



# THE OFFICES AT WAGNER AWNING

2658 SCRANTON RD, CLEVELAND, OH 44113



# 2658 SCRANTON RD

## CLEVELAND, OH 44113

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### HIGHLIGHTS

- 4,370 SF of move-in-ready creative office space located in the Wagner Awning building
- Open concept space with room for 10+ workstations, 3 private offices, and a large all-glass conference room
- Premium finishes throughout the space, including high-end kitchenette with all appliances, LED lighting, new bathrooms, newer carpeting and polished concrete flooring
- Incredible patio space included for outdoor work or meetings
- Free parking for tenants directly on site

### AVAILABLE SPACE

**4,370 SF**

### LEASE RATE

**\$16.00/SF**







Main Common Area Entrance



Massive Glass Conference Room



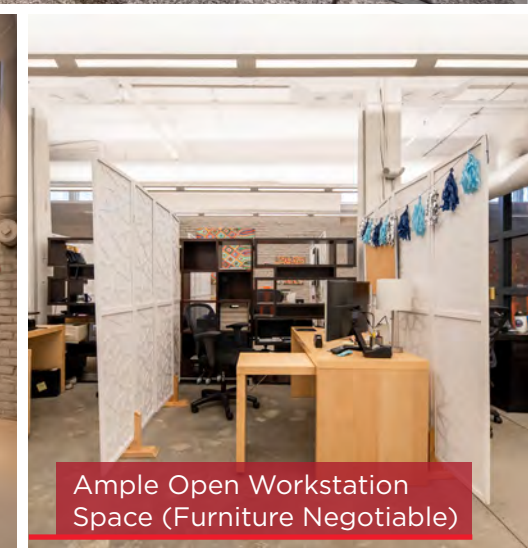
Pool Table (Available)



Kitchen with all Appliances  
& Premium Finishes



Two Swings for Tenants  
to Take Mental Breaks



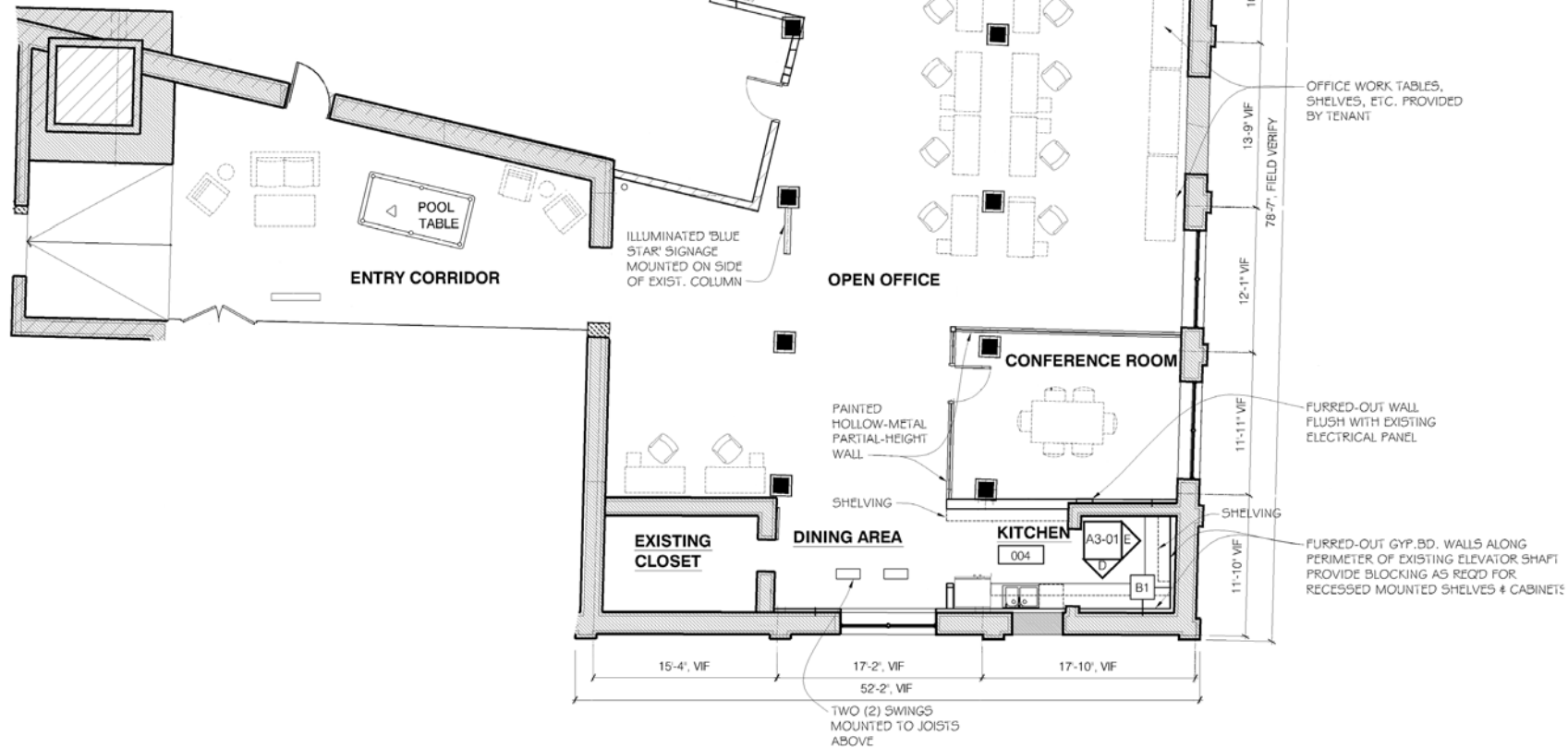
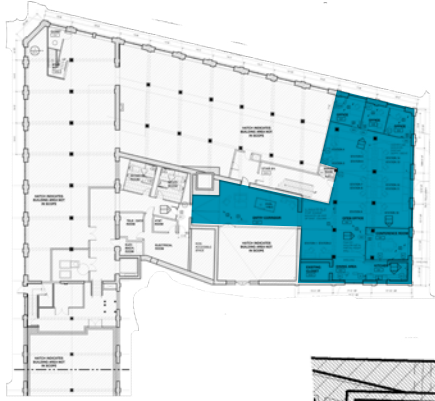
Ample Open Workstation Space  
(Furniture Negotiable)



