



**CUSHMAN &
WAKEFIELD**



FOR SALE OR LEASE

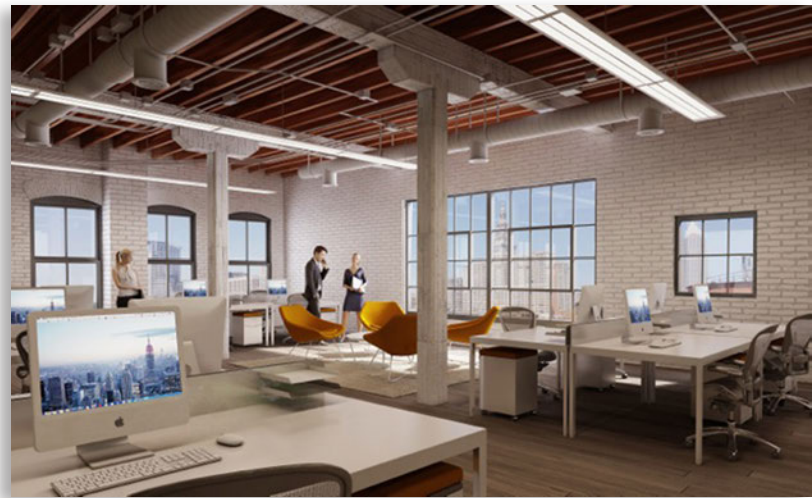
South Bank of Cuyahoga River
2338 Canal Road
Cleveland, Ohio 44113

46,000 SF OF PRIME REDEVELOPMENT SPACE



Property Highlights

- 46,000 SF building for sale or lease
- 11,500 SF of beam/brick space per floor
- Excellent owner/user opportunity
- Fantastic highway access with exceptional building access via I-77 at E. 9th Street
- Close proximity to inexpensive parking
- Signage and naming rights available
- \$15.00/SF base rent
- Asking price: \$990,000.00



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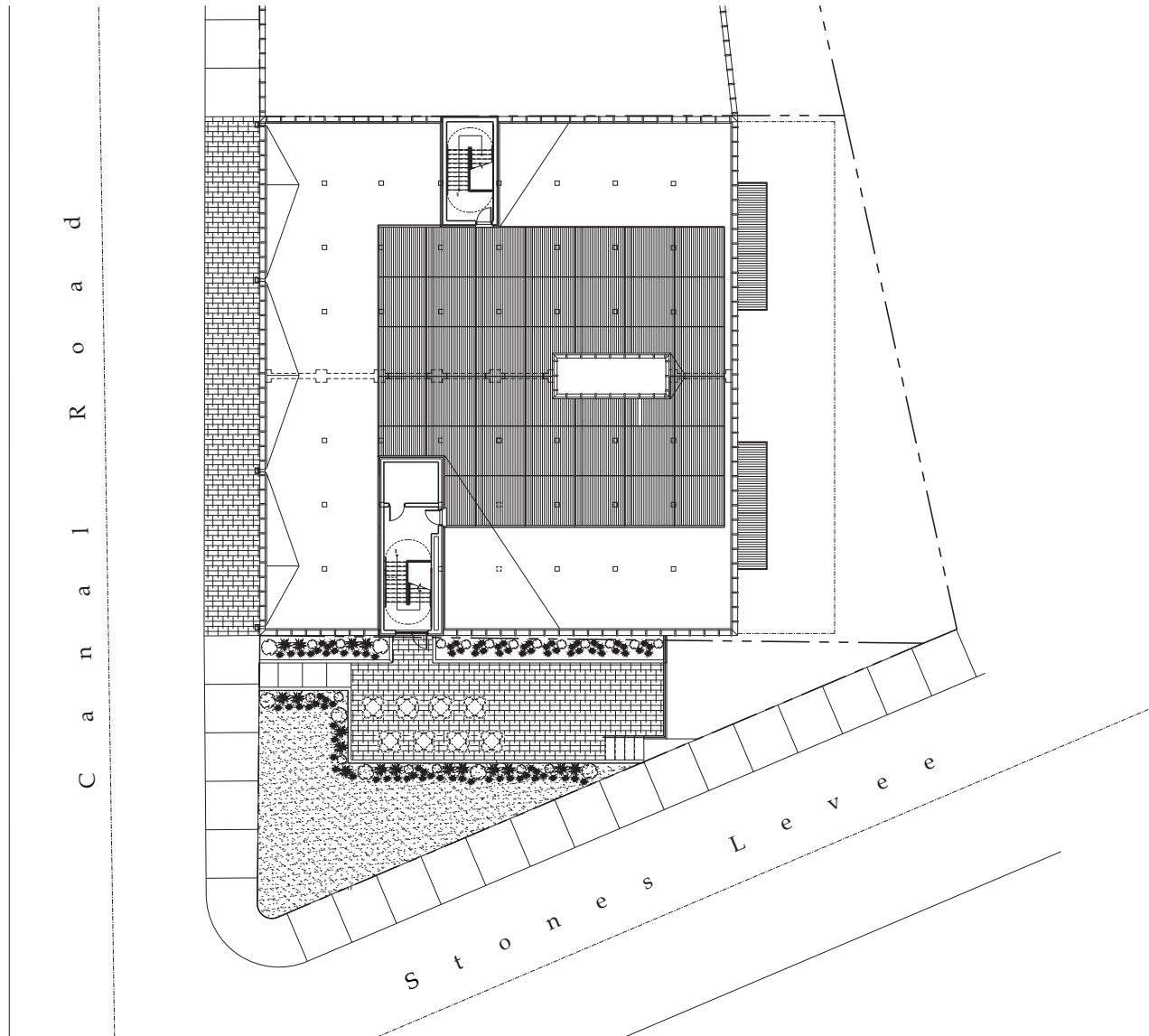
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Site Plan



