



FOR LEASE (OFFICE/RETAIL/MEDICAL/ENTERTAINMENT)

# DESIGN TO SUIT CREATIVE SPACE

811 PROSPECT AVE, CLEVELAND, OHIO 44115



# 811 PROSPECT AVE

## CLEVELAND, OH 44115

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### HIGHLIGHTS

- Shell condition 2nd floor & Mezzanine space
- Floor to ceiling windows give off an abundance of natural light
- Join Spry and Southern Tier Brewing Company
- Premium signage & branding opportunity available
- Ownership will turnkey in exchange for term length

### AVAILABLE SPACE

2nd Floor & Mezzanine  
6,683 SF

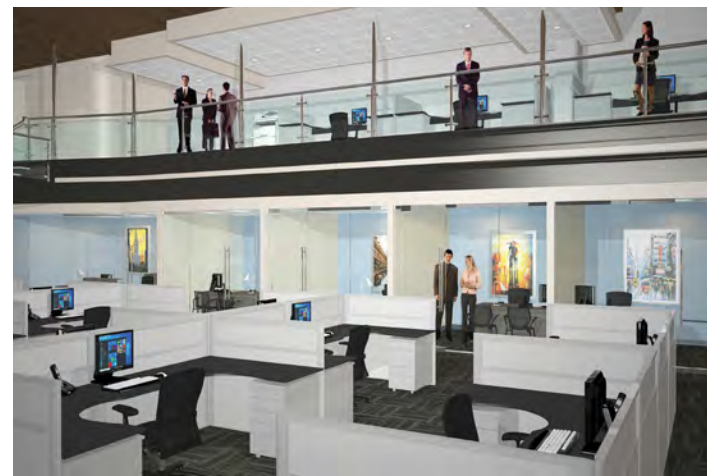
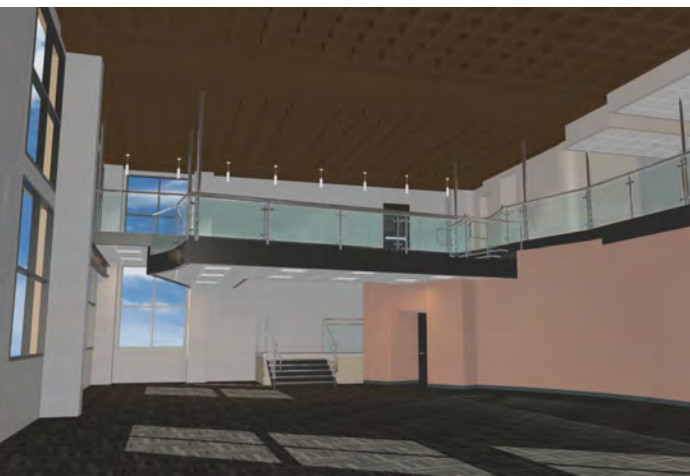
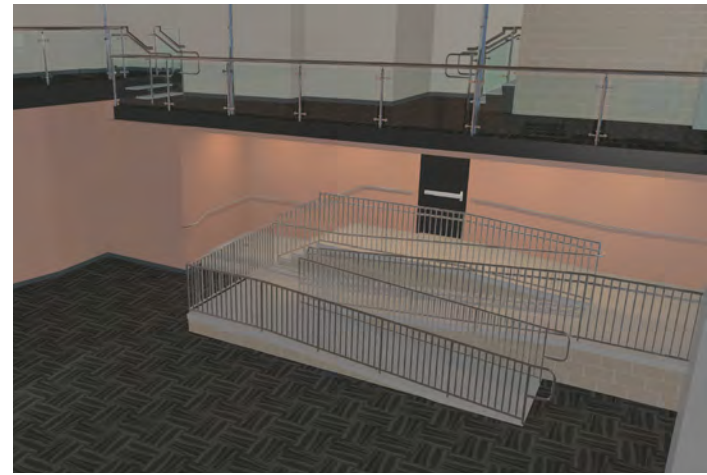
### LEASE RATE

