

1468 WEST 9TH STREET

WESTERN RESERVE BUILDING

CLEVELAND, OHIO

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CUSHMAN &
WAKEFIELD





About the Ownership

FRED GEIS IS ONE OF THE MOST SUCCESSFUL AND WELL-RESPECTED DEVELOPERS IN CLEVELAND. FRED'S RICH ROOTS STARTED AS AN INDUSTRIAL SUBURBAN DEVELOPER CONSTRUCTING, OWNING AND MANAGING MILLIONS OF SF ACROSS 10,000 ACRES OF LAND. HIS PASSION AS A CLEVELANDER LED HIM TO MIDTOWN, WHERE HE PIONEERED NEW CONSTRUCTION AND ACHIEVED HIS GOAL OF REDEVELOPING A BUILDING PROJECT A YEAR. FRED GEIS' MOST HIGH PROFILE PROJECT IS THE "9" AT EAST NINTH AND EUCLID AVENUE. ENCOMPASSING THE HEINEN'S GROCERY STORE, AUTOGRAPH MARRIOTT HOTEL, RESIDENCES AND COUNTY ADMINISTRATION HQ, GEIS ACTED AS A CATALYST FOR DEVELOPMENT DOWNTOWN AND PUT CLEVELAND "BACK ON THE MAP." FRED'S NEWEST PROJECT, 1468 W. 9TH STREET WILL OFFER FANTASTIC SIGHT LINES FROM TECH TO TRADITIONAL OFFICE USERS IN THE HEART OF CLEVELAND'S HISTORIC WAREHOUSE DISTRICT.

A GEIS SIGNATURE PROPERTY



1468 W. 9th Street is a 144,000 SF, eight-story office building located in the vibrant Warehouse District, just west of the Cleveland's CBD.

The Western Reserve Building is a restored and modern office building, with new ownership and the opportunity for an anchor occupant. Views of the Cuyahoga River, Cleveland's bridges, CBD Skyline and Lake Erie rival any property in the area.

WAREHOUSE DISTRICT



Centrally Located in the Historical Warehouse District

Millennial Vibe, Vibrant Nightlife, Access to Greenspace & Public Transportation: A Growing Destination

1468 W. 9th Street is located in Cleveland's Historic Warehouse District. Cleveland's first neighborhood and oldest commercial center now features a wide and exciting variety of commercial, entertainment and residential venues - mixing rich history with today's new developments.

Encompassing the area of West 3rd to the east to West 10th on the west; from Superior Avenue on the south to the bluffs overlooking Lake Erie on the north, the Warehouse District is in the heart of Downtown Cleveland.