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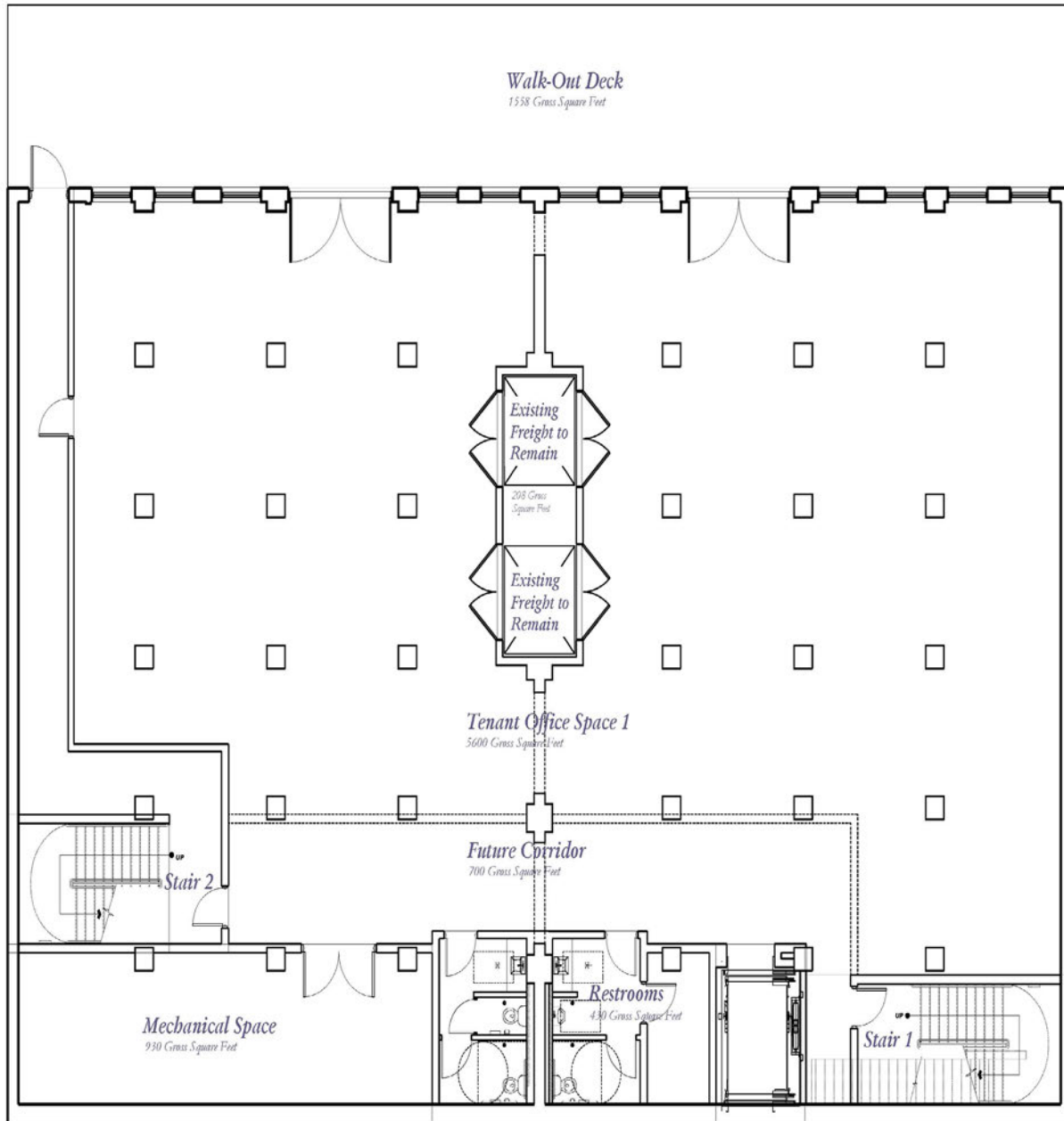
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South Bank of Cuyahoga River
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First Floor Plan



