

FOR LEASE | 10600 Chester Avenue, Cleveland, Ohio 44106

Join the newest mixed-use destination in University Circle

CIRCLE SQUARE

The Artisan: 3,095 SF - 35,960 SF | Stokes East: 2,000 SF - 17,000 SF





PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- **The Artisan:** 23-story, 298-unit luxury residential development (over 95% leased)
 - 35,960 SF of Class-A retail space available on the ground floor
- **Library Lofts:** 11-story, 207-unit market-rate residential development with 27,810 SF state-of-the-art Cleveland Public Library branch on the ground floor
- **Stokes East:** 24-story, 281-unit luxury residential development, breaking ground in late-Summer 2026.
 - Over 17,682 SF of Class-A retail space available on the ground floor.
- Over 1,100 public and reserved parking spaces on-site; excellent public transit access to Downtown Cleveland and surrounding communities
- Major employers/attractions: over 13.5M visits to University Circle annually:
 - **Cleveland Clinic** (30,000+ employees)
 - **University Hospitals** (15,000+ employees)
 - **Case Western Reserve University** (12,000+ students, 4,500+ employees)
 - **Louis Stokes Cleveland VA Medical Center** (4,000+ employees)
 - **Cleveland Museum of Art** (#7 art museum in the Country, The Washington Post) - 491,000+ visitors annually
 - **Cleveland Museum of Natural History** -200,000 + visitors annually
 - **Severance Hall** - home to The Cleveland Orchestra (top 10 orchestra in the World, NY Times) - 268,000+ visitors annually



PROPERTY DESCRIPTION

Circle Square is Cleveland's newest and most dynamic urban community, incorporating a mix of high-end residential, Class-A retail, public space, and best-in-class amenities, further-enhancing Cleveland's most dynamic urban neighborhood with existing institutional anchors Cleveland Clinic Main Campus, University Hospitals Main Campus, Case Western Reserve University (recently rated as a "New Ivy" by Forbes), Cleveland Museum of Art, Cleveland Museum of Natural History, and Severance Hall (home of the Cleveland Orchestra), among others.



