

2501 SUPERIOR AVENUE

Cleveland, Ohio 44114

Commercial Space Available in the Superior Arts District



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AVAILABLE SPACE

3,300 SF + 570 SF Garage

COMMENTS

- Open floorplates and high ceilings; perfect contractor building
- Fenced-in parking lot plus 570 SF garage included
- One (1) mile from Public Square with direct access from the highway
- Close proximity to I-90, SR 2, and I-77
- Additional parking options available from ownership

RENT

\$12.00/SF NNN



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AERIAL

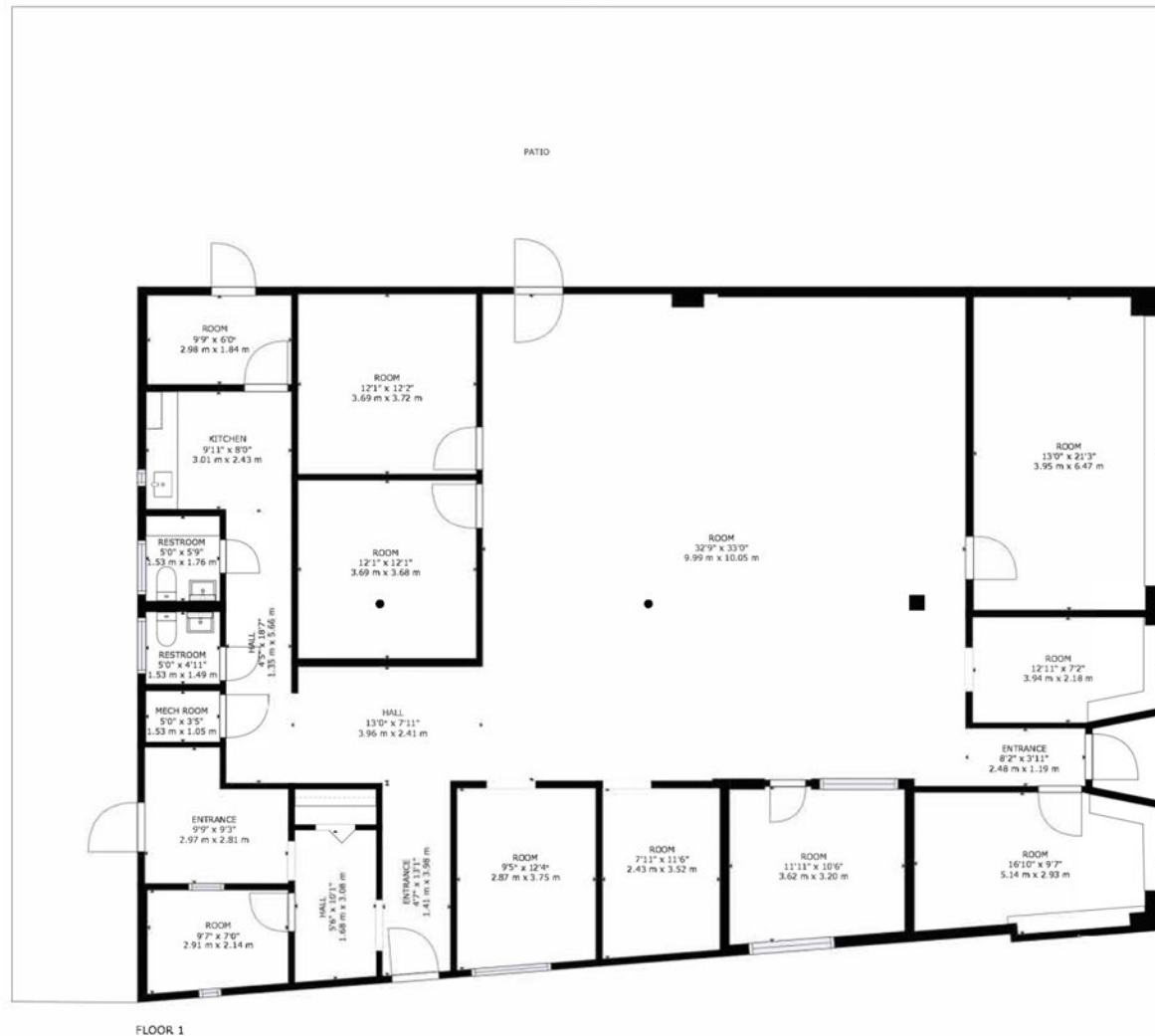


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FLOORPLAN

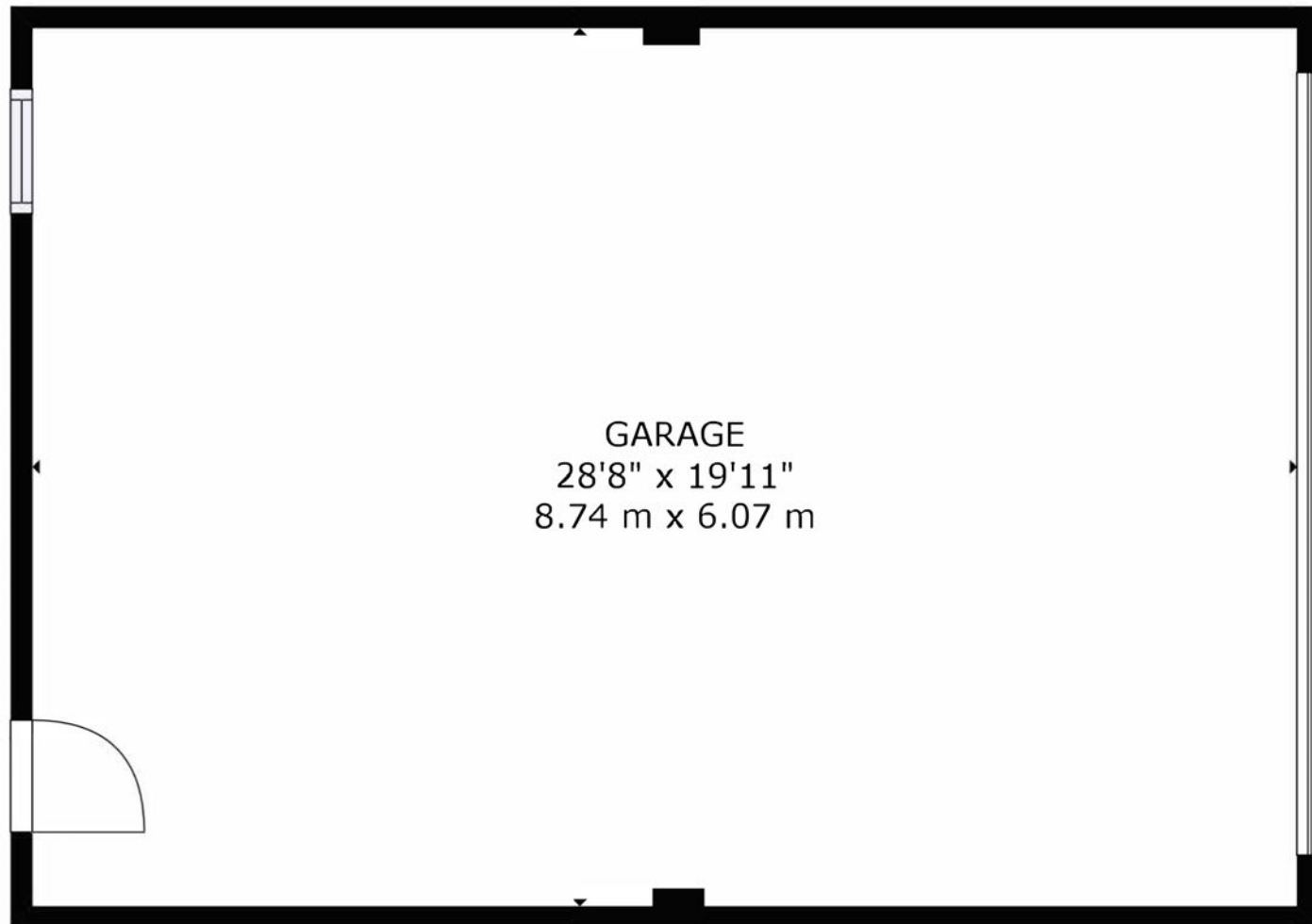


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FLOORPLAN - GARAGE



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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

