

**UP TO 475,000 SF AVAILABLE FOR LEASE**

✓ **BUILD-TO-SUIT**

✓ **OFFICE/DATA CENTER/LAB SPACE**

✓ **5 MEGAWATTS POWER**

## **Two Cleveland Center**

East 12th and St. Clair Avenue | Cleveland, OH



**NEWMARK**

*Terry* **COYNE**.com





**Undisclosed Price**  
Call for details



**Available Space**  
Up to 475,000 SF



**Power**  
5 megawatts



**Construction**  
Brand new construction



**Parking**

- 341 reserved spaces in building
- Connected to One Cleveland Center garage with 1,120 spaces



**Excellent Location**  
Located in the Nine Twelve District with access to popular restaurants and shopping, allowing tenants the ability to enjoy work-life balance with ease



**Walking Distance**  
Location is a short walk to a number of large office buildings, Huntington Convention Center, Cleveland Browns Stadium, Great Lakes Science Center, Rock & Roll Hall of Fame and major hotels.



**Freeway Proximity**  
Excellent regional access for commuters, positioned within a five-minute drive to I-90, I-77, I-490 and I-71

**CONTACT**

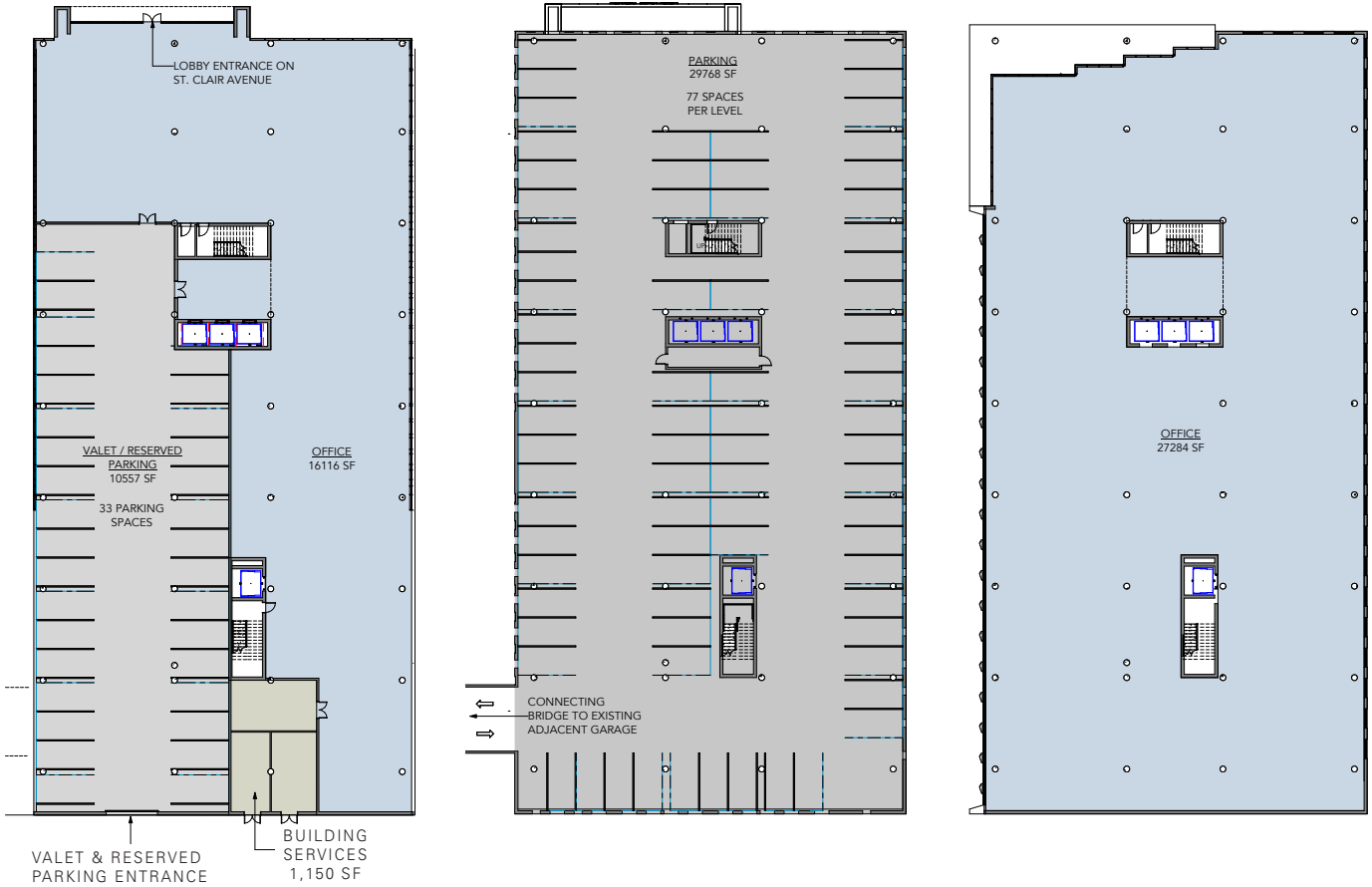


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**FLOOR PLANS**

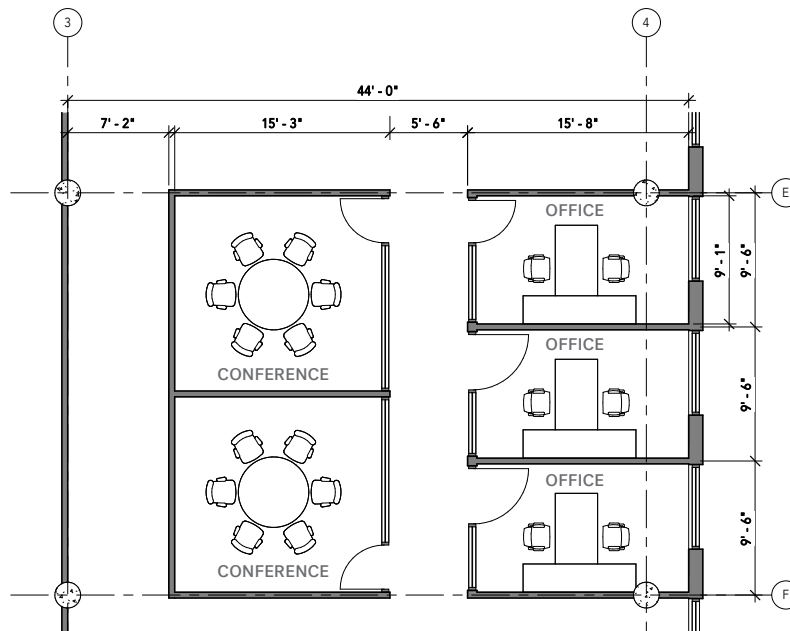


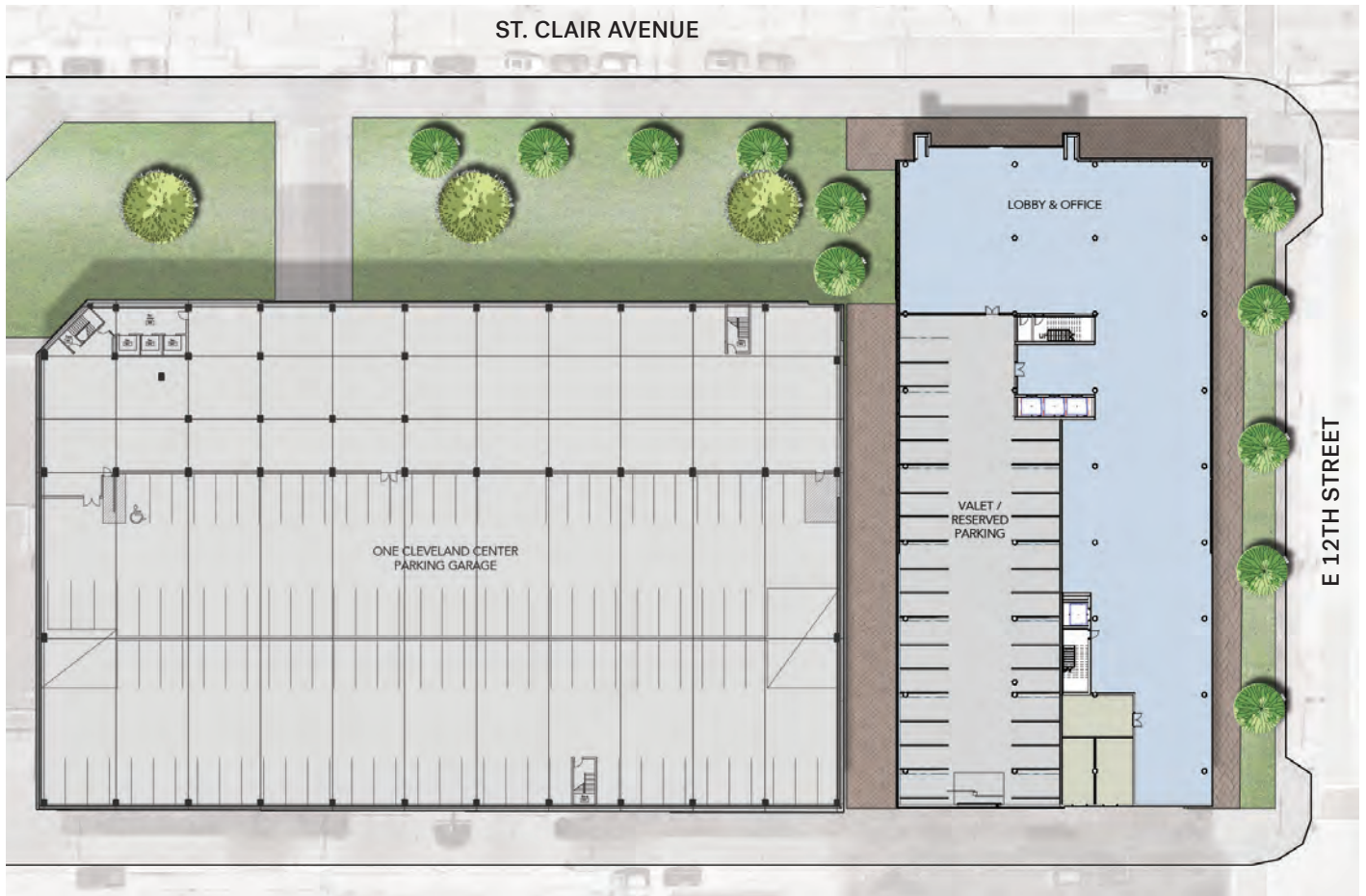
✓ **LEVEL 1** | Lobby Level & Valet Parking  
SCALE: 1/32" = 1'-0"

✓ **LEVELS 2-5** | Typical Parking Levels  
SCALE: 1/32" = 1'-0"

✓ **LEVELS 6-17** | Typical Office Levels  
SCALE: 1/32" = 1'-0"

**TYPICAL OFFICE BAY LAYOUT**





**BUILDING INFORMATION**

- ✓ **Gross Building Area**  
474,600 SF
- ✓ **Gross Office Area**  
338,500 SF
- ✓ **Useable Office Area**  
300,000 SF
- ✓ **Total Parking Spaces**  
341 Spaces



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## District Aerial and Market Overview



Northeast Ohio is the 15th largest market in the United States and has a \$200+ billion economy. It has a regional workforce of 2 million and drive nearly 40% of Ohio's economy, with a robust regional supply chain in manufacturing, automotive, plastics and polymers, financial services and healthcare.

### EMPLOYMENT



- 105,000 jobs
- Largest concentration of employment in Ohio

### HOSPITALITY



- 51.32% hotel occupancy
- \$86.15 Rev PAR rating
- 4,583 hotel rooms
- +18 million annual visitors

### RESIDENTIAL



- 21,000 downtown residents in 2022
- 30,000 residents projected by 2030
- 91% occupancy rate in 2022
- Average rental rate for new construction: \$2/SF+
- +1,700 units under construction 2023

### DEVELOPMENT



- \$8 billion invested over the last 10 years
- \$825 million in development will be completed