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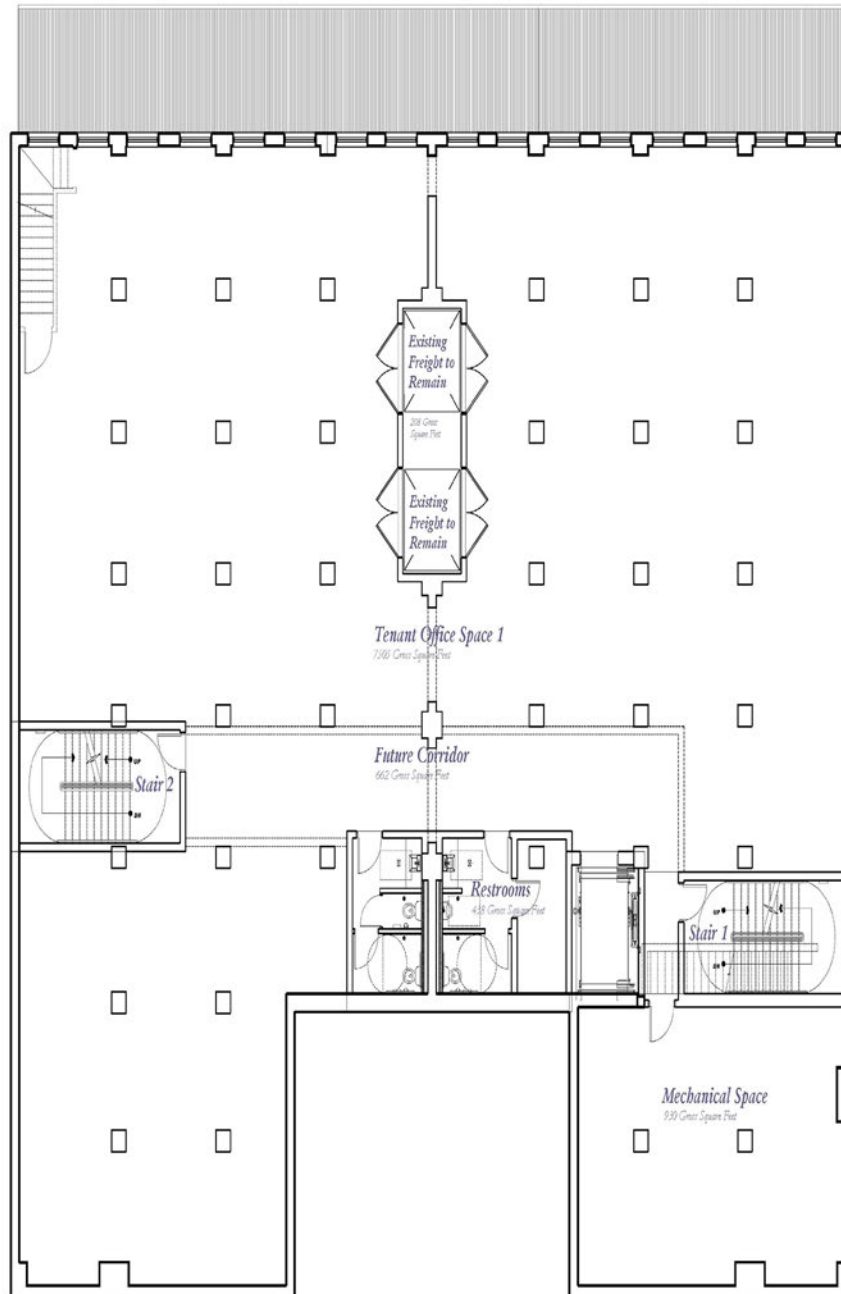
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Second Floor Plan