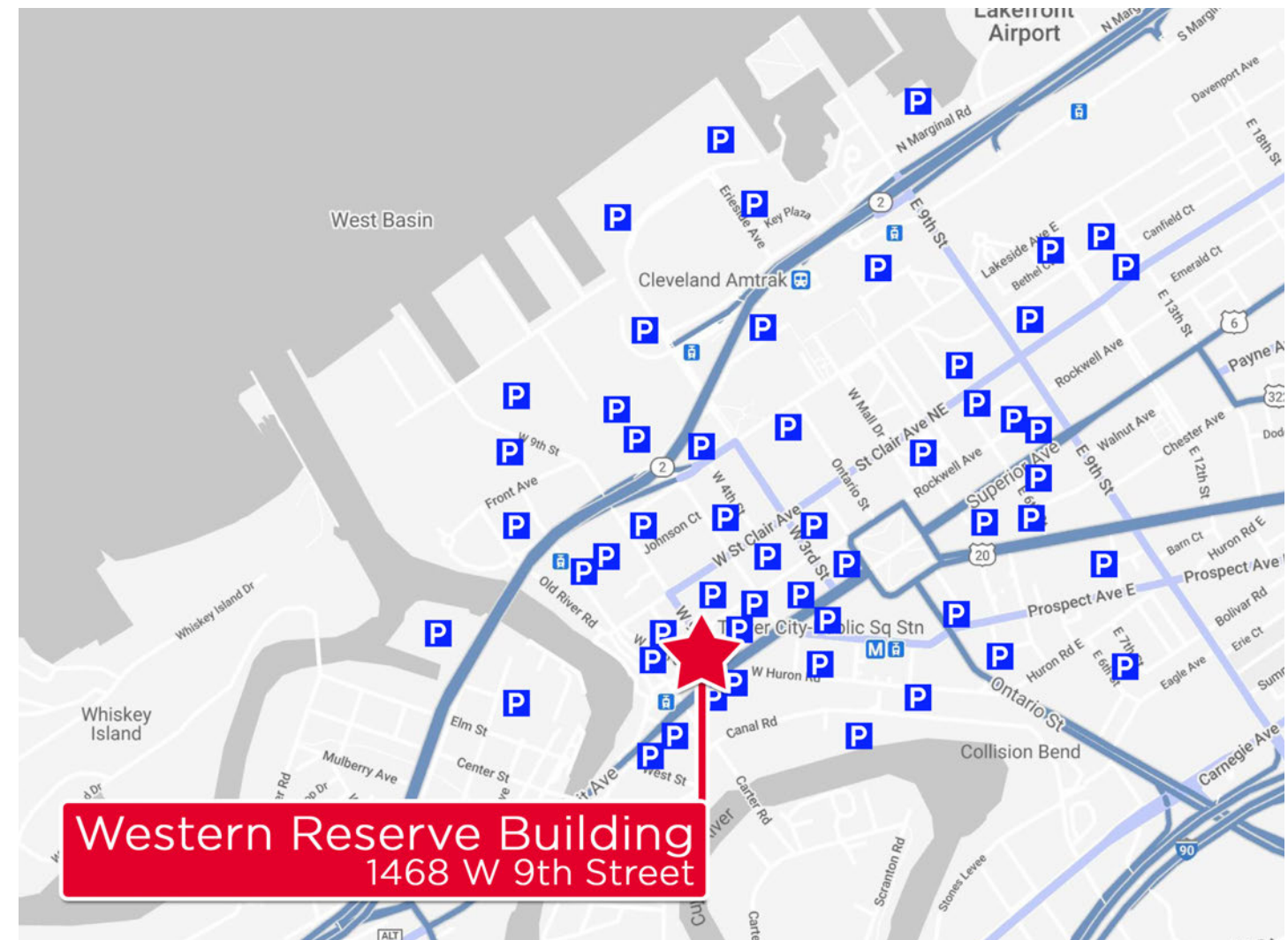


- | | | | | | |
|---|--|----|---|----|---------------------------------|
| 1 | | 10 | Johnny's Little Bar | 19 | |
| 2 | | 11 | Johnny's Downtown | 20 | |
| 3 | | 12 | Taza A Lebanese Grill | 21 | |
| 4 | | 13 | Dino Palmieri salon & spa | 22 | |
| 5 | | 14 | The Nauti Mermaid Seafood, Ales & Spirits | 23 | |
| 6 | | 15 | Starbucks | 24 | |
| 7 | | 16 | surroundings home décor | 25 | |
| 8 | | 17 | Jimmy John's | 26 | Hanabi Sushi Authentic Japanese |
| 9 | | 18 | Cleveland Chop | 27 | |