### OFFICE

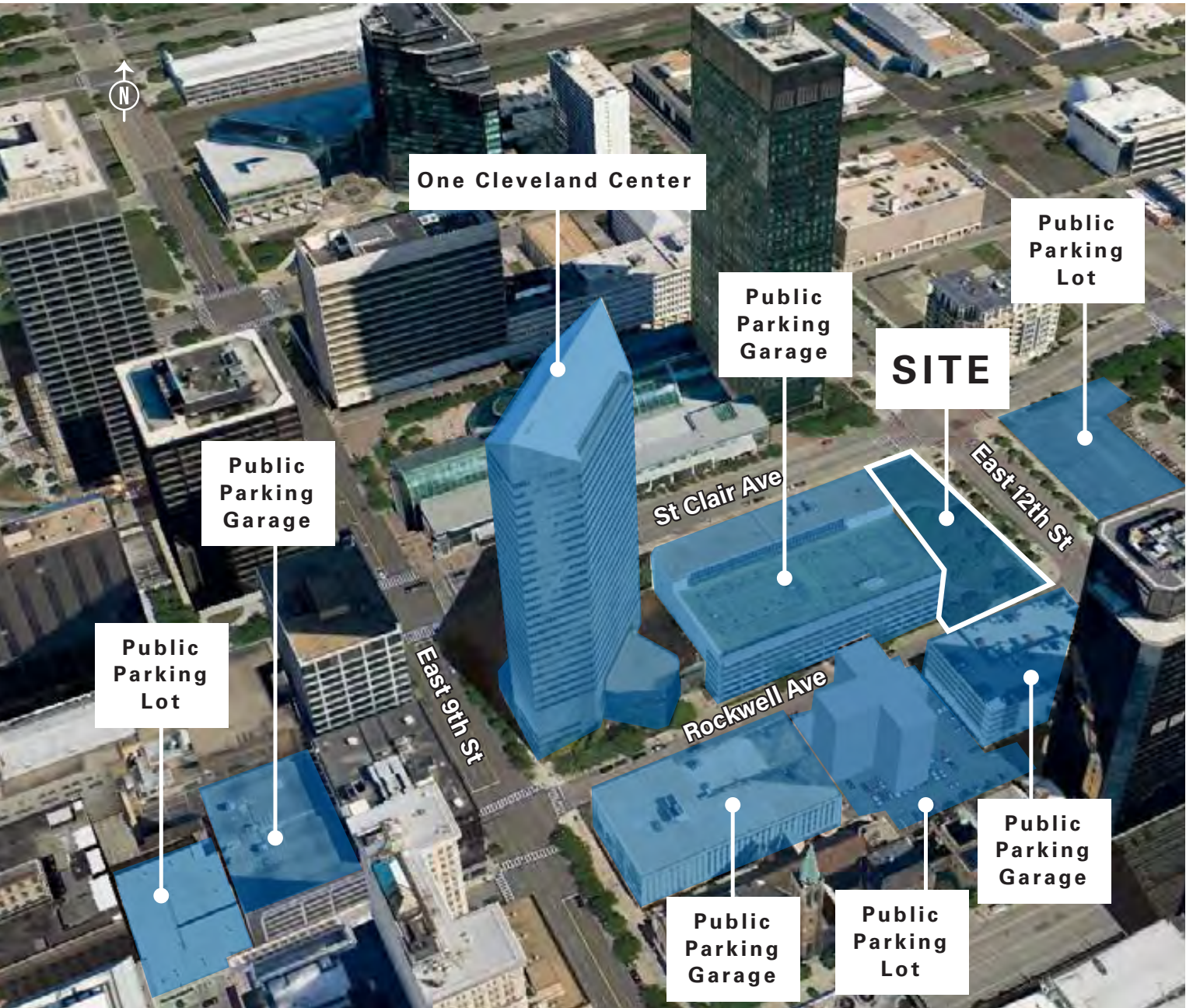


- 16.6 million square feet of office space in the Central Business District
- 85% Class A occupancy
- \$24.99/SF Class A average asking lease

### RETAIL



- 2.9 million total square feet in the CBD
- 80% occupancy
- \$17.03/SF average asking lease rate
- 473 stores; 263 bars and restaurants
- \$484 million in annual spending



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Aerial



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Location Map



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**NEWMARK**

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