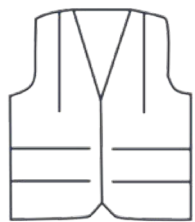
* Safety Ambassadors: regular patrols; ongoing communications with police; contact with pedestrians to provide information, directions; visitor assistance; safety escorts; help direct homeless people to needed services

* 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



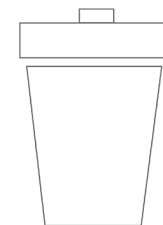
150

GRAFFITI TAGS
REMOVED



2,058

BUSINESS
CONTACTS



82,369

POUNDS OF
TRASH COLLECTED

SUPERIOR
Arts



CUSHMAN &
WAKEFIELD

CRESCO
Real Estate

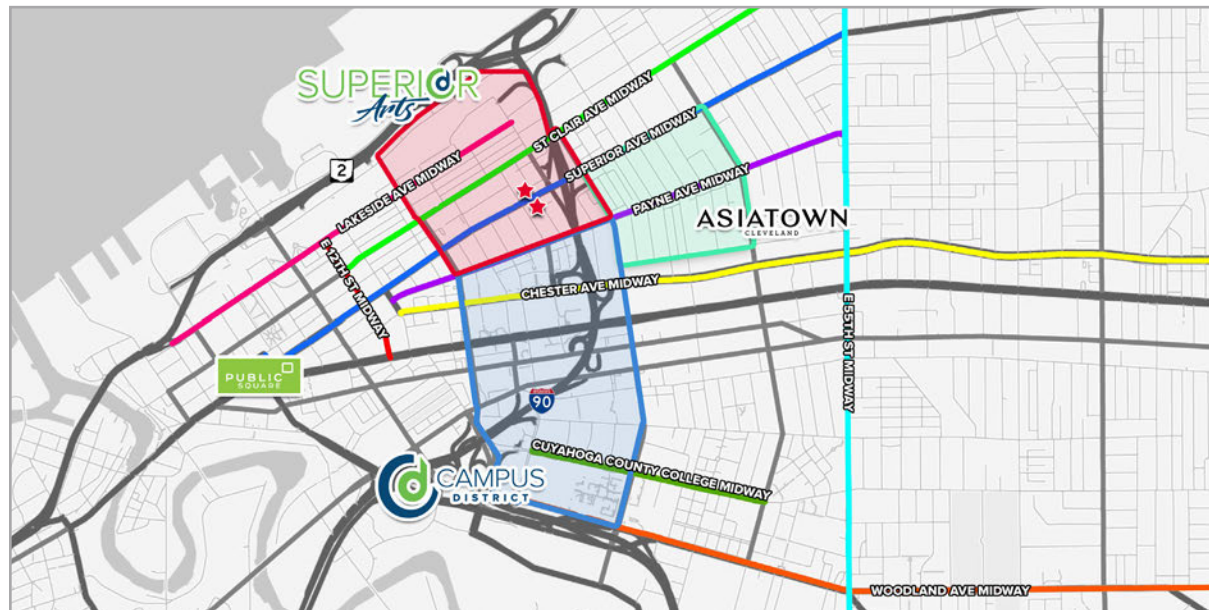
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The Midway - Cleveland's Protected Bikeway Network

- * 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 2435 Superior Avenue East.