CLOSER THAN YOU THINK

Parking

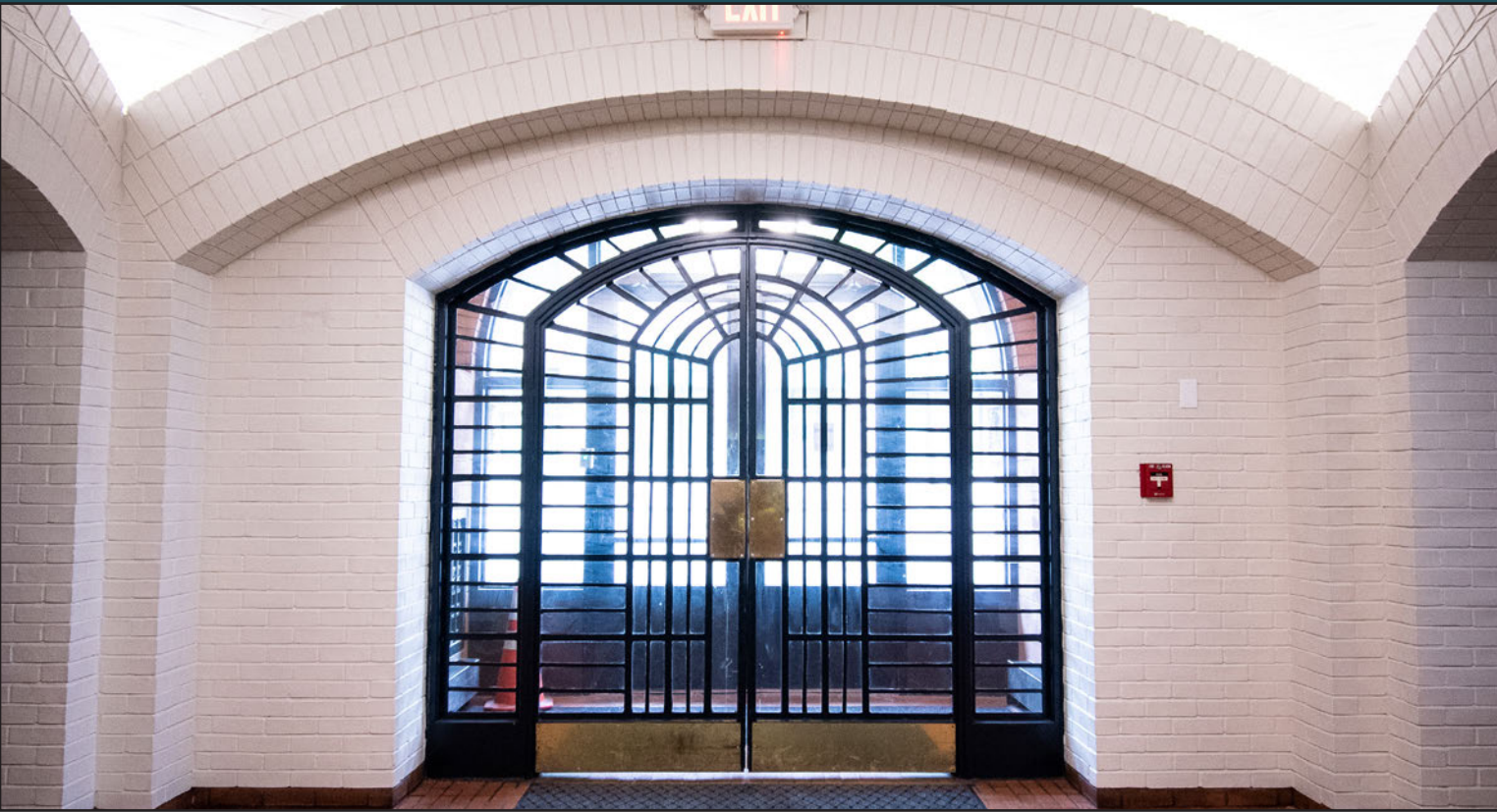
1468 W. 9TH OWNERSHIP WILL PROVIDE A “CONCIERGE APPROACH” TO YOUR TRANSPORTATION NEEDS. WE WILL SOURCE PARKING AT MULTIPLE PRICE POINTS AND WORK WITH THE DOWNTOWN CLEVELAND ALLIANCE TO SOURCE PUBLIC TRANSIT PLANS FOR ALL YOUR EMPLOYEES.



In addition to the twenty (20) garage spaces underground in the building, the Warehouse District contains fifteen (15) parking lots.

Key Parking Data Points - Warehouse District:

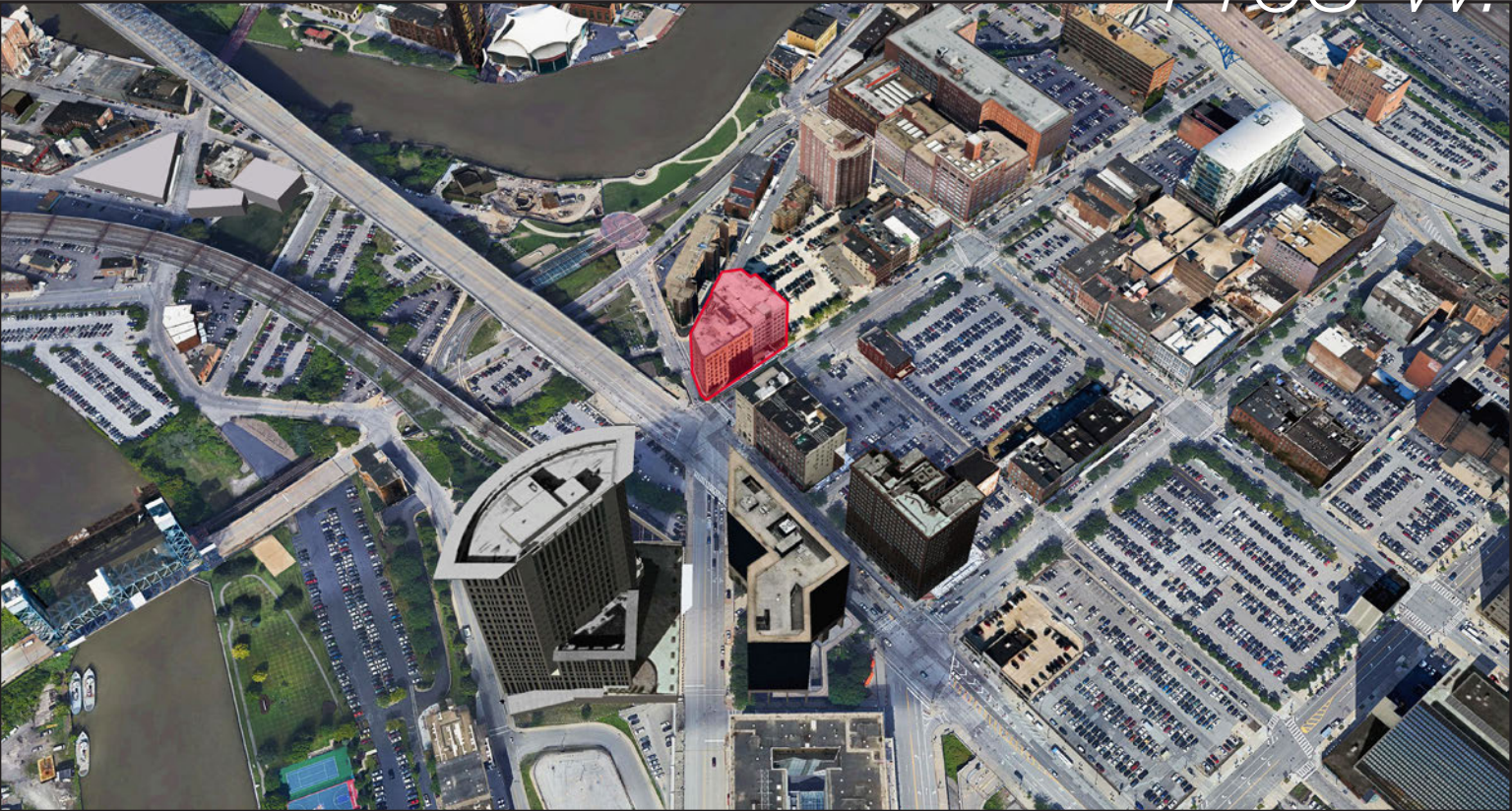
- Lots range in cost from \$4.00 to \$13.00 per day and \$50.00 to \$230.00 per month.
- Average daily rate = Starting at \$4.00.
- Average monthly rate = \$122.67
- Early bird daily prices range from \$4.00 to \$6.00 per day.
- One (1) lot is a 400-space covered garage, adjacent to the building
- Nine (9) lots are gated and manned.





