

# 1400 W. 10TH STREET

## Cleveland, Ohio 44113

CREATIVE PRIME OFFICE SPACE FOR LEASE



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## CREATIVE PRIME OFFICE SPACE FOR LEASE

### OFFICE SPACE

7,670 RSF available with the ability to add 5,096 RSF of contiguous space

### AREA AMENITIES

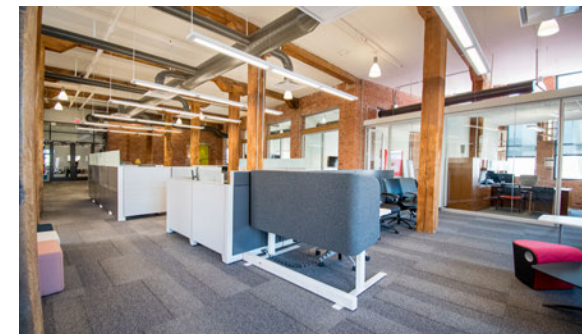
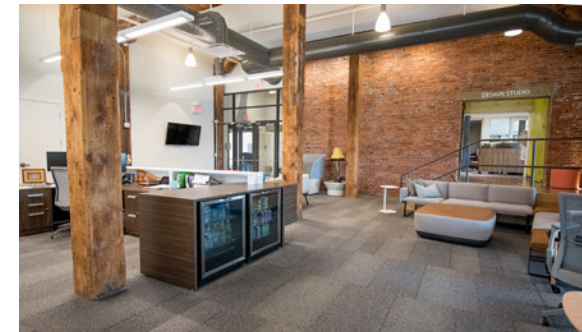
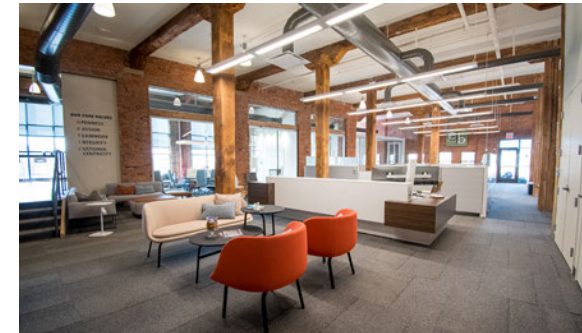
Collision Bend Brewing Co., Punch Bowl Social Cleveland, Greater Cleveland Aquarium, Beerhead Bar & Eatery, Jacobs Pavilion @ Nautica, Lindey's Lake House, Aloft Hotel, Lago Restaurant and many other venues within walking distance

### COMMENTS

- 7,670 RSF space remaining with an additional 5,096 RSF available for a total of 12,766 RSF
- Best views in the market with all suites inclusive of patios with river views
- One of a kind, shared penthouse and skybox terrace
- RTA Waterline stop nearby
- Contiguous to Canal Basin Park - Cleveland's 25 acre greenspace
- Furniture available

