



**2498 SUPERIOR AVENUE**  
Cleveland, Ohio 44114



# 2498 SUPERIOR AVENUE

Cleveland, Ohio 44114

OFFICE SPACE AVAILABLE IN  
THE SUPERIOR ARTS DISTRICT

## AVAILABLE SPACE

Total SF: 42,993 SF  
Lower Level: 14,331 SF  
First Floor: 14,331 SF  
Second Floor: 14,331 SF

## LEASE RATE

\$12.00 - \$15.00/SF NNN

## COMMENTS

- Open floor plates and high ceilings with mushroom columns
- Fenced-in parking lot plus on-site parking with additional owner-controlled parking available
- One (1) mile from Public Square with direct access from the highway
- Close proximity to I-90, S.R. 2, and I-77



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**CUSHMAN &  
WAKEFIELD**





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**CUSHMAN &  
WAKEFIELD**

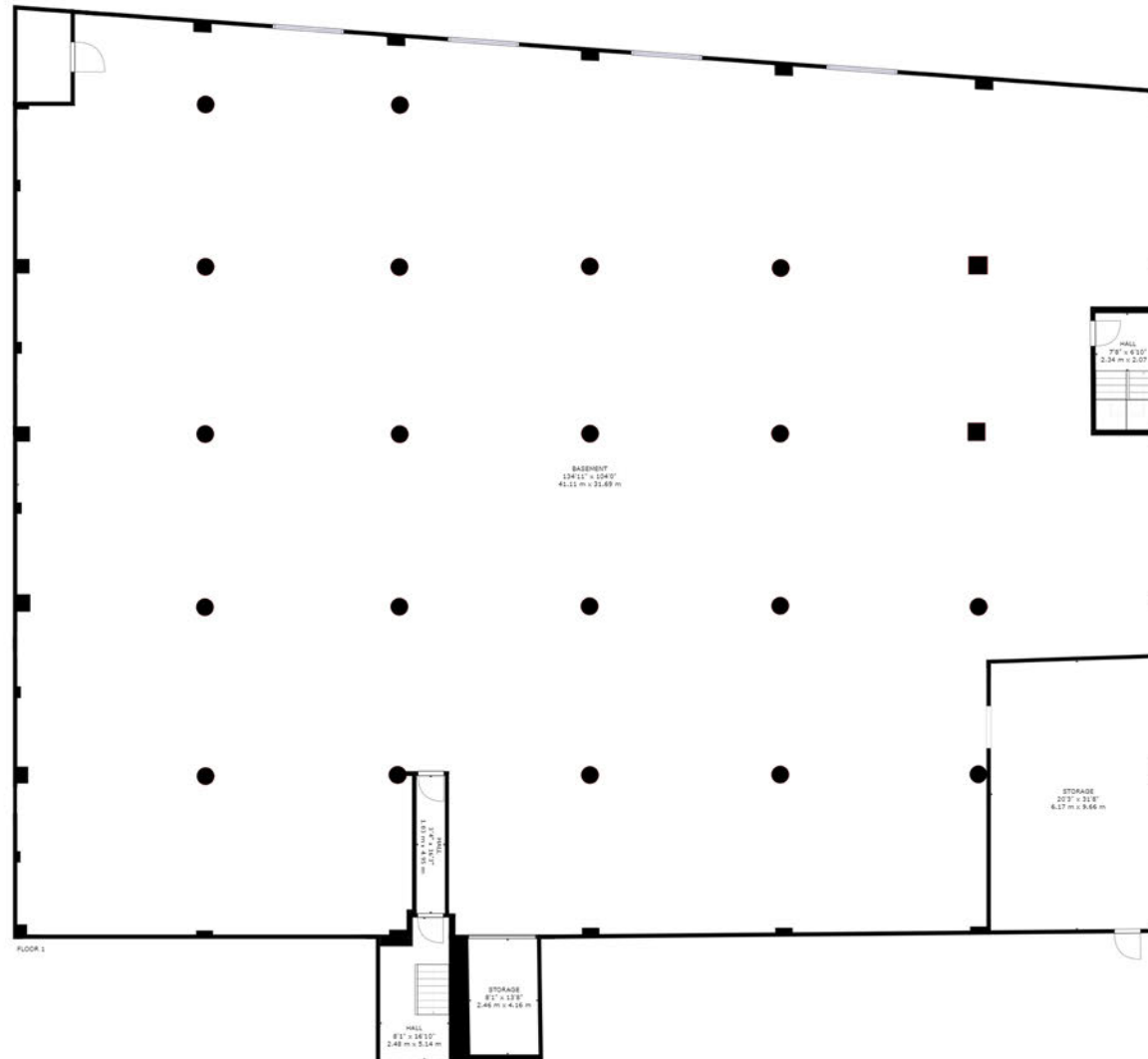


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## LOWER LEVEL



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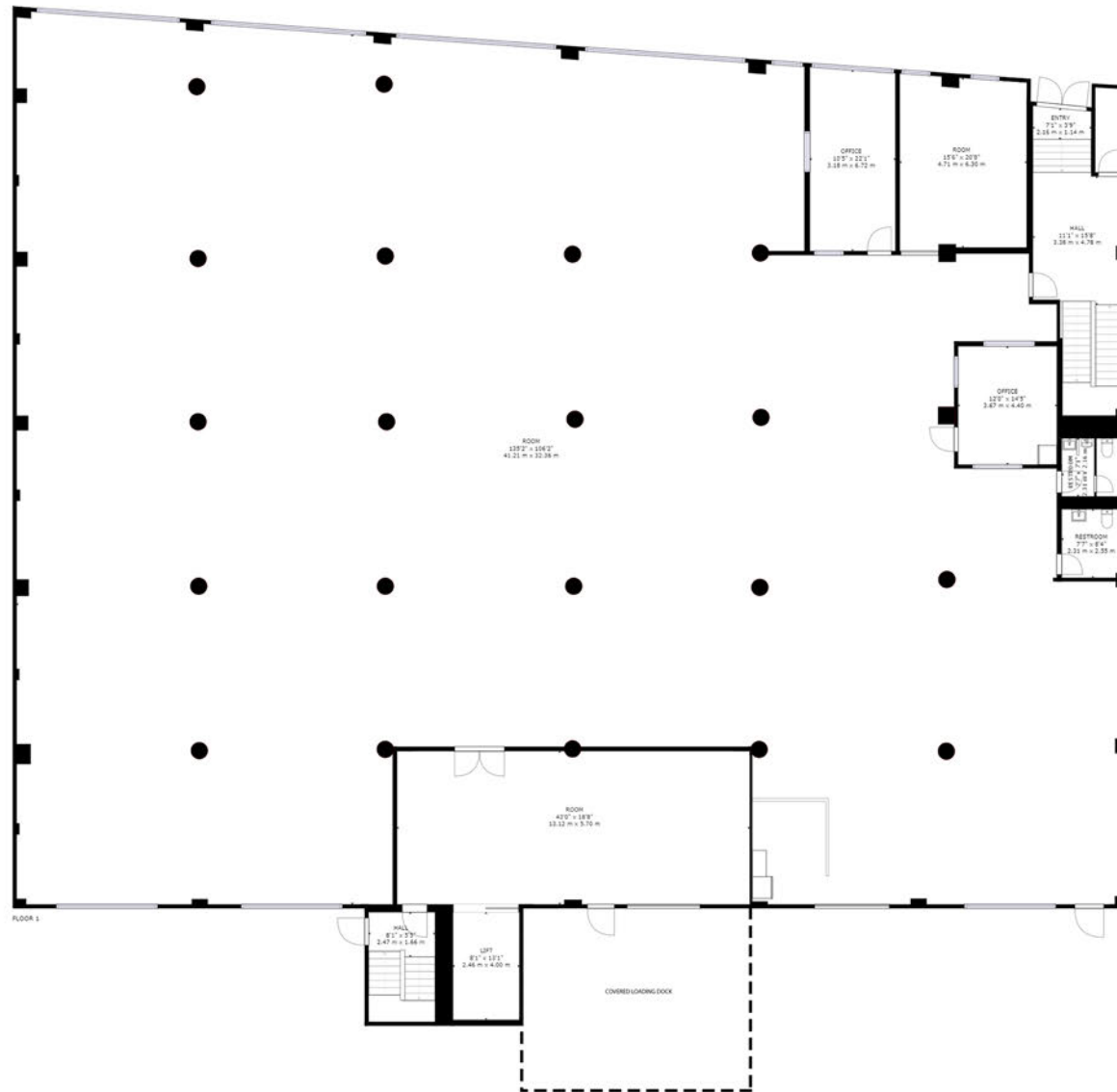