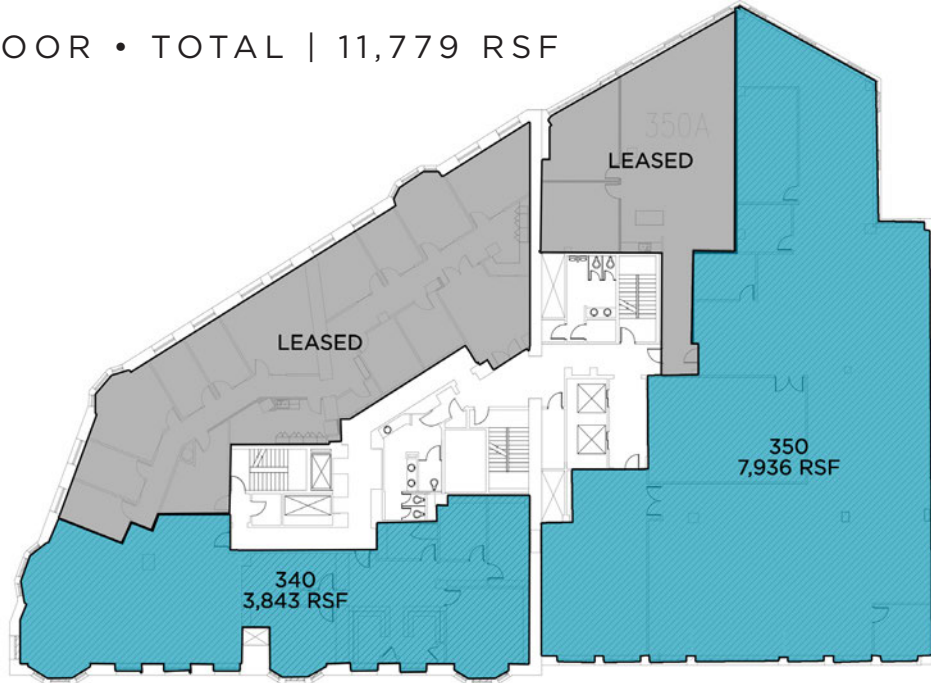


1468 W. 9th Views



FLOORPLANS

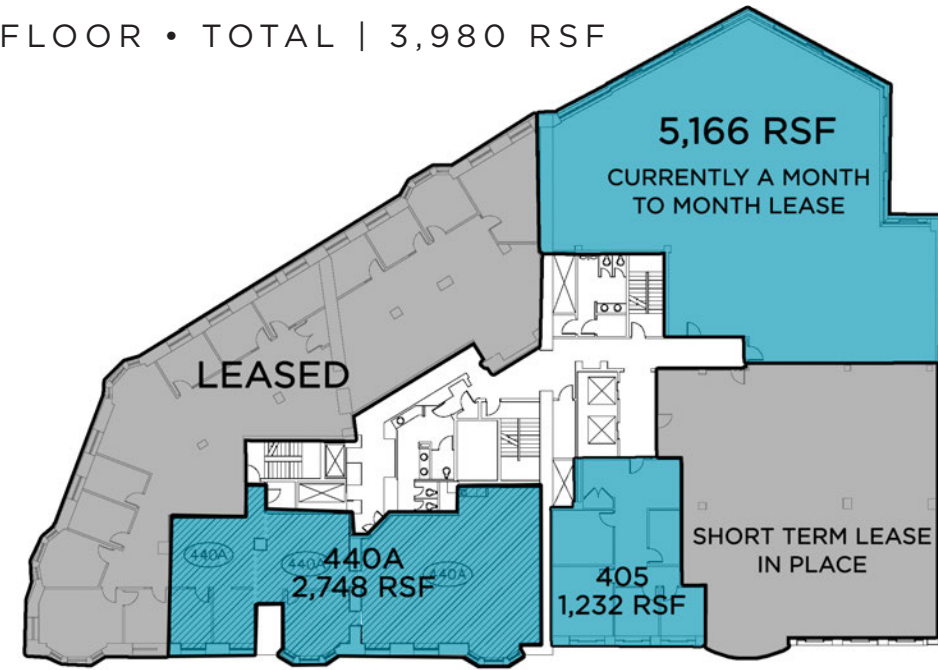
THIRD FLOOR • TOTAL | 11,779 RSF



400 CAR
PARKING
GARAGE

WEST 9TH STREET

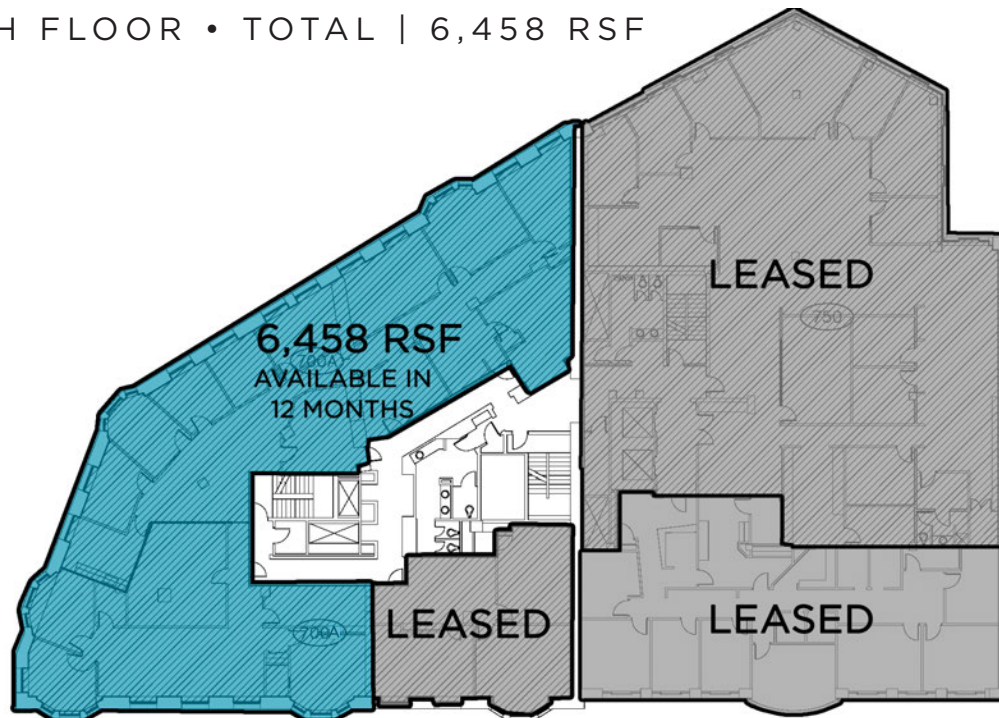
FOURTH FLOOR • TOTAL | 3,980 RSF



400 CAR
PARKING
GARAGE

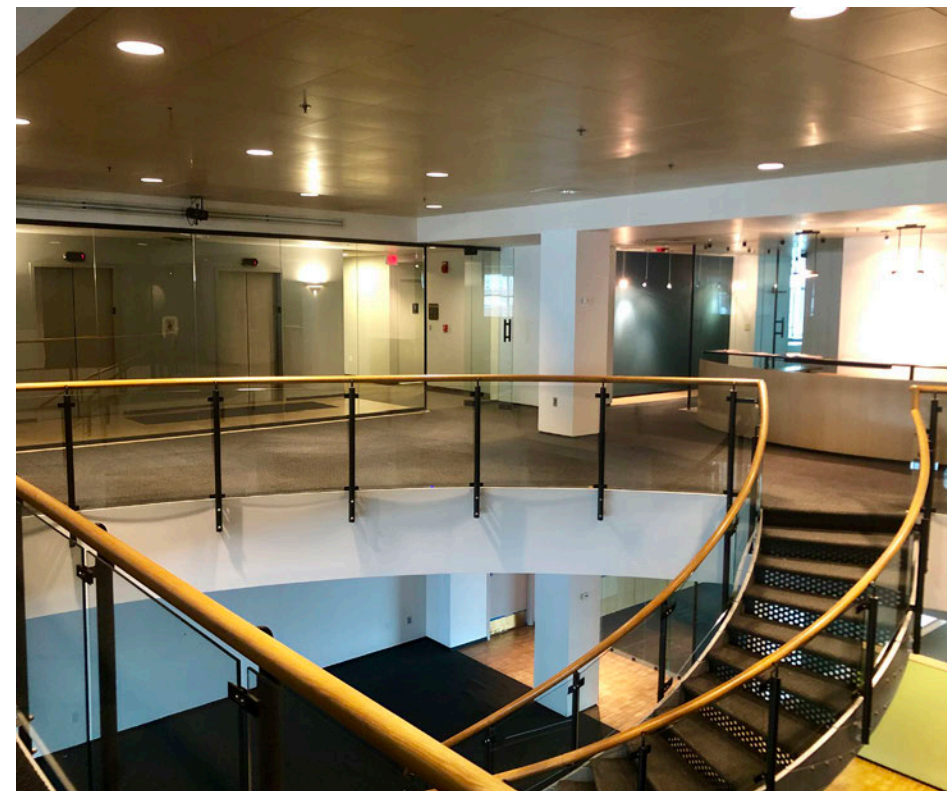
WEST 9TH STREET

SEVENTH FLOOR • TOTAL | 6,458 RSF



400 CAR
PARKING
GARAGE

WEST 9TH STREET





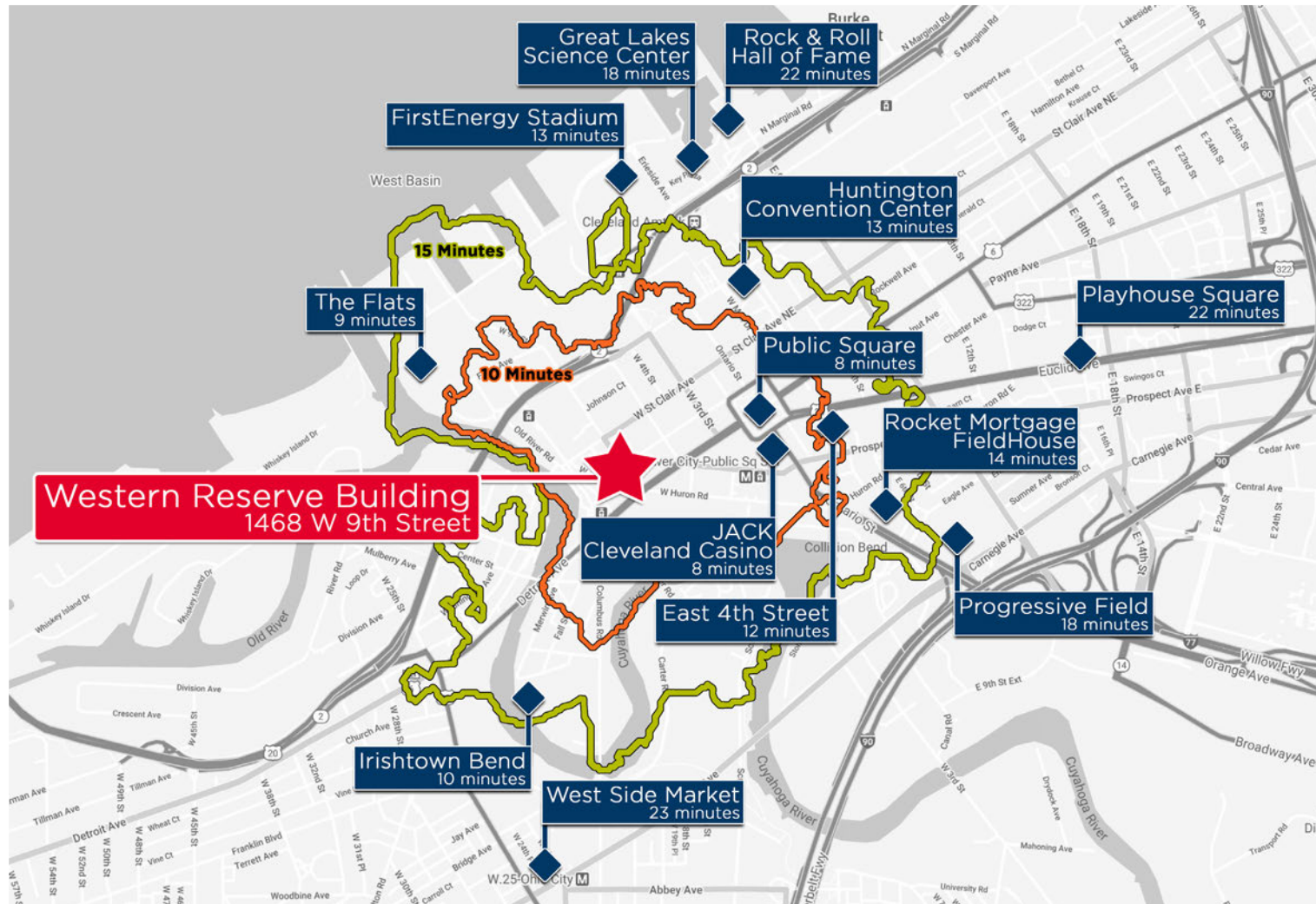
EXCELLENT WALKING ACCESS TO MANY AREA AND NEIGHBORHOOD AMENITIES

Canal Basin Park

CANAL BASIN PARK WILL SERVE AS A GATHERING PLACE, INTERPRETIVE PARK AND CONNECTIVE HUB AT THE NORTHERN END OF THE TOWPATH. PROJECTED TO OPEN IN 2021, THE 20 ACRE PARK WILL BE THE LARGEST URBAN GREENSPACE IN CLEVELAND.



Cleveland Metroparks



Quick access to all major freeway systems, and public transportation is at your doorstep



Sixteen (16) hotels with 4,300 rooms in close proximity to the Warehouse District



Growing residential community home to almost 3,000 residents, ranging from dramatic loft apartments to multiple bedroom penthouses to newly renovated condominiums