**PHASE II
DEVELOPMENT SITE**
UP TO 35,960 SF CONTIGUOUS
1ST FL RETAIL SPACE

**STOKES EAST
PHASE II DEVELOPMENT**
281 APARTMENTS
±17,000 SF RETAIL SPACE

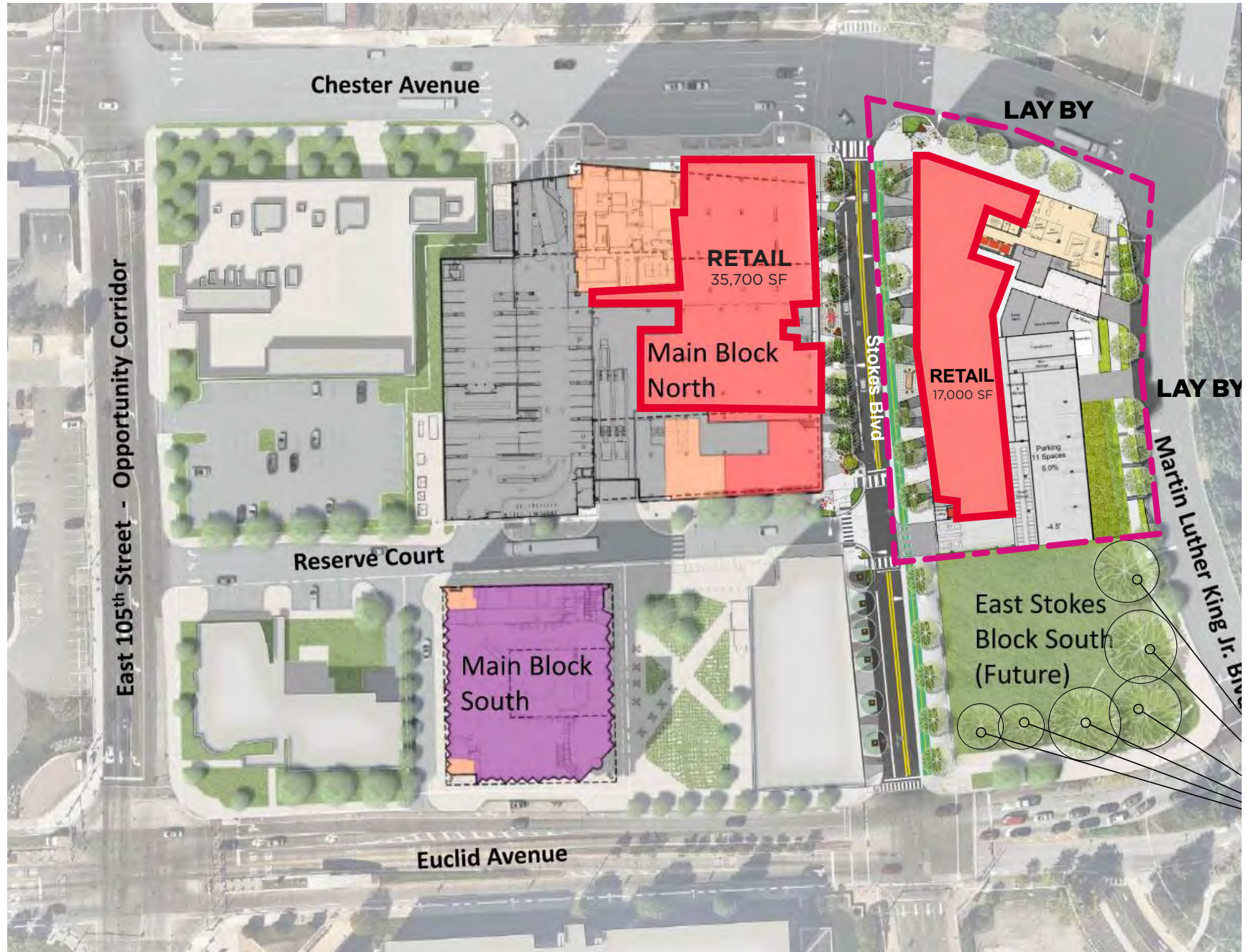
PROPERTY DESCRIPTION

Address	10600 Chester Avenue
County	Cuyahoga
Building SF	750,000 SF
Number of Buildings	4
Year Built	2023/2024
Building Class	A
Gas	Public
Water	Public

