

1468 WEST 9TH STREET

# WESTERN RESERVE BUILDING

CLEVELAND, OHIO

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# 1468 WEST 9TH



## Centrally Located in the Historical Warehouse District

*Millennial Vibe, Vibrant Night-life, Access to Greenspace & Public Transportation: A Growing Destination*

**1468 W. 9th Street** is located in Cleveland's Historic Warehouse District. Cleveland's first neighborhood and oldest commercial center now features a wide and exciting variety of commercial, entertainment and residential venues - mixing rich history with today's new developments.

Encompassing the area of West 3rd to the East to West 10th on the West; from Superior Avenue on the South to the bluff's overlooking Lake Erie on the North, the Warehouse District is in the heart of Downtown Cleveland.

### RESTAURANTS

1. Mallorca
2. Brasa Grill - Brazilian Steakhouse
3. Camino
4. TOMO Sushi & Hibachi
5. Cleveland Chop
6. Blue Point Grille
7. Hanabi Japanese
8. Barley House Cleveland
9. Karl's Inn of the Barristers
10. Bar Louie
11. Taza
12. Johnny's Downtown
13. East End
14. Nautica Queen
15. Coastal Taco Bar & Chill
16. Beerhead Bar
17. Punch Bowl Social Cleveland
18. Muse Restaurant
19. Hyde Park Prime Steakhouse
20. Constantino's Marketplace
21. Gillespie's Map Room
22. Jimmy John's
23. XO Prime Steaks
24. Osteria di Valerio e al

### ATTRACTIONS

1. Greater Cleveland Aquarium
2. Jacob's Pavilion at Nautica
3. JACK Casino
4. Smallbox
5. Portside Distillery & Brewery

### CAFE / DELI

1. Mel's Cafe
2. Starbucks
3. Casbah Cafe
4. Au Bon Pain
5. Starbucks
6. REBOL
7. Dunkin Donuts
8. Cathy's Creamery

# 1 4 6 8 W E S T 9 T H



**1468 W. 9th Street** is a 144,000 SF, eight-story office building located in the vibrant Warehouse District, just west of the Cleveland's CBD.

The Western Reserve Building is a restored and modern office building, with new ownership and the opportunity for an anchor occupant. Views of the Cuyahoga River, Cleveland's bridges, CBD Skyline and Lake Erie rival any property in the area.

## AREA / NEIGHBORHOOD AMENITIES

- EXCELLENT ACCESS TO ALL MAJOR FREEWAY SYSTEMS AND PUBLIC TRANSPORTATION IS AT YOUR DOORSTEP.
- GROWING RESIDENTIAL COMMUNITY
- HOME TO ALMOST 3,000 RESIDENTS RANGING FROM DRAMATIC LOFT APARTMENTS TO MULTIPLE BEDROOM PENTHOUSES TO NEWLY RENOVATED CONDOMINIUMS
- 15 HOTELS WITH OVER 3,300 ROOMS CURRENTLY AVAILABLE IN OR ADJACENT TO THE WAREHOUSE DISTRICT
- QUICK ACCESS TO THE FLATS

## WITHIN WALKING DISTANCE TO THE FOLLOWING:

- SETTLERS LANDING
- RTA STATION
- METROPARKS
- QUICKEN LOANS ARENA
- PROGRESSIVE FIELD
- GREATER CLEVELAND AQUARIUM
- JACOBS PAVILION AT NAUTICA
- J.A.C.K CASINO
- PLAYHOUSE SQUARE DISTRICT, HOME TO NUMEROUS ENTERTAINMENT & THEATRE VENUES AND RESTAURANTS
- RETAIL SHOPS
- WIDE RANGE OF FOOD ESTABLISHMENTS
- ROCK & ROLL HALL OF FAME & MUSEUM
- TOWER CITY
- LAKE ERIE

# 1468 WEST 9TH

CLOSER THAN YOU THINK

# Parking

1468 W. 9TH OWNERSHIP WILL PROVIDE A "CONCEIRGE APPROACH" TO YOUR TRANSPORTATION NEEDS. WE WILL SOURCE PARKING AT MULTIPLE PRICE POINTS AND WORK WITH THE DOWNTOWN CLEVELAND ALLIANCE TO SOURCE PUBLIC TRANSIT PLANS FOR ALL YOUR EMPLOYEES.



## WAREHOUSE DISTRICT

In addition to the twenty (20) garage spaces underground in the building, the Warehouse District contains fifteen (15) parking lots.

### Key Parking Data Points - Warehouse District:

- Lots range in cost from \$4.00 to \$13.00 per day and \$50.00 to \$230.00 per month.
- Average daily rate = Starting at \$4.00.
- Average monthly rate = \$122.67
- Early Bird daily prices range from \$4.00 to \$6.00 per day.
- One (1) lot is a 400-space covered garage, adjacent to the building
- 9 lots are gated and manned.