CLEVELAND SKYLINE



DOWNTOWN CLEVELAND ALLIANCE (DCA) IS A NOT-FOR-PROFIT ORGANIZATION COMMITTED TO MAKING DOWNTOWN CLEVELAND THE MOST COMPELLING PLACE

WWW.DOWNTOWNCLEVELAND.COM

Cleveland

TO WORK, PLAY AND LIVE.

WORK

Downtown Cleveland is a dynamic work environment that is home to thriving, innovative organizations. As Northeast Ohio's largest jobs center, Downtown Cleveland is full of transportation, entertainment, and dining options that attract workers and employers who want to be surrounded by excitement and vibrancy.

Downtown Cleveland's strong talent base and employment growth fuel the office market. Recent data indicates that Downtown Cleveland employers increased added over 3,500 jobs over the last five (5) years, bringing employment to over 100,000. Home to 16M total square feet of office space, Downtown Cleveland's Class A occupancy rate stands at 88%.

PLAY

There's so much going on in Downtown Cleveland!

Downtown Cleveland is an entertainment hub. From concerts at the House of Blues to the Broadway shows in Playhouse Square, Downtown Cleveland has it all!

The DCA team also produces a large amount of events that take place year round. From Downtown Cleveland Restaurant Week to Winterfest, Walnut Wednesday to North Coast Namaste, it's all here.

LIVE

Downtown Cleveland has nine (9) residential neighborhoods brimming with attractions, world-class restaurant and entertainment options to fit all lifestyles.

As Northeast Ohio's fastest growing neighborhood, Downtown Cleveland has big city amenities and neighborhood communities. Today, a diverse population of nearly 20,000 people lives in Downtown Cleveland.



CLEVELAND METROPARKS

CONSTANTINO'S MARKET

REBOL

EAST BANK OF THE FLATS

PLAYHOUSE SQUARE

ROCK & ROLL HALL OF FAME

PUBLIC SQUARE

Work. Play.

The Warehouse District offers tenants access to a historic downtown feel with today's modern elements. With an expansive mix of restaurants, shopping and fun, the Warehouse District is the best place to work.

CONFERENCE AVAILABILITY

BEERHEAD BREWERY



Everything you need, on and off the clock.

