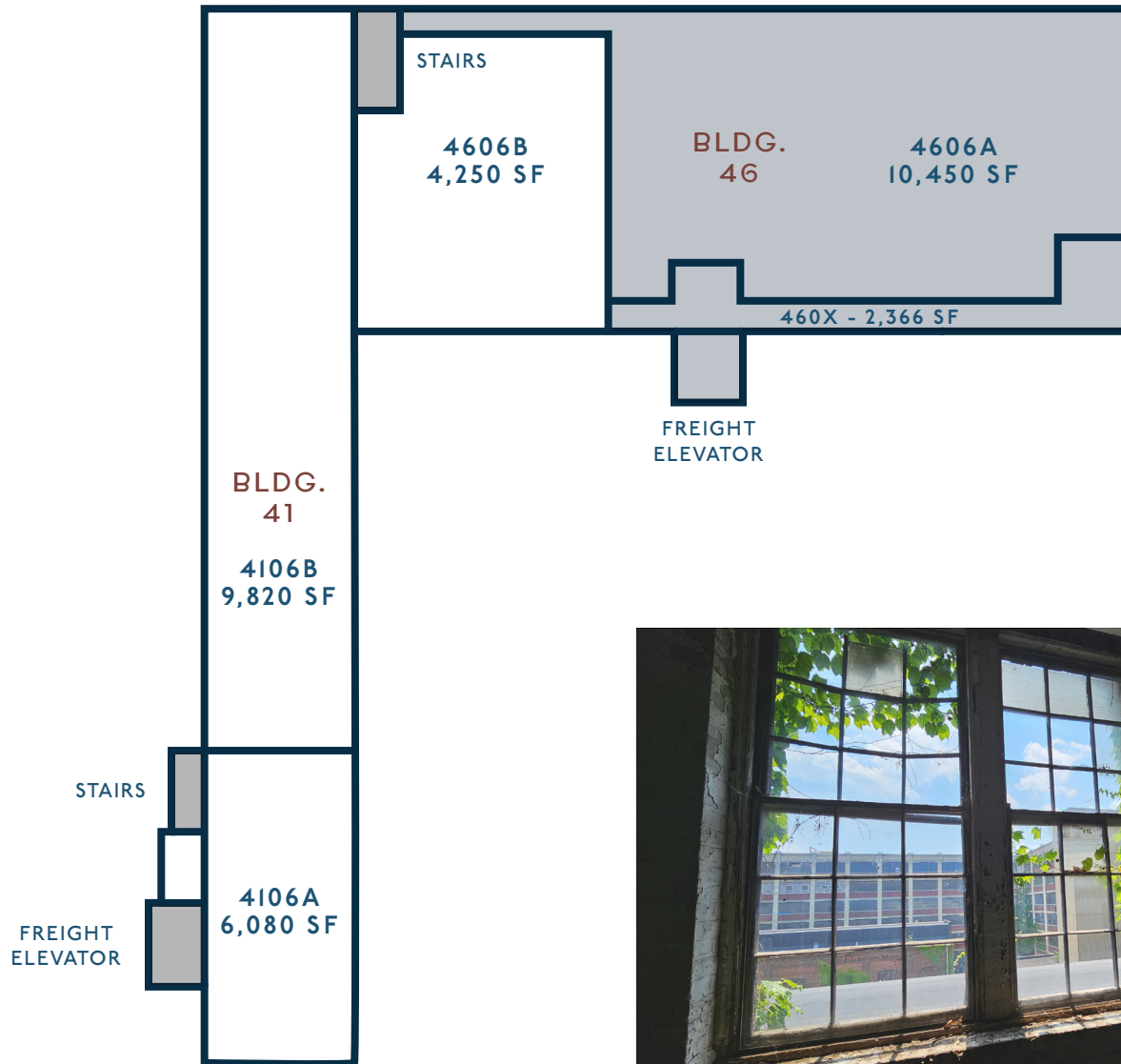
4605A





FLOOR PLAN

TYLER WEST
SIXTH FLOOR



AVAILABLE SPACES

4106A

4106B

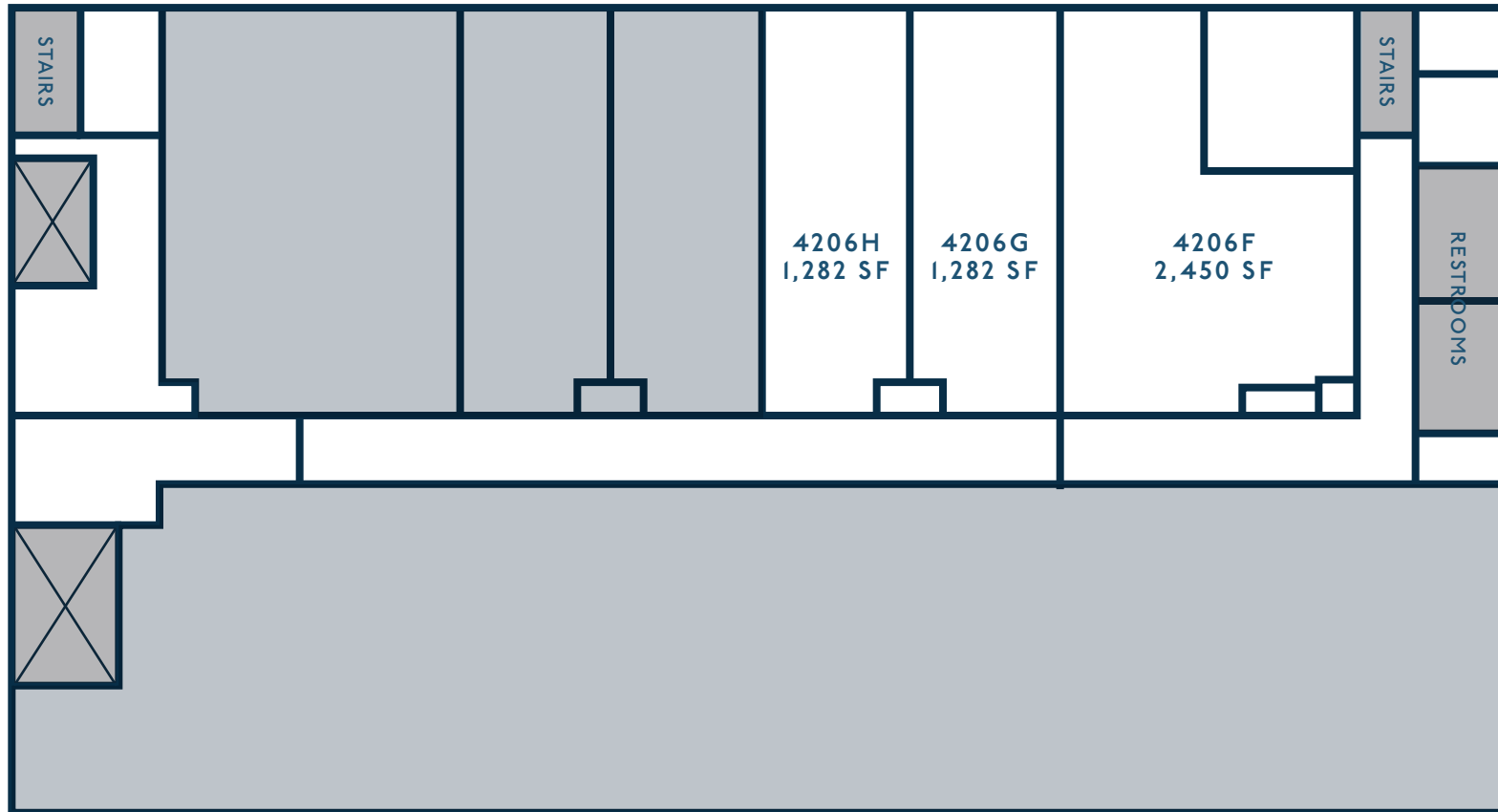
4606B





FLOOR PLAN

BUILDING 42
SIXTH FLOOR



**AVAILABLE
SPACES**

**4206F
4206G
4206H**

The map displays the following neighborhoods and landmarks:

- Downtown:** Dark blue area in the southwest, featuring the Rocket Mortgage Field House, CSU Cleveland State University, and the Cleveland Clinic.
- St. Clair - Superior:** Light blue area in the north, featuring the Tyler (marked with a 'T' in a circle) and the Cleveland Clinic.
- Goodrich - Kirtland Park:** Light green area in the center, featuring the Children's Museum Cleveland and the Cleveland Clinic.
- University Circle:** Green area in the southeast, featuring the Cleveland Museum of Natural History, moCa Cleveland, and the Cleveland Clinic.
- Little Italy:** Brown area in the east, featuring the Cleveland Clinic.
- Midtown:** Dark red area in the south, featuring the Cleveland Clinic.

Other notable features include the Burke Lakefront Airport, the Cleveland Clinic, and the Cleveland Museum of Natural History. Major roads like I-90, I-275, and I-480 are shown. The map also includes a legend for the neighborhoods and a scale bar.

LOCAL MAP



TYLER VILLAGE

3615 SUPERIOR AVENUE
CLEVELAND, OHIO 44114

CONTACTS

JENNA GAUNTNER

Senior Associate

+1 216 704 4469

jenna.gauntner@cbre.com

STEPHEN MORRIS

Senior Associate

+1 216 658 6115

stephen.morris2@cbre.com

CBRE

CBRE, INC.

950 Main Avenue, Suite 200
Cleveland, Ohio 44114

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.