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## FIRST FLOOR

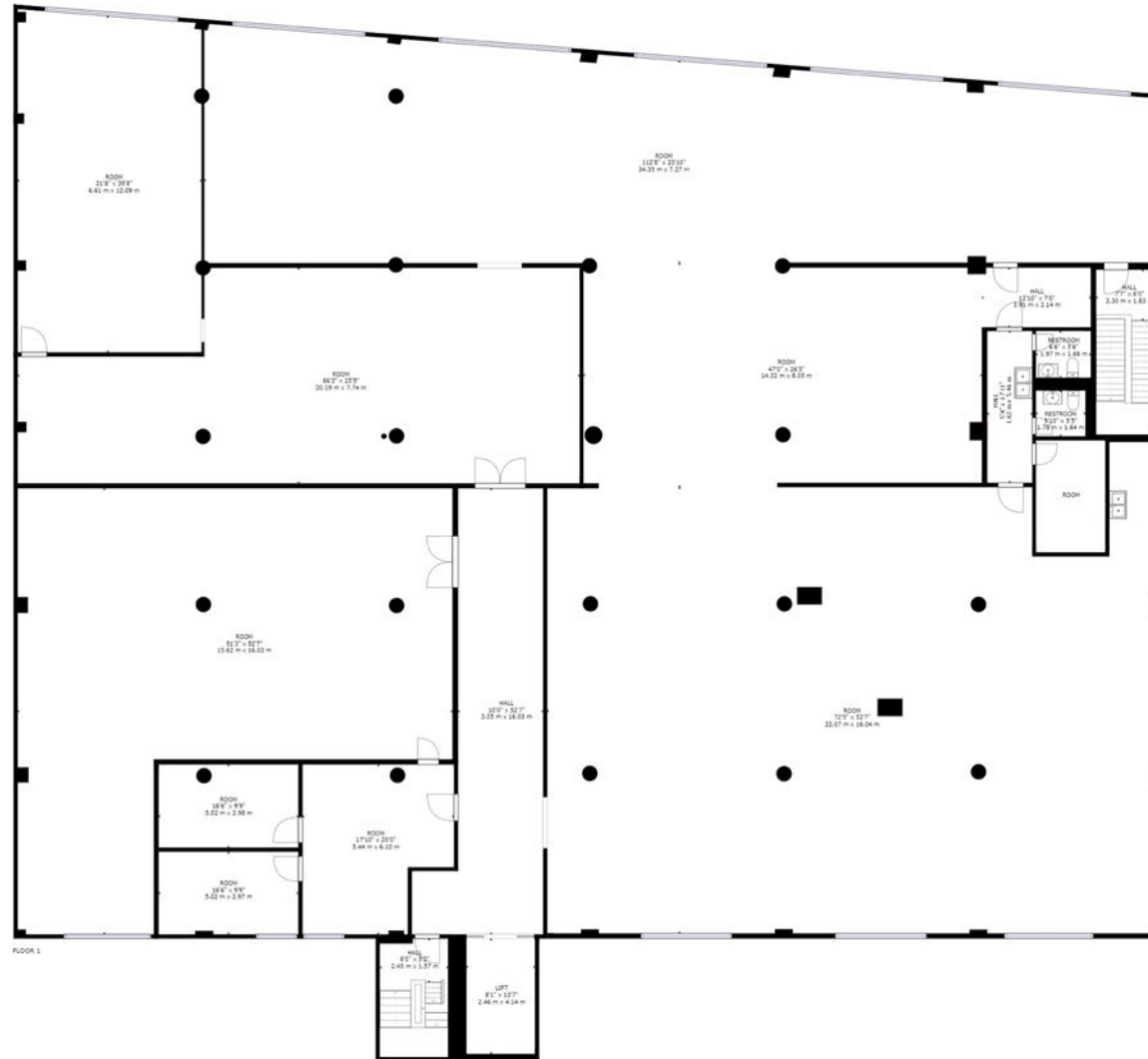


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## SECOND FLOOR

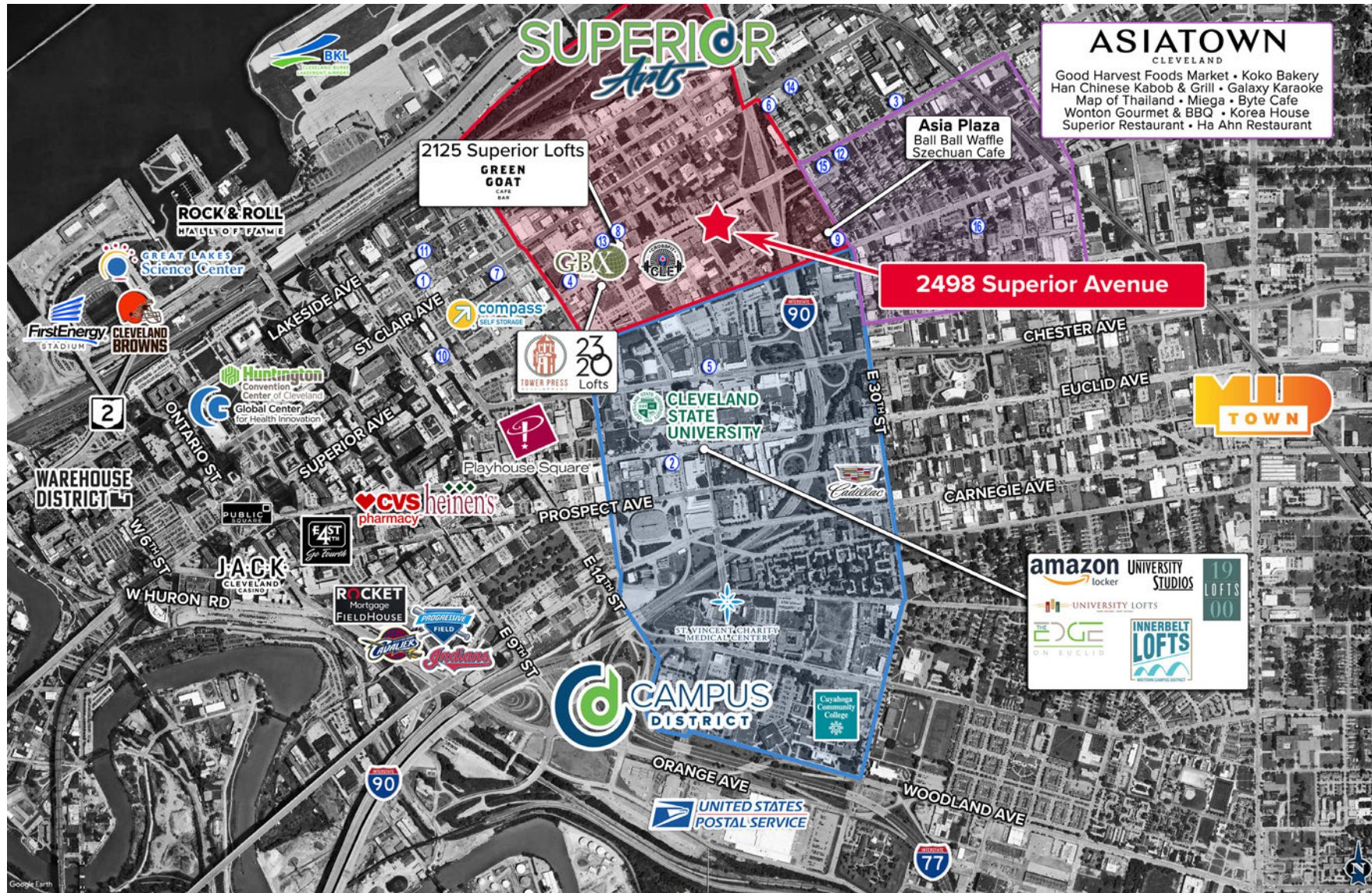




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- |   |                      |
|---|----------------------|
| ① | Barrister's Deli     |
| ② | Bombay Chaat         |
| ③ | Byte Cafe            |
| ④ | Cafe 18              |
| ⑤ | Chapati Indian Grill |
| ⑥ | Crust                |
| ⑦ | Danny's Deli         |
| ⑧ | Emperor's Palace     |
| ⑨ | Li Wah               |
| ⑩ | Masthead Brewing     |
| ⑪ | Noble Beast Brewing  |
| ⑫ | Number One Pho       |