1 4 6 8 W E S T 9 T H



1 4 6 8 W E S T 9 T H



1 4 6 8 W E S T 9 T H



1468 W. 9th Views



## FLOORPLANS

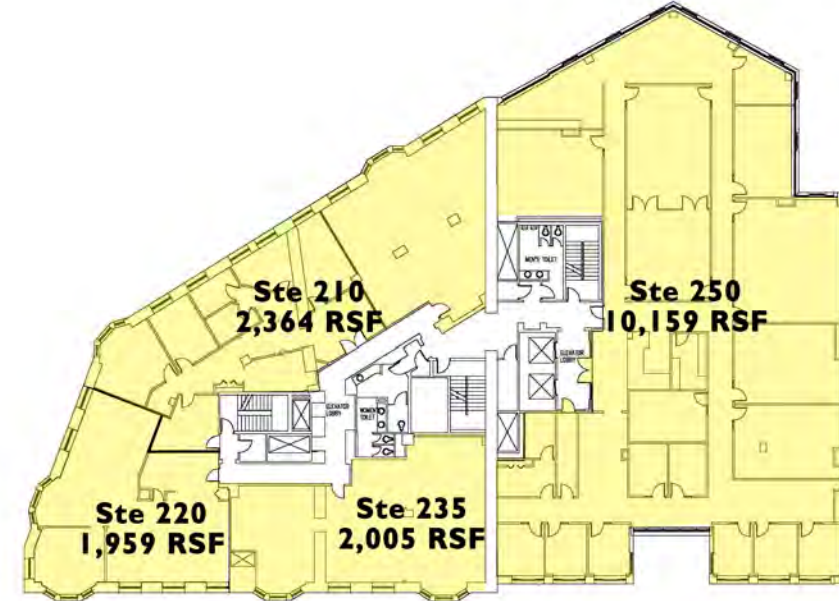
FIRST FLOOR • TOTAL | 4,475 RSF



400 CAR  
PARKING  
GARAGE

WEST 9TH STREET

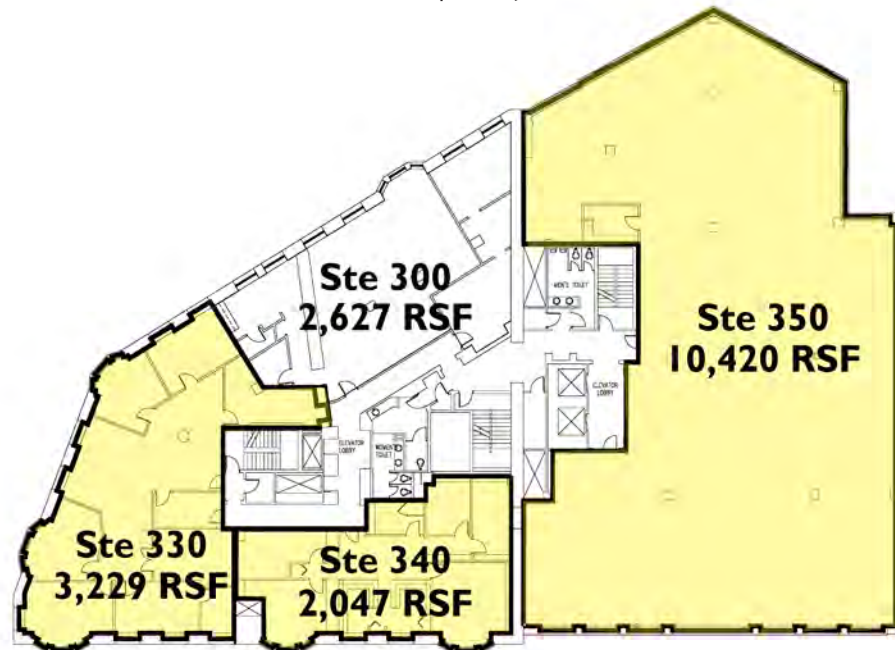
SECOND FLOOR • FULL FLOOR | 19,076 RSF



400 CAR  
PARKING  
GARAGE

WEST 9TH STREET

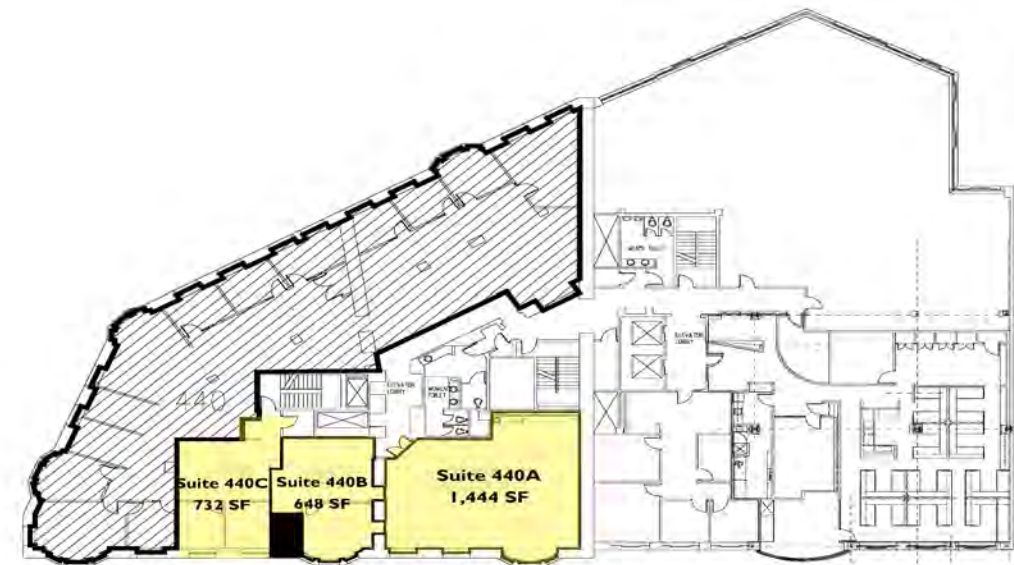
THIRD FLOOR • FULL FLOOR | 19,076 RSF



400 CAR  
PARKING  
GARAGE

WEST 9TH STREET

FOURTH FLOOR • TOTAL | 2,824 RSF



