



CLASS A OFFICE LEASE OPPORTUNITY IN THE SUPERIOR ARTS DISTRICT

UP TO 169,769 SF AVAILABLE



1801 SUPERIOR AVENUE, CLEVELAND, OH

DESIGNED FOR COLLABORATION

1801 Superior Avenue seamlessly blends a downtown atmosphere with convenient accessibility and workplace efficiency. Formerly the headquarters of The Plain Dealer, the 228,445-SF campus encompasses three city blocks in the Superior Arts District—a bustling up-and-coming neighborhood in downtown Cleveland.

1801 Superior's open, efficient floor plans are ideal for collaboration and amplify employee wellness and productivity, bathed in an abundance of natural light from the building's impressive window line overlooking Superior Avenue.

PROPERTY AMENITIES



Building
Conference Room



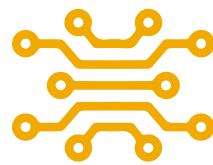
Ample surface and garage parking,
with 450 spaces in the garage
and 271 surface spaces



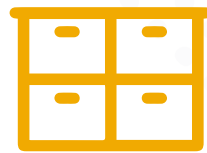
Onsite café with
outdoor seating



High visibility along
Superior Avenue



Fiber optic service



Basement storage

DESIGNED FOR CONNECTIVITY

PROPERTY AMENITIES

228,445 SF
building size

4 floors
and lower level

10 ft
finished ceiling height

2 docks
and one compactor

Construction
Steel frame, masonry and glass exterior

Roof
Flat, single membrane, rubber

HVAC
Central – variable air volume

Available
Up to 169,769 SF Available

OVERVIEW



HIGHLY VISIBLE

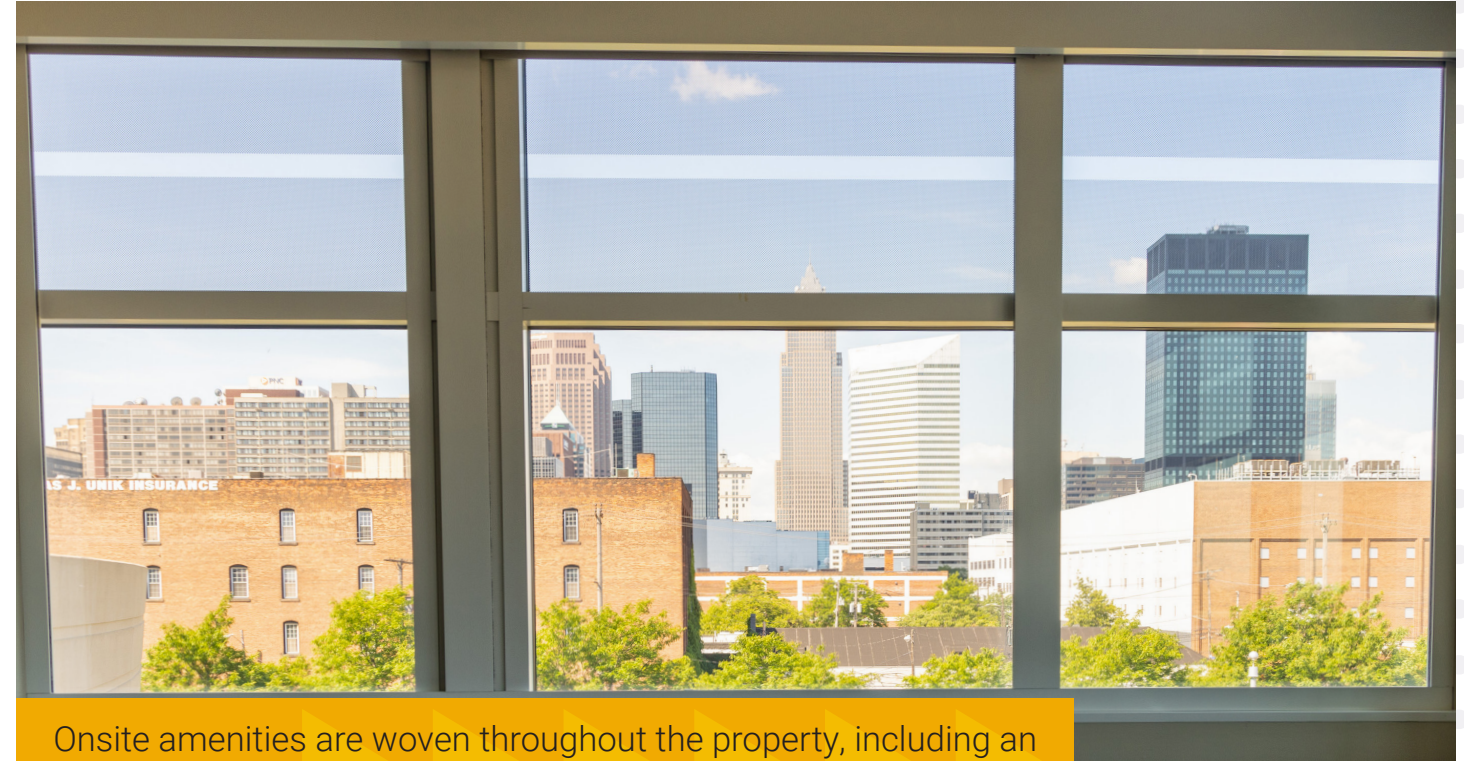


An expansive window line allows an abundance of natural light to filter in throughout the work day, enhancing employee wellness and productivity.