### NEIGHBORING TENANTS

Accenture, Ruoff, Clinical Management Consultants



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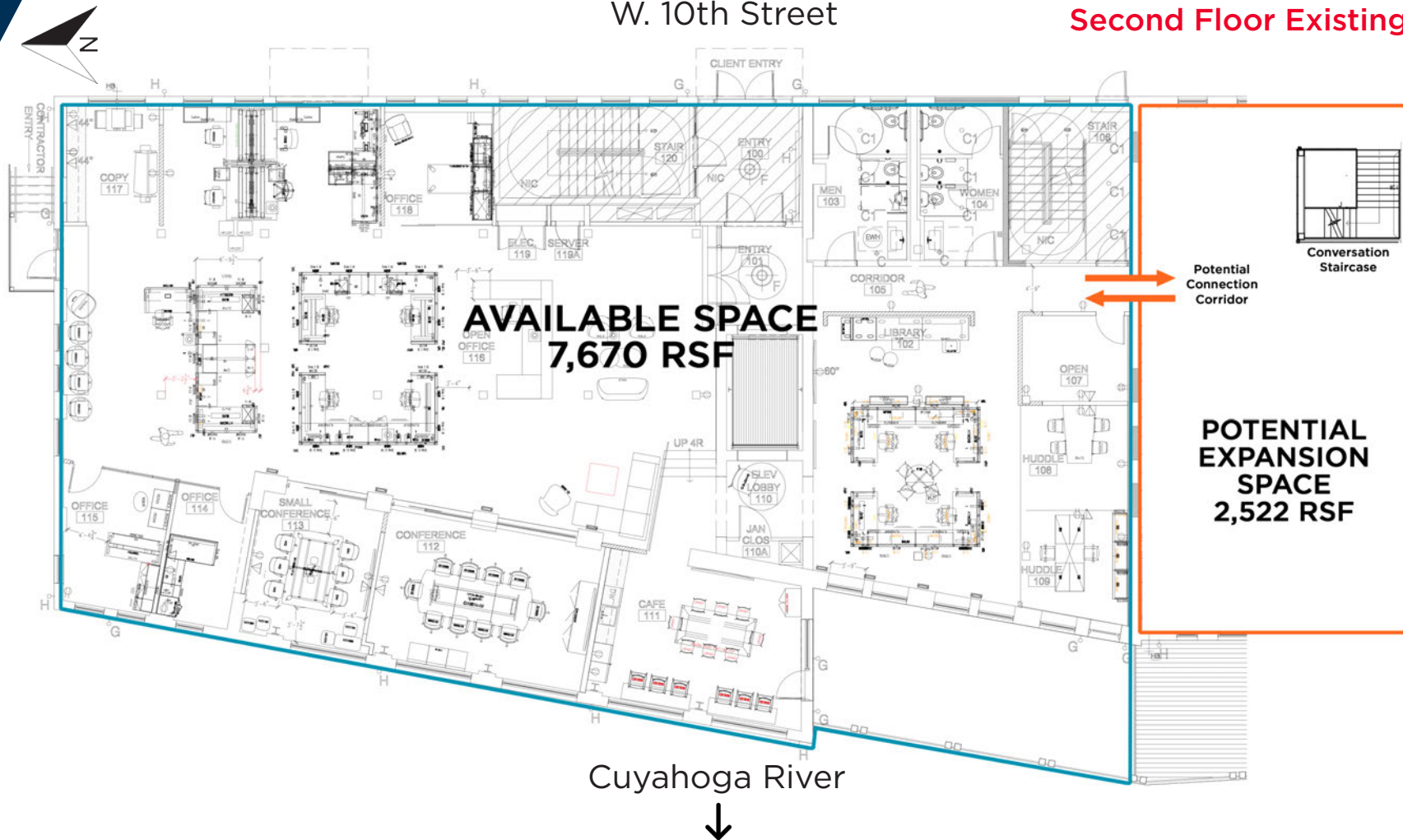
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CREATIVE PRIME OFFICE SPACE FOR LEASE