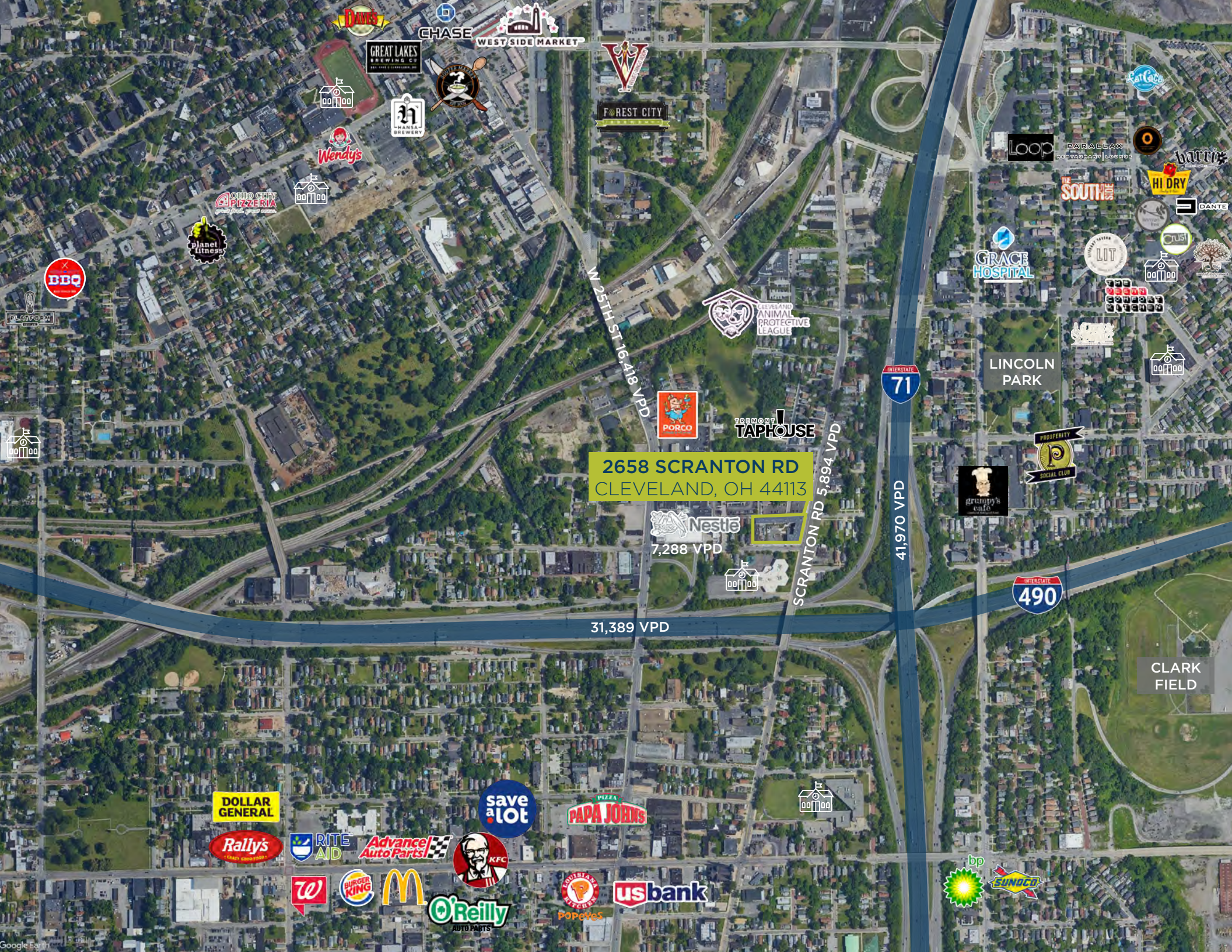
Private Office with High  
Ceilings & Exposed Brick



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2658 SCRANTON RD  
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Nestle  
7,288 VPD

31,389 VPD

41,970 VPD

SCRANTON RD 5,894 VPD

W 25TH ST 16,418 VPD

71

490

LINCOLN PARK

CLARK FIELD





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