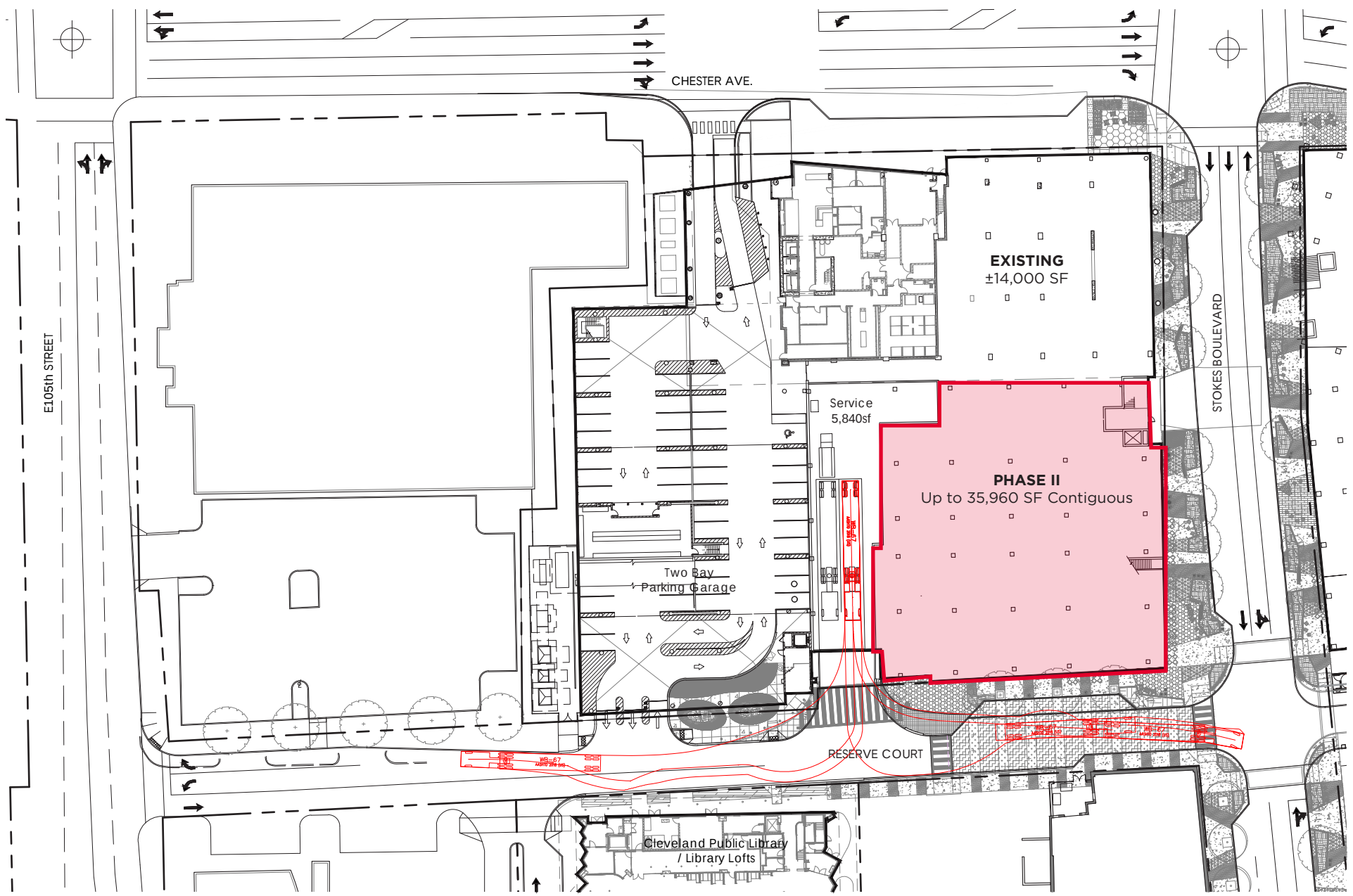
AVAILABILITY

UNIT	AVAILABLE SF	MINIMUM DIVISIBLE	MAXIMUM CONTIGUOUS
The Artisan	35,960 SF	15,000 SF	35,960 SF
Stokes East	17,000 SF	2,000 SF	17,000 SF