| ⑬ | Renee's Place        |
| ⑭ | Slyman's             |
| ⑮ | Superior Pho         |
| ⑯ | Szechwan Gourmet     |

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## TENANT AMENITIES & SERVICES

**Special Improvement District (SID) that promotes safety, growth, and vitality in the neighborhood through the following programs:**

### Clean & Safe Program

- \* Clean Ambassadors: includes graffiti removal; litter removal; power washing of sidewalks; weed abatement; removal of dog waste
- \* Safety Ambassadors: regular patrols; ongoing communications with police; contact with pedestrians to provide information, directions; visitor assistance; safety escorts; help direct homeless people to needed services
- \* Business Development: business recruitment and retention; parking and transportation management; resident attraction and housing development support; technical assistance to economic development

### Where Are We Wednesdays

Task force that identifies the needs of the community by engaging its residents and businesses

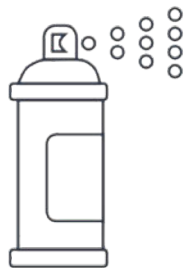
### New Wheels

A heavy-duty electric trike equipped with water tank and pressure washer for on-demand removal of spills and stains; available Monday through Friday, 9:00AM - 5:00PM

### Fall and Spring Clean Ups



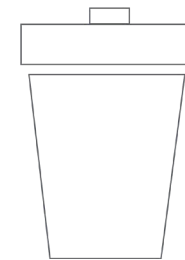
**125**  
SECURITY CHECKS  
& SAFETY ESCORTS