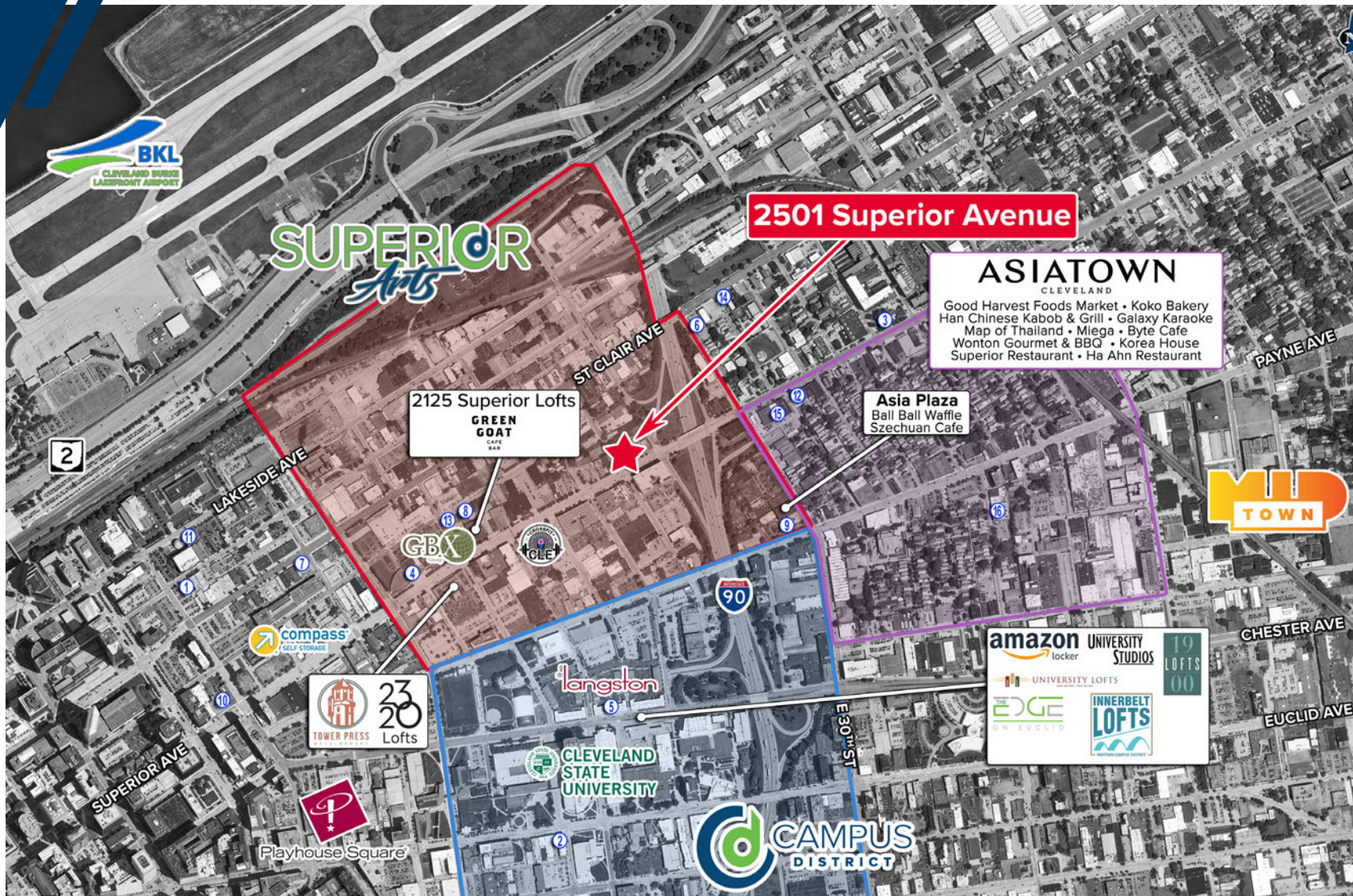
SUPERIOR
Arts



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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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