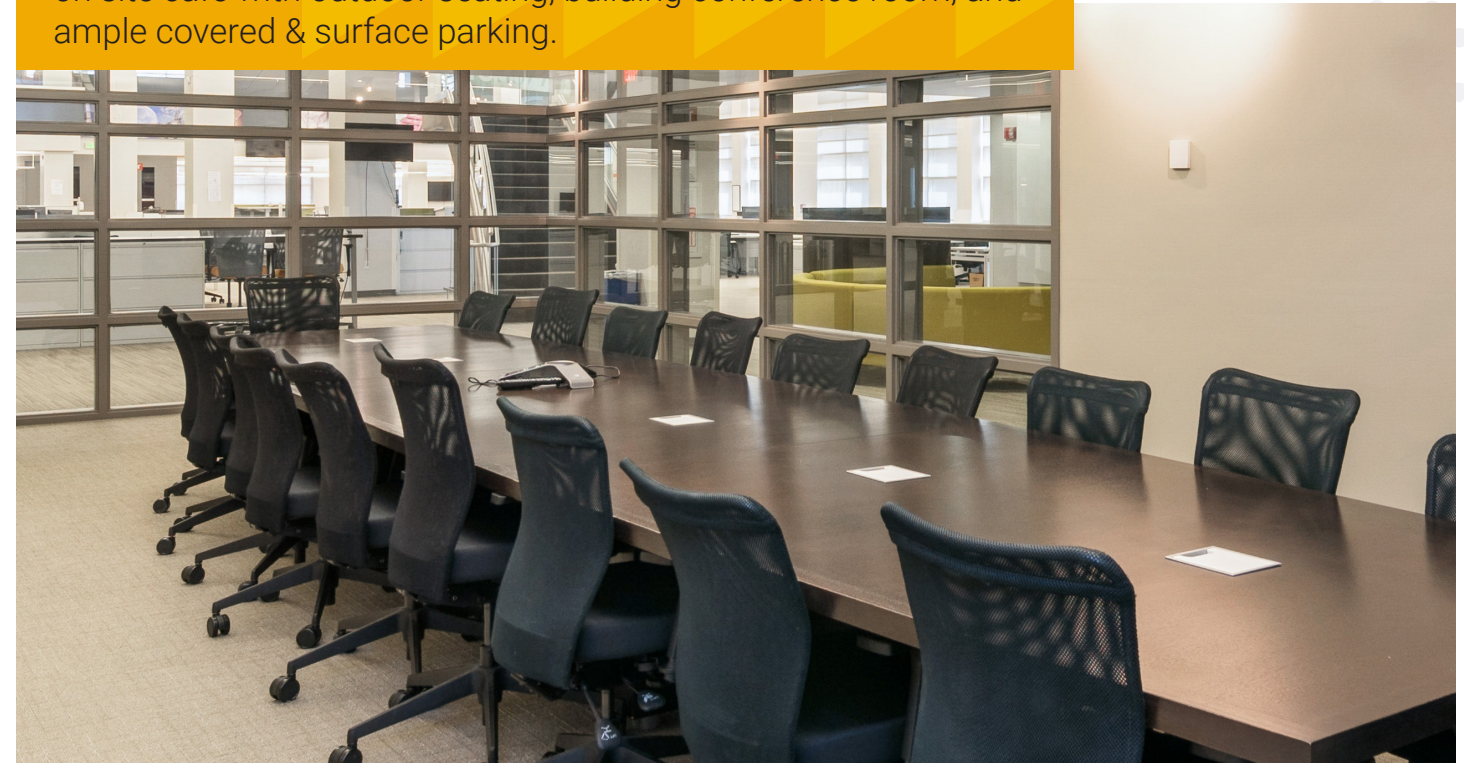


Functional, open workspaces encourage seamless collaboration and knowledge sharing between teams.

HIGHLY EFFICIENT



Onsite amenities are woven throughout the property, including an on site cafe with outdoor seating, building conference room, and ample covered & surface parking.



STRATEGICALLY POSITIONED

SUPERIOR ARTS DISTRICT

LOCATION HIGHLIGHTS

Located in an **Opportunity Zone**

5-minute drive to Public Square

5-minute walk to Cleveland State University

12-minute drive to University Circle, Case Western Reserve University, and the Cleveland Clinic main campus

15-minute drive to Cleveland Hopkins International Airport

Walk score 89 – Very walkable

Transit score 79 – Excellent transit

Bike score 55 – Bikeable



2125 SUPERIOR LIVING

Originally the Prince-Wolf Co. garment factory, 2125 Superior has been reinvigorated into a new mixed-use development in the Superior Arts District, encompassing 57 residential units and 40,000 SF of mixed-use space.

CROSSCOUNTRY MORTGAGE HQ

The mortgage loan company announced its new HQ at 2160 and 2140 Superior Avenue in fall 2020 to accommodate its ongoing growth. Phase 1 of the redevelopment project is expected to be complete in 2021. The HQ will house nearly 750 employees.

HIGHER EDUCATION

1801 Superior Avenue is conveniently located within proximity to two major Ohio universities, including Cleveland State University and Case Western Reserve University.



1801 SUPERIOR AVENUE



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