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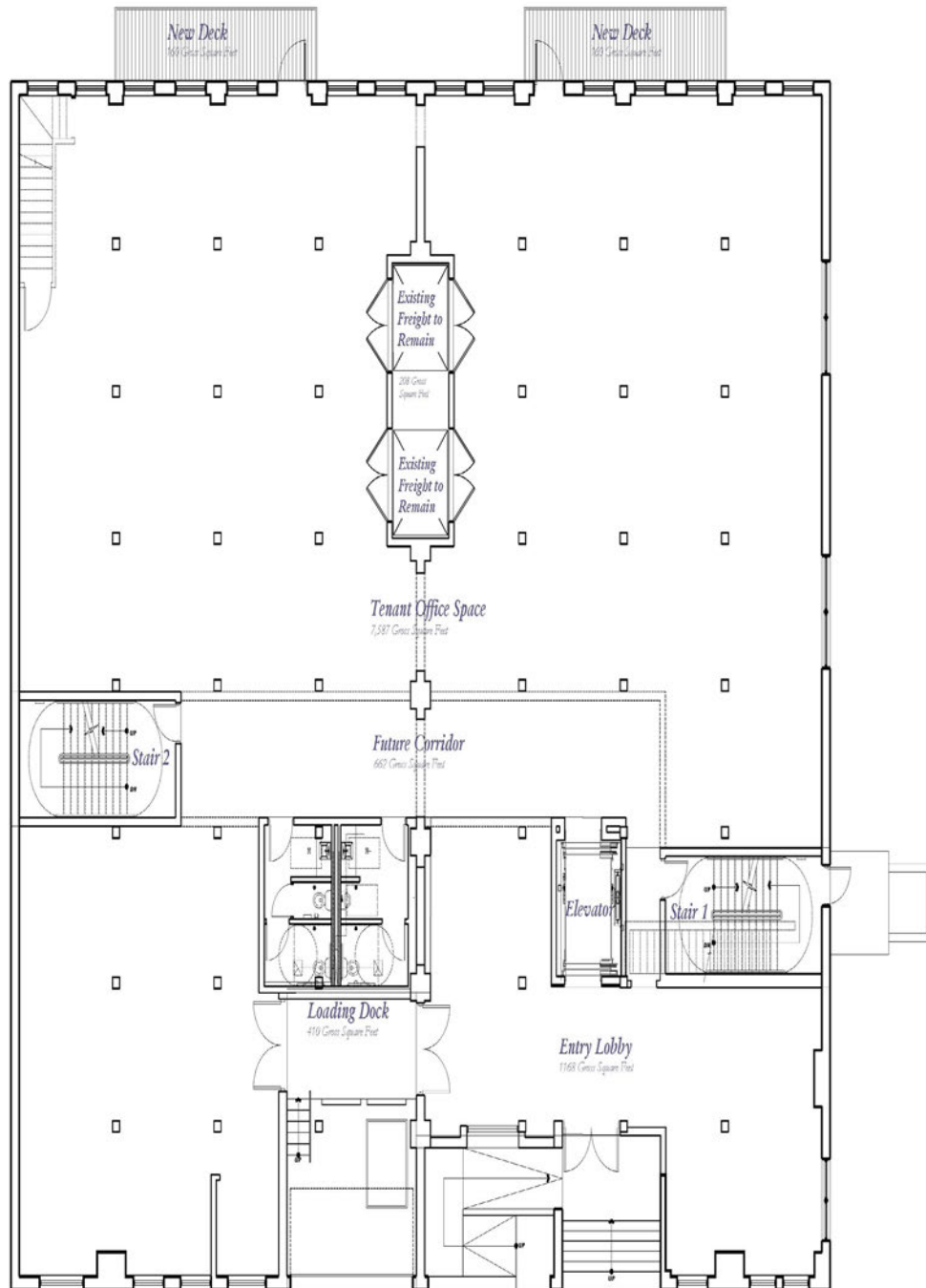
**CUSHMAN &
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2338 Canal Road
Cleveland, Ohio 44113