**150**  
GRAFFITI TAGS  
REMOVED



**2,058**  
BUSINESS  
CONTACTS



**82,369**  
POUNDS OF  
TRASH COLLECTED

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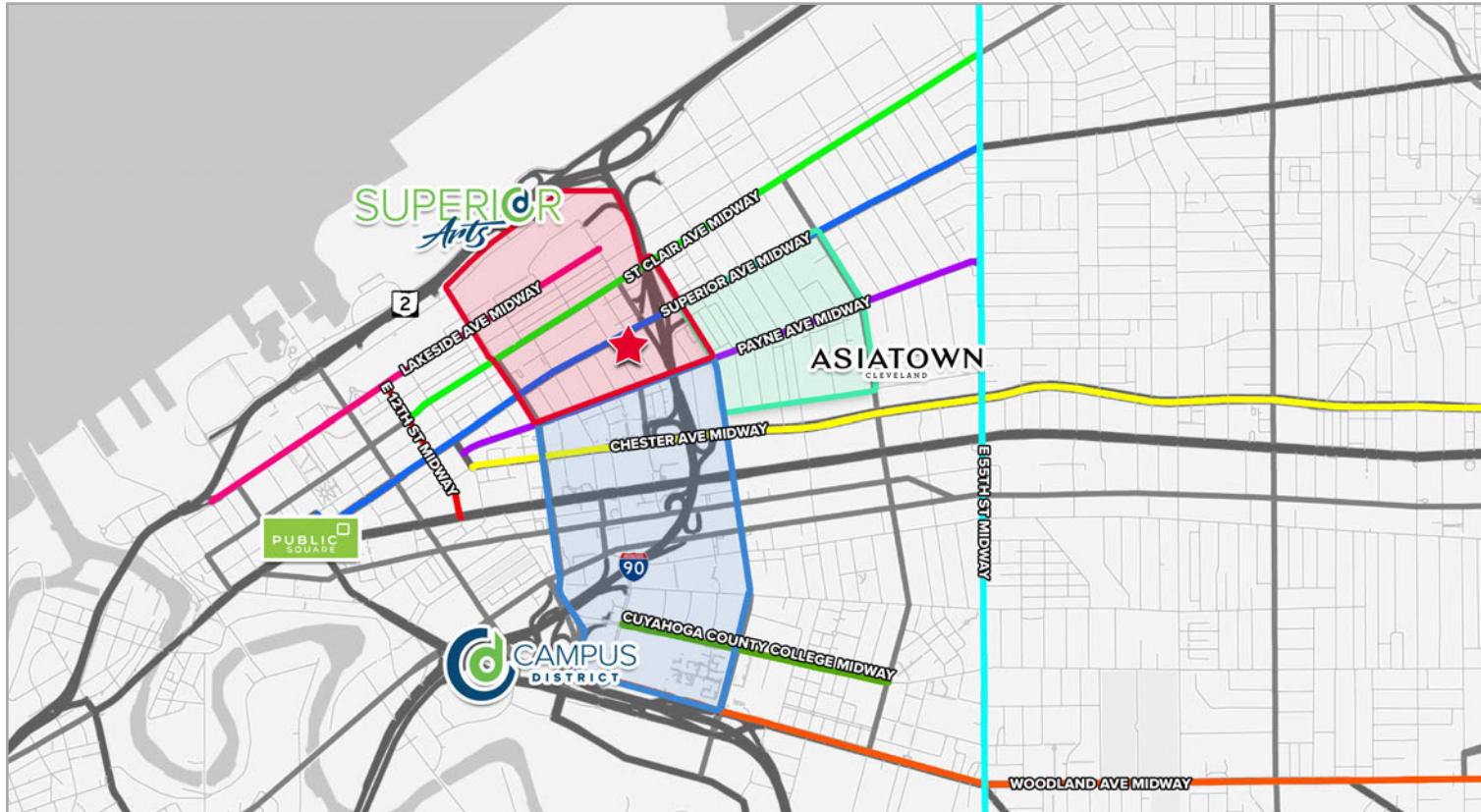
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## THE MIDWAY CLEVELAND'S PROTECTED BIKEWAY NETWORK

- \* When complete, will be the most extensive bike network of its kind anywhere
- \* Will consist of 60 miles of landscape-buffered, two-directional center lane bike lanes, with separate bike signal system
- \* A total of seven (7) Midway routes will run through the Superior Arts and Campus Districts
- \* One of the project's pilot corridors is Superior Avenue, and the route runs directly in front of 2331 Superior Avenue