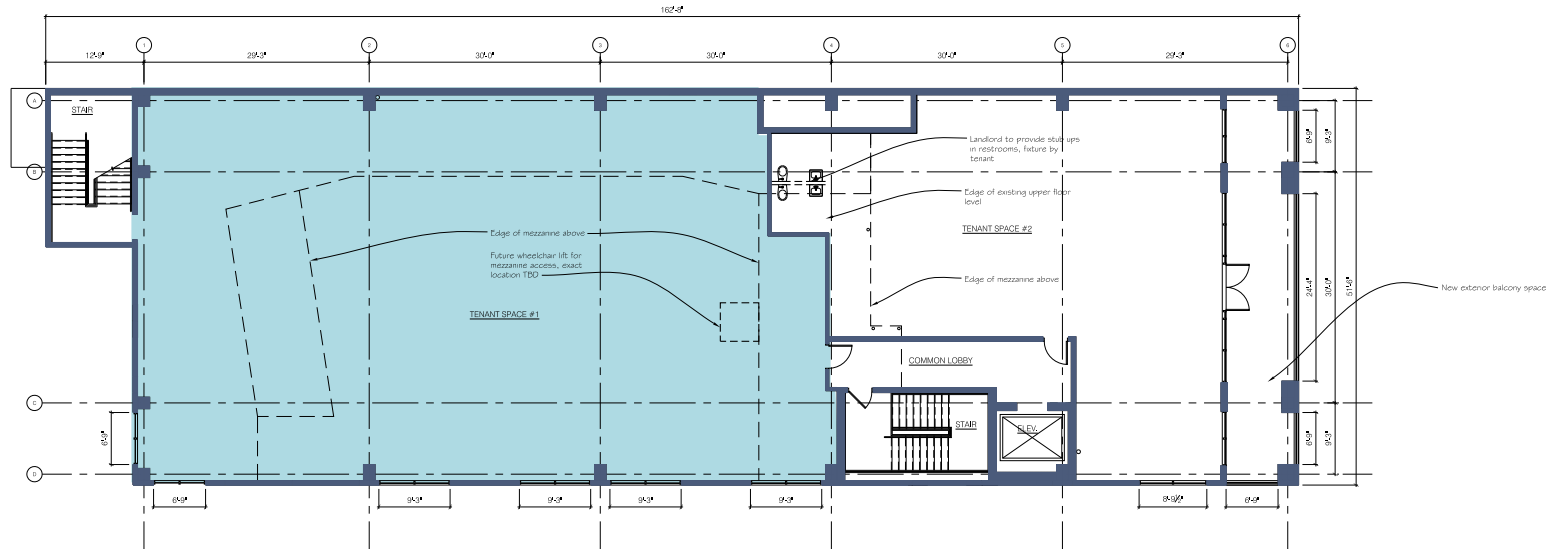
Negotiable



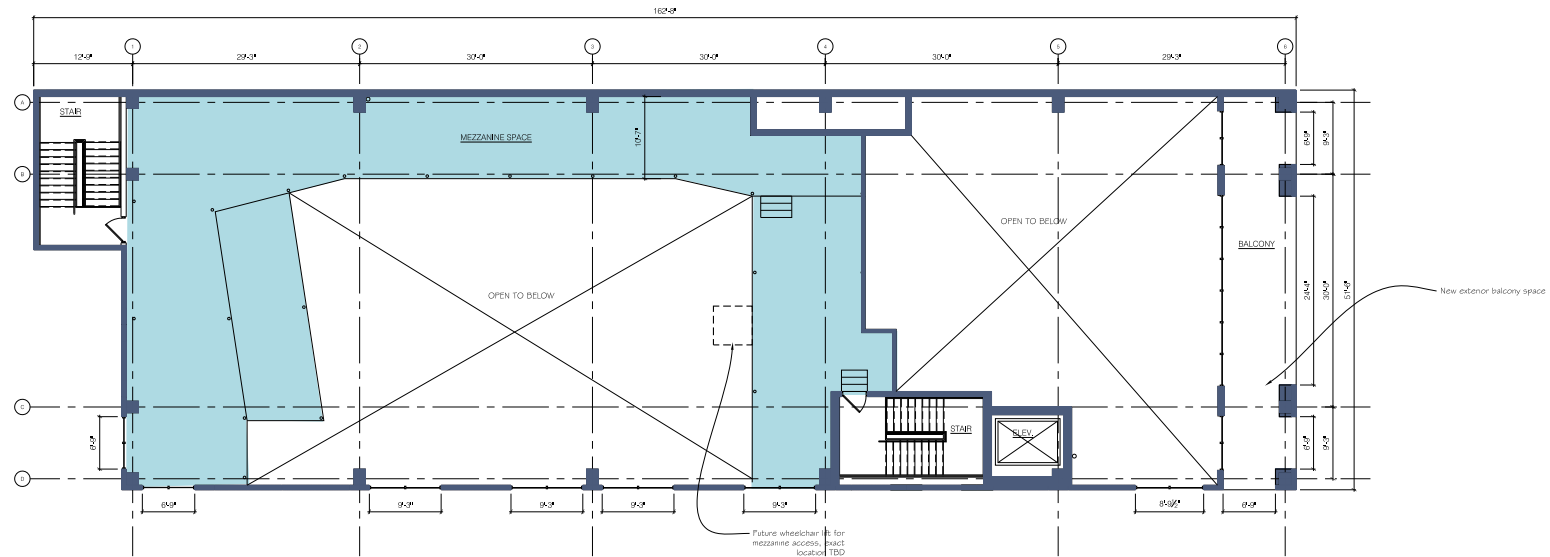


# SPACE POTENTIAL





2ND FLOOR 4,347 SF

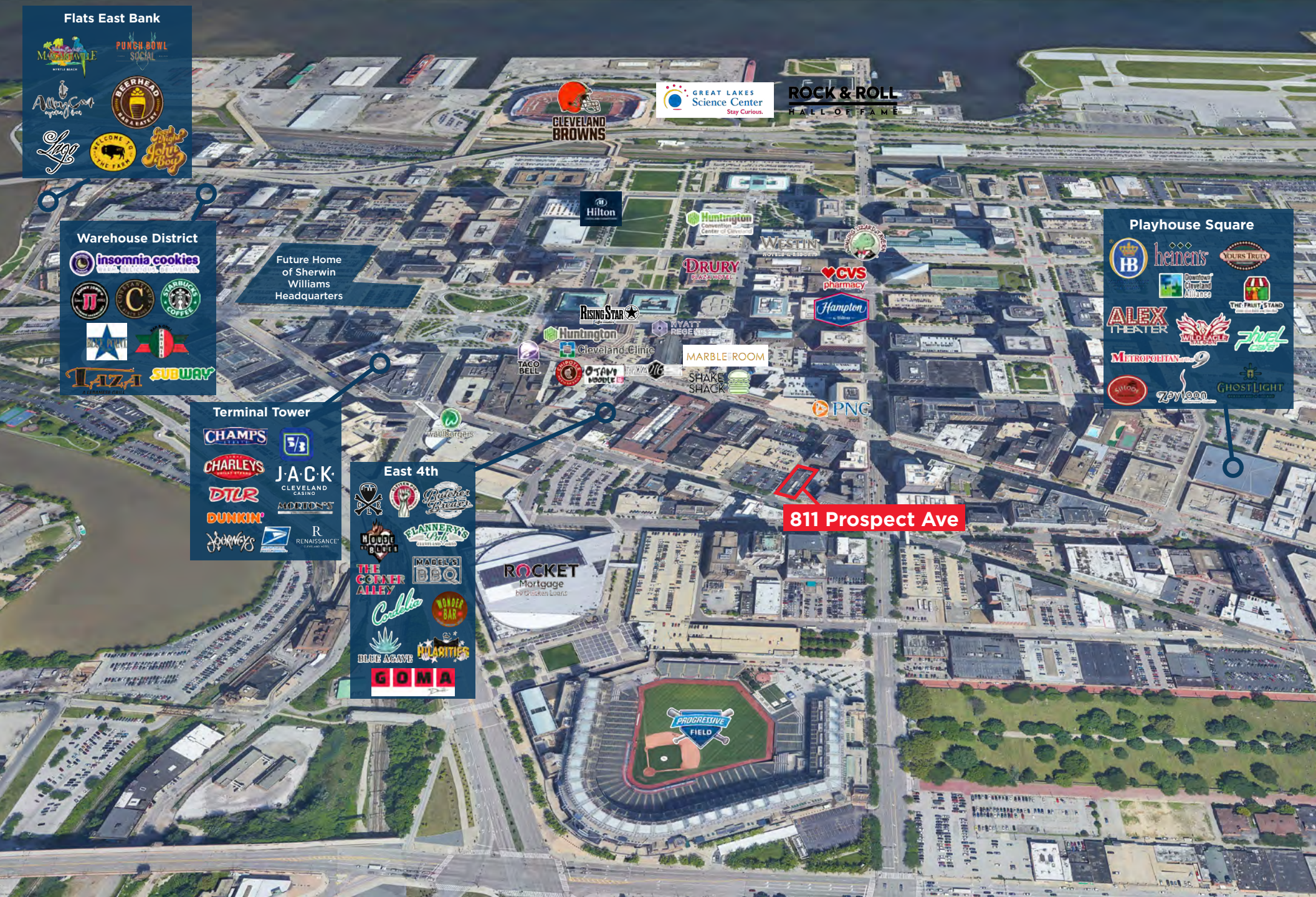


MEZZANINE 2,336 SF

TOTAL 6,683 SF



# GREAT LOCATION



## Flats East Bank



## Warehouse District



Future Home  
of Sherwin  
Williams  
Headquarters

## Terminal Tower



## East 4th



## Playhouse Square



811 Prospect Ave





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