Third Floor Plan



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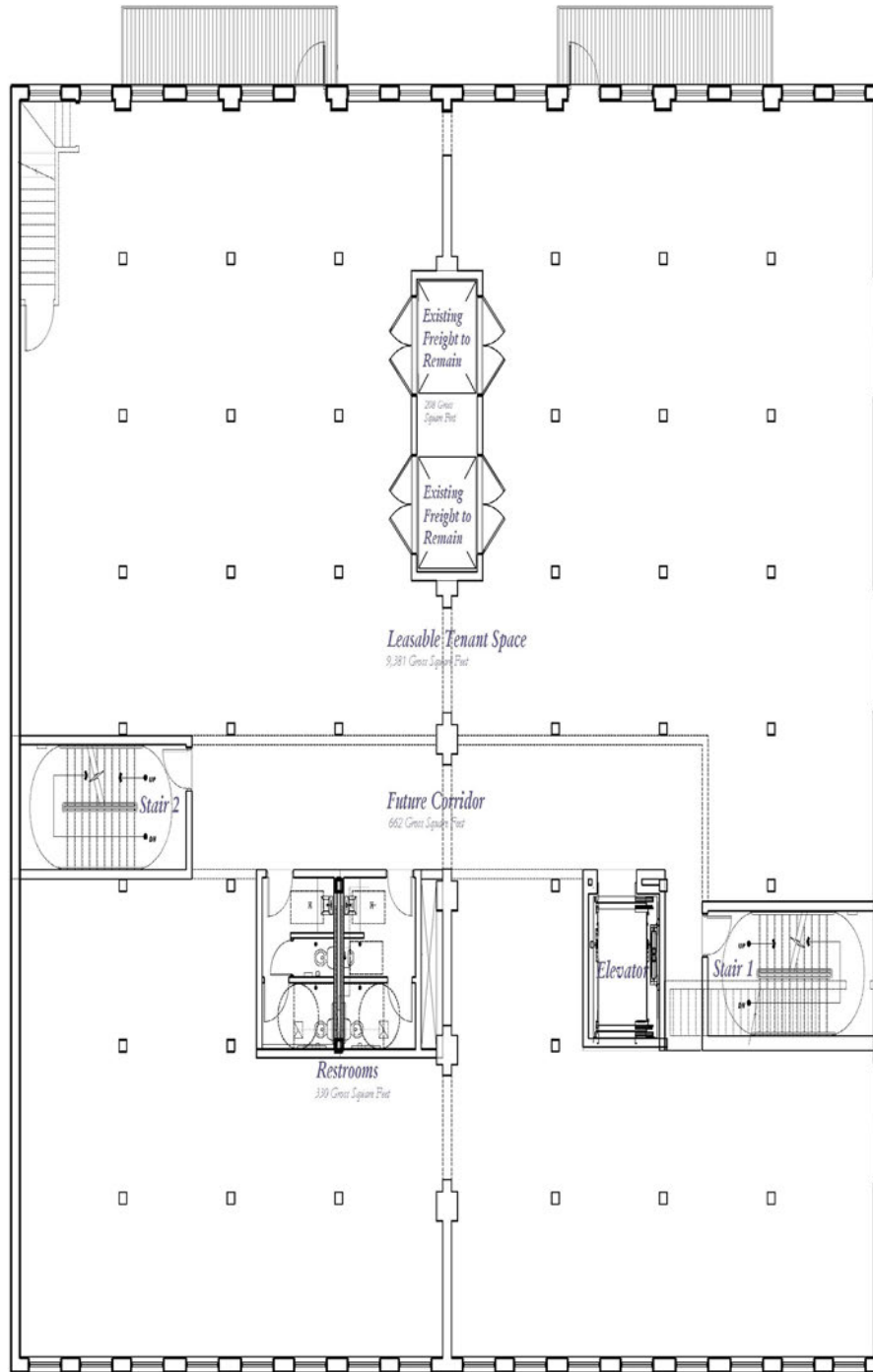
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Fourth Floor Plan