SITE PLAN

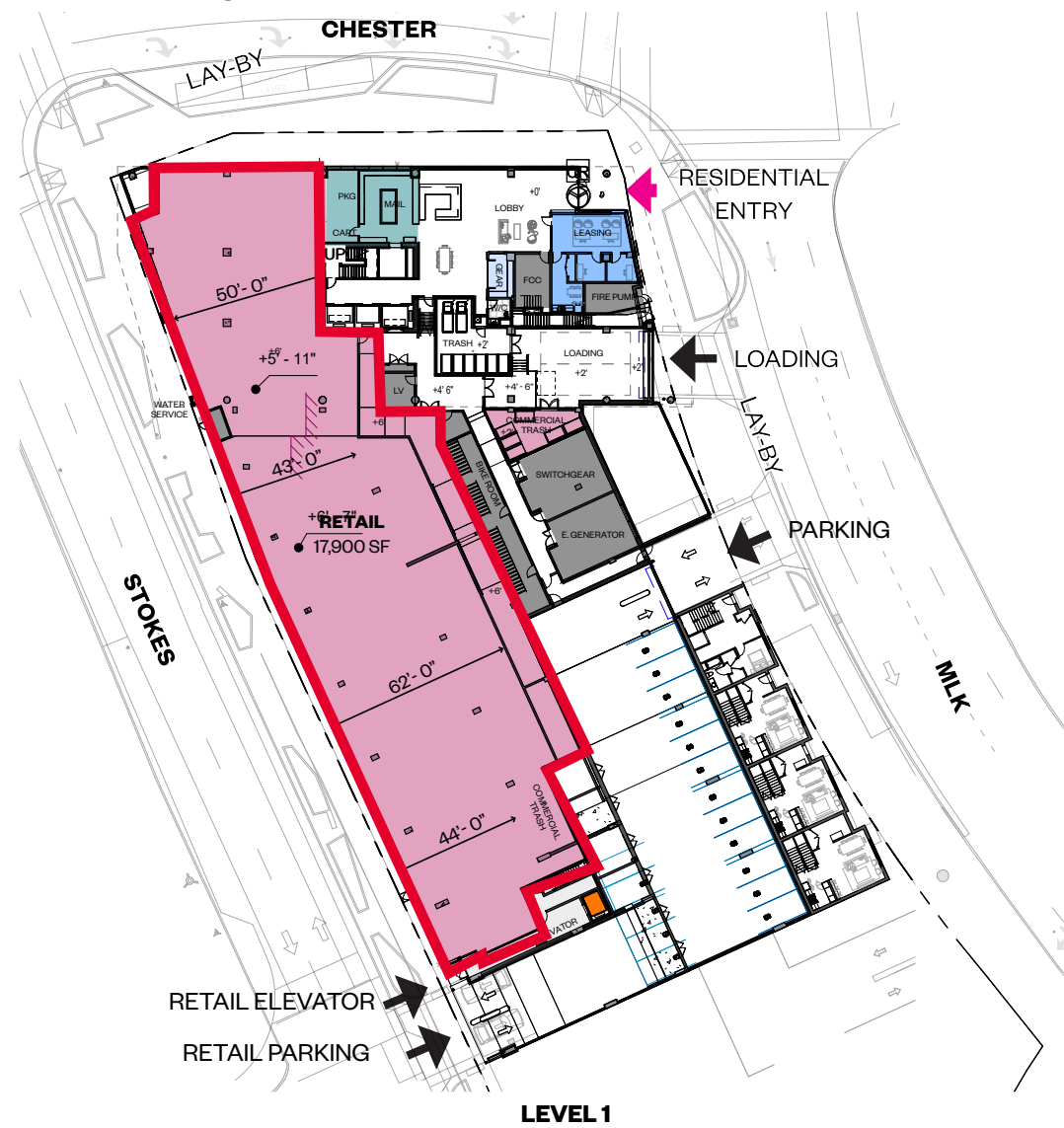


SITE PLAN



FLOOR PLAN – EAST STOKES

ENLARGED RETAIL PLAN



An aerial photograph of a cityscape featuring a prominent modern glass skyscraper. The building has a blue-tinted glass facade and a green rooftop garden. To its right is a large, multi-story white building with a grid-like window pattern. In the foreground, there are parking lots with several cars, a fenced-in utility area with electrical equipment, and a large green tree. The background shows other city buildings and a cloudy sky. A semi-transparent dark purple horizontal band across the middle of the image contains the text "PHOTO TOUR" in a white serif font.

PHOTO TOUR







PHOTO TOUR - LIBRARY LOFTS

LIBRARY
LOFTS

10555

10555 EUCLID

MON-FRI 10am-5pm
SAT 10am-5pm
SUN Closed

LIBRARY
LOFTS

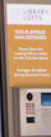
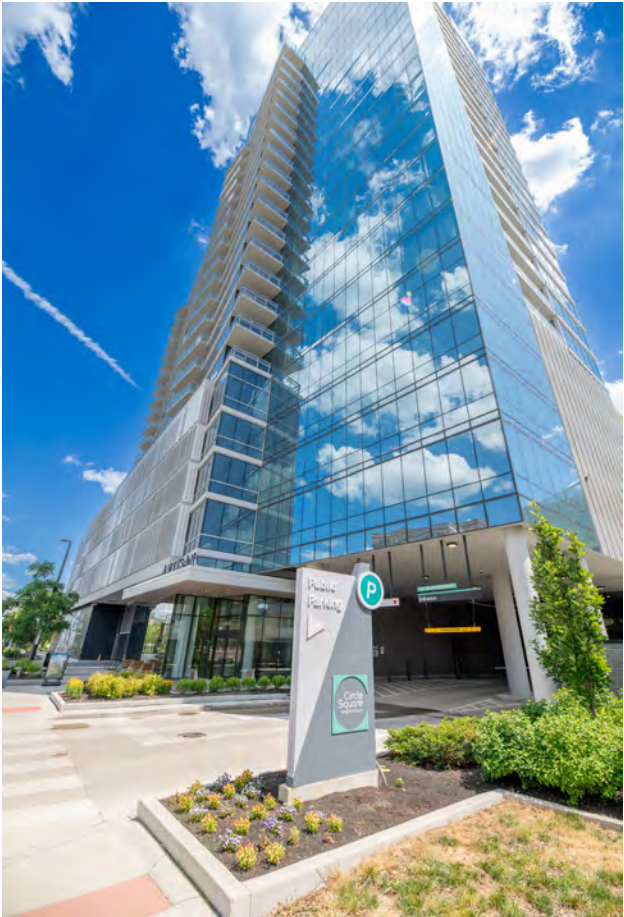