W. 10th Street

Second Floor Existing Layout



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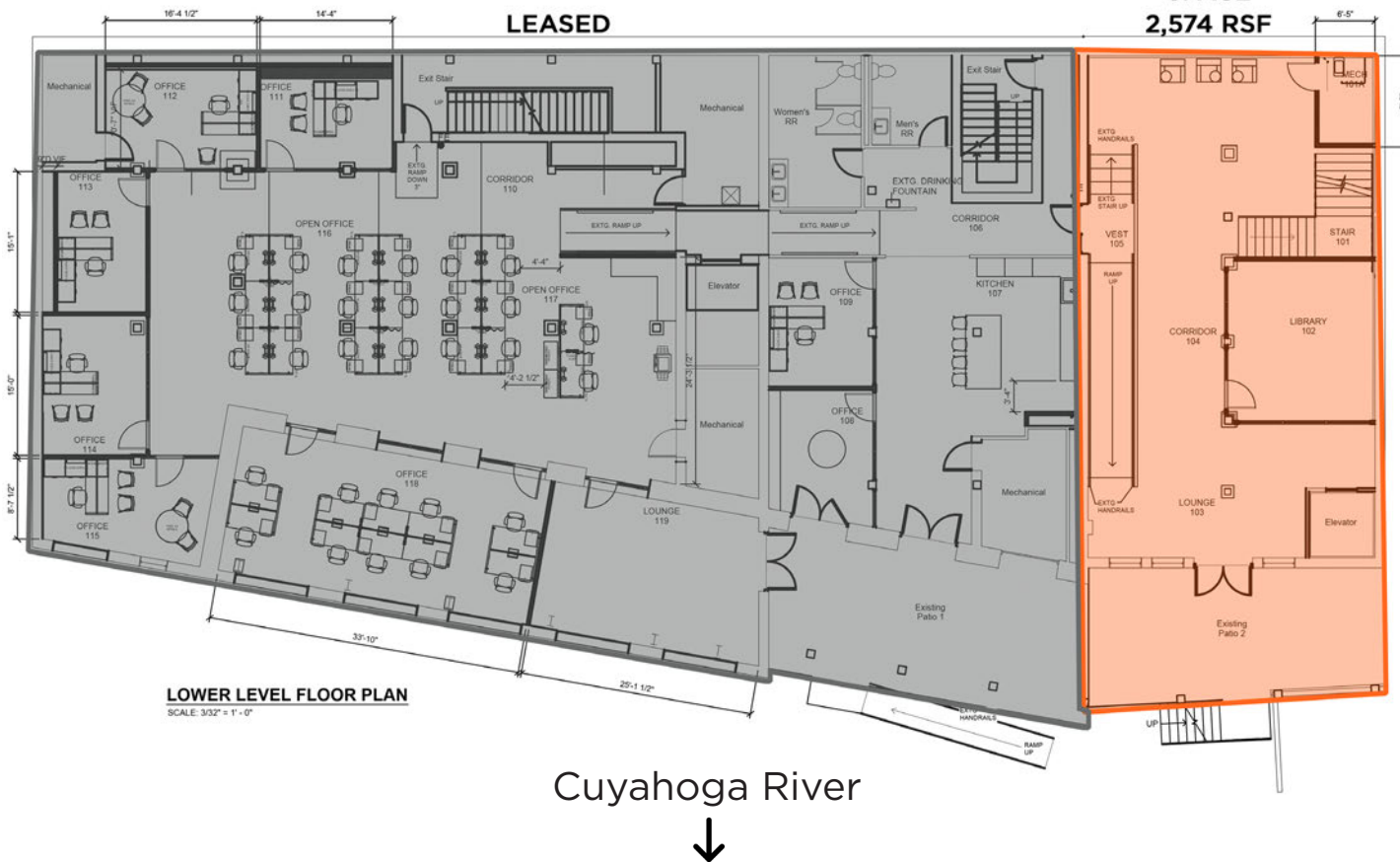
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CREATIVE PRIME OFFICE SPACE FOR LEASE