SUPERIOR  
*Arts*



**THE MIDWAY**



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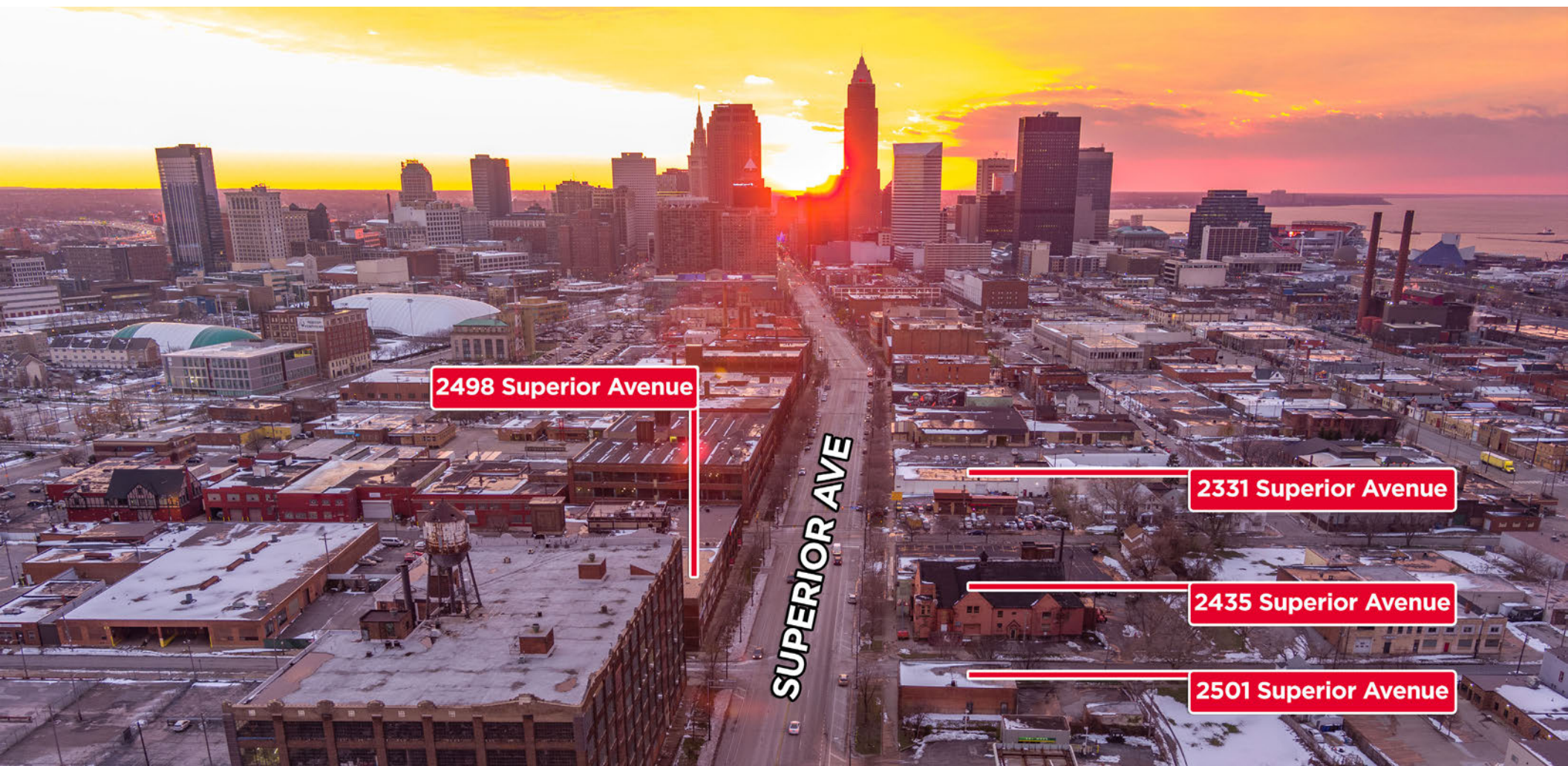
**CUSHMAN &  
WAKEFIELD**

**CRESCO**  
Real Estate



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