PHOTO TOUR - THE ARTISAN









An aerial photograph of a city skyline. The central focus is a tall, modern skyscraper with a glass facade and a green rooftop terrace. To its right is a large, multi-story building with a light-colored facade and many windows. In the foreground, there are several parking lots with cars, a utility area with transformers, and a street with traffic. The background shows a dense urban area with various buildings and trees under a cloudy sky.

MARKET OVERVIEW



MARKET OVERVIEW

University Circle is Cleveland's major cultural, educational, and medical district on the city's East Side, often described as "Ohio's most spectacular square mile." It is home to more than 30 institutions, including Case Western Reserve University, University Hospitals, the Cleveland Museum of Art, the Cleveland Museum of Natural History, Severance Music Center, the Cleveland Institute of Art, and the Cleveland Botanical Garden.

The area combines landmark institutions with parks, restaurants, transit access, and nearby neighborhoods such as Little Italy, making it both a visitor destination and an important employment center. Historically, it grew around a streetcar turnaround near Euclid Avenue and East 107th Street, later becoming the cultural and "ed-med" anchor of Cleveland's east side.

28,689
Population

41.8
Median Age

\$165,179
Avg HH Income

UPTOWN

CHASE
 BIBIBOP asian grill
 BEYOND
 Panera
 POTBELLY
 CAVA
 Chick-fil-A
 planet fitness
 plum
 verizon
 COURTYARD by MARRIOTT
 STARBUCKS COFFEE
 Osmo's
 PAPA JOHN'S
 Domino's
 KeyBank
 Cleveland Clinic
 FAIRFAX MARKET

CLEVELAND MUSEUM OF NATURAL HISTORY
 CLEVELAND botanical garden
 CLEVELAND INSTITUTE OF ART
 THE CLEVELAND MUSEUM OF ART

LOUIS STOKES VA MEDICAL CENTER

UPTOWN

MOCA
MUSEUM OF CONTEMPORARY ART CLEVELAND

University Hospitals

CASE WESTERN RESERVE UNIVERSITY
ACK, JOSEPH AND MORTON MANDEL SCHOOL OF APPLIED SOCIAL SCIENCES

10600 CHESTER AVE

HISTORIC LITTLE ITALY
CLEVELAND'S CULINARY & FINE ART NEIGHBORHOOD

Maxie's
 Etna Ristorante
 Trattoria
 Presti's Bakery
 TOLI
 RESTAURANT
 Guarino's
 Valerio's RISTORANTE
 ROSSO
 LeeHeinen
 CORBO'S
 Algebra TeaHouse
 La Dolce Vita
 MIA DELLA
 Angelo's
 CLEVELAND NONPROFIT
 Campus Politycs

CEDAR FAIRMOUNT

POPE JOHN'S
 CHIPOTLE
 BRUEGGER'S BAGELS
 THE FAIRMOUNT
 Luna
 STARBUCKS COFFEE
 BUFFALO WILD WINGS
 Aladdin's
 THE ASCENT
 barri's
 zhug
 Vero PIZZERIA
 at&t
 Green Tara YOGA & HEALING ARTS

For Lease

Circle Square

10600 Chester Avenue, Cleveland, Ohio 44106

SCHEDULE A TOUR TODAY

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