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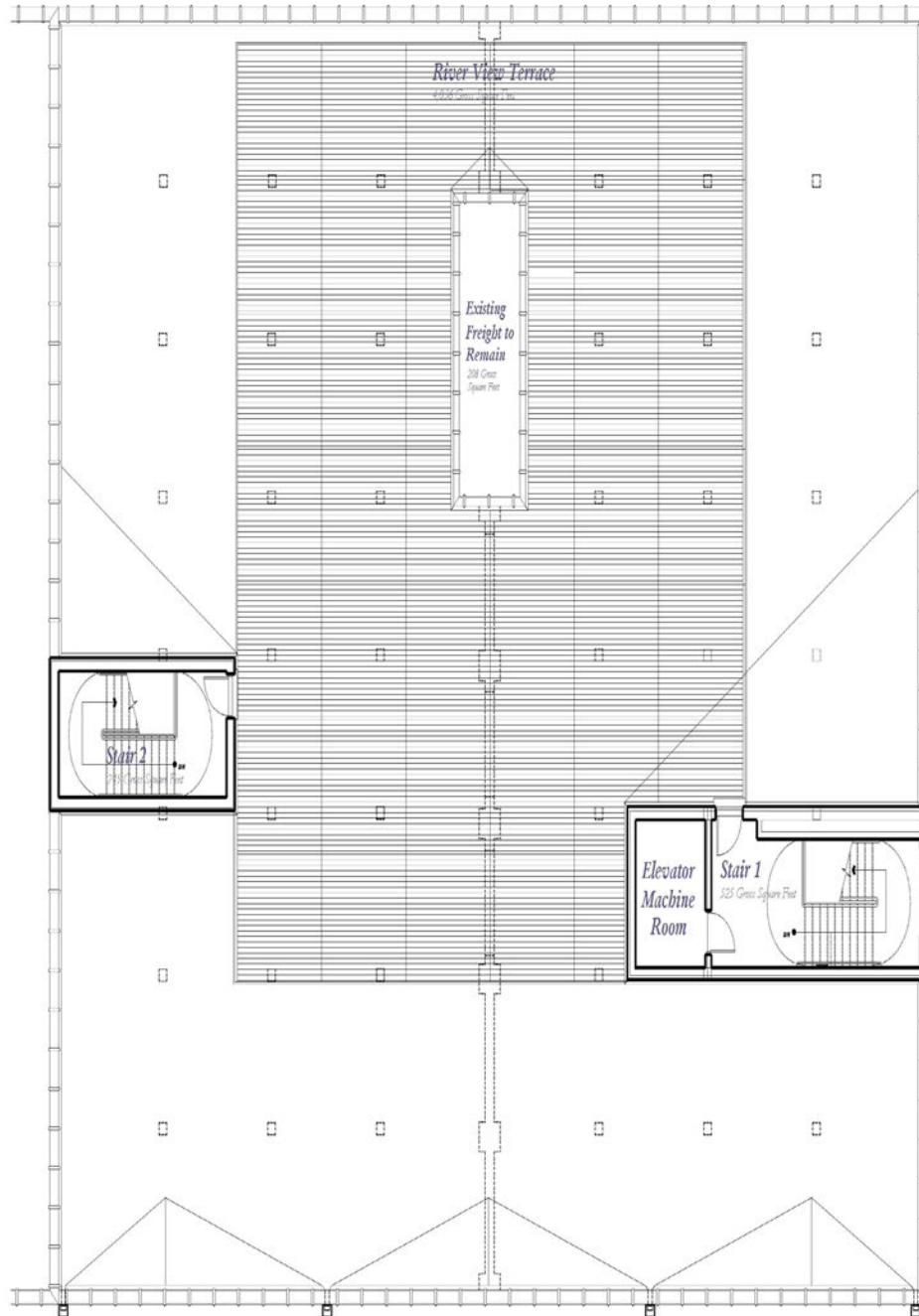
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Sky Terrace Penthouse



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Aerial



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CRESCO
Real Estate

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Aerial Map



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