**First Floor with Expansion Option**



W. 10th Street



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CREATIVE PRIME OFFICE SPACE FOR LEASE

**Second Floor with Expansion Option**



W. 10th Street

**7,670 RSF AVAILABLE**

**POTENTIAL EXPANSION SPACE 2,522 RSF**



**FIRST FLOOR PLAN**  
 SCALE: 3/32" = 1' - 0"

Cuyahoga River



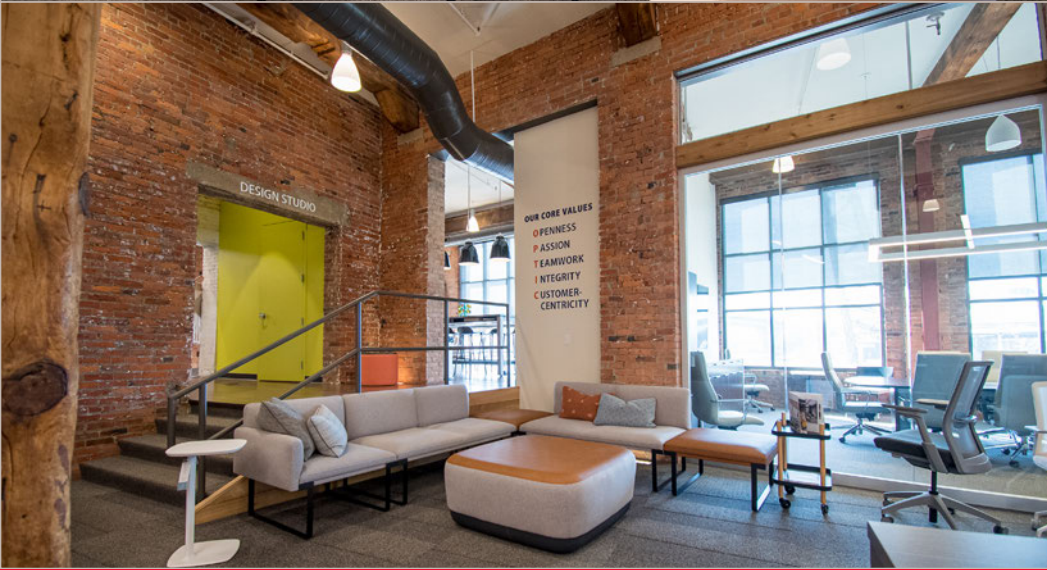
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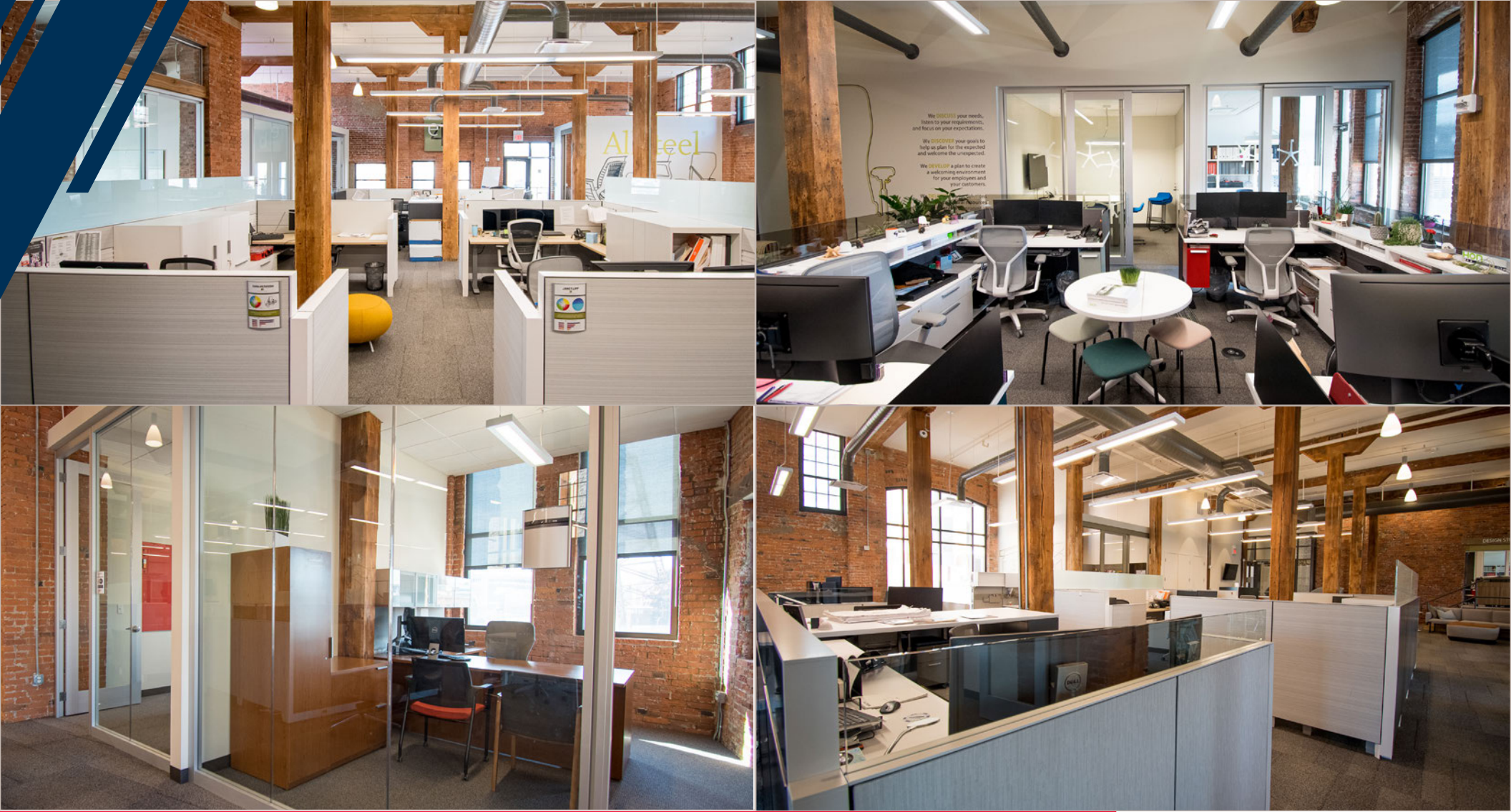
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The City of Cleveland is positioning Northeast Ohio to meet the demands and expectations associated with a changing economy. While the region's past has relied on manufacturing and heavy industry to provide wealth and jobs, it is clear that its future is rooted in an economic development strategy that recognizes research, innovation and entrepreneurship as keys to successful transformation.

With this recognition comes a newfound appreciation for the quality of life amenities necessary to lure the new class of "knowledge workers" and "Millennials" to our area. It is known that exciting cultural attractions and extensive recreational opportunities rank high within their requisite quality of life package.

To this end, the Towpath Trail management team has worked to extend the popular Towpath Trail Greenway into downtown Cleveland. Canal Basin Park will serve as a gathering place, interpretive park and connective hub at the northern end of the towpath.

Canal Basin Park includes parcels that were once occupied by the canal itself. It is Ground Zero in the history of the canal; the place where the canal poured into the Cuyahoga River; a place where greater Cleveland's agricultural products were shipped eastward to New York City and, in turn, where the manufactured items - the tools, hardware, clothing and household items - were unloaded for Cleveland consumers.

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