At 1468 West 9th, everything you need is at your fingertips. You can work, eat, shop, and relax, all within the neighborhood. Here's what your average weekday might look like.

8:30a

STARBUCKS

Grab a quick morning coffee on your way in the office at Starbucks, which is conveniently located right across the street from the Western Reserve Building



10:00a



REBOL

Right around the corner from 1468 West 9th, REBOL is conveniently located so you can grab a mid-morning snack or healthy breakfast.

10:30a

STUDIO PALMIERI

Area service in the Warehouse District to stop in for a quick cut midway through your work day



11:30a



LUNCH AT TAZA LEBANESE GRILL

Just 2 blocks away from 1468 West 9th Street, Taza has so much to offer! Wide selection of entrées for an exotic, unforgettable experience.

5:30p



JOG ALONG THE EAST BANK OF THE FLATS

Located just minutes from the Western Reserve Building, the newly-renovated riverfront boardwalk is great for your post-day fitness routine.

7:00p



PATIO DRINKS AND APPETIZERS

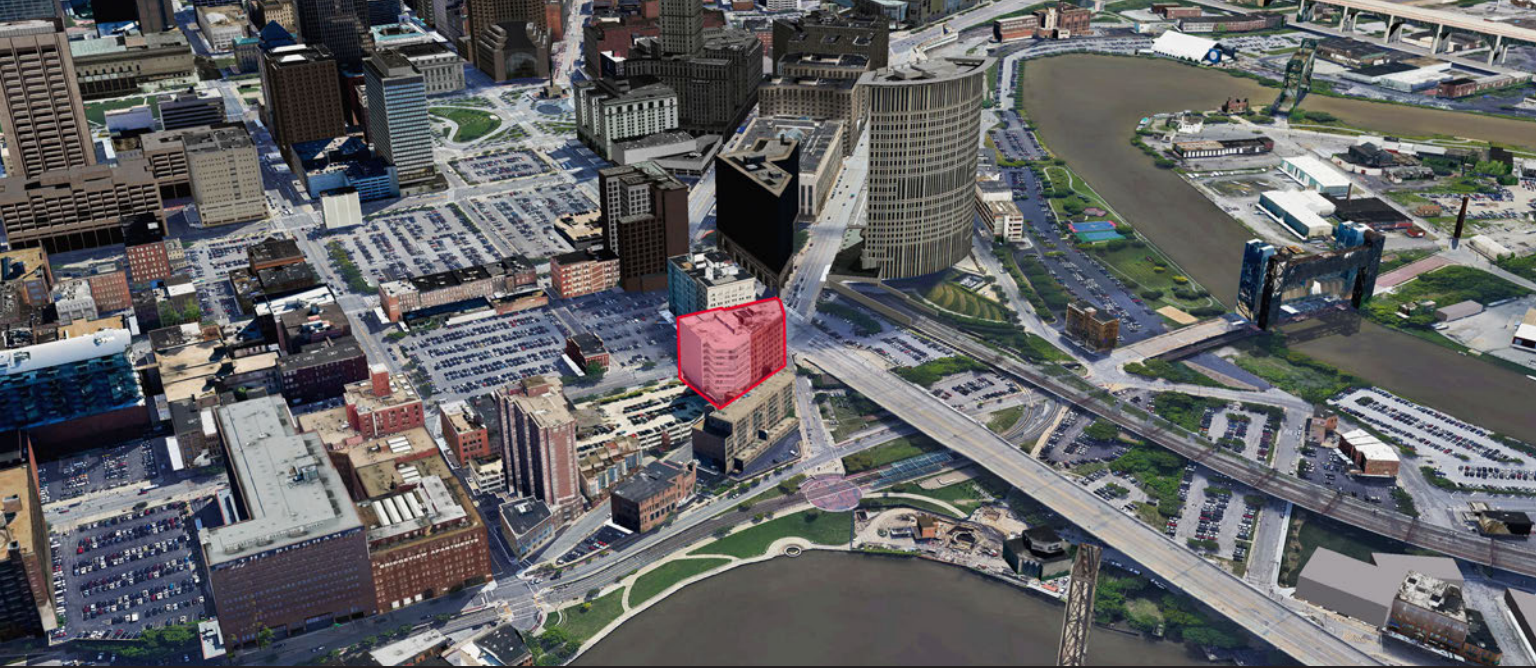
Wind down from the workday with cocktails & appetizers on the patio or in the dining room at Alley Cat Oyster Bar.

7:30p



EAST BANK OF THE FLATS

Head back down to the East Bank of the Flats for your pick of a fabulous dining experience at one of the many restaurants located in the Flats.



Expansive views of the historic Warehouse District.

Discover a whole new way to work.

1 4 6 8 W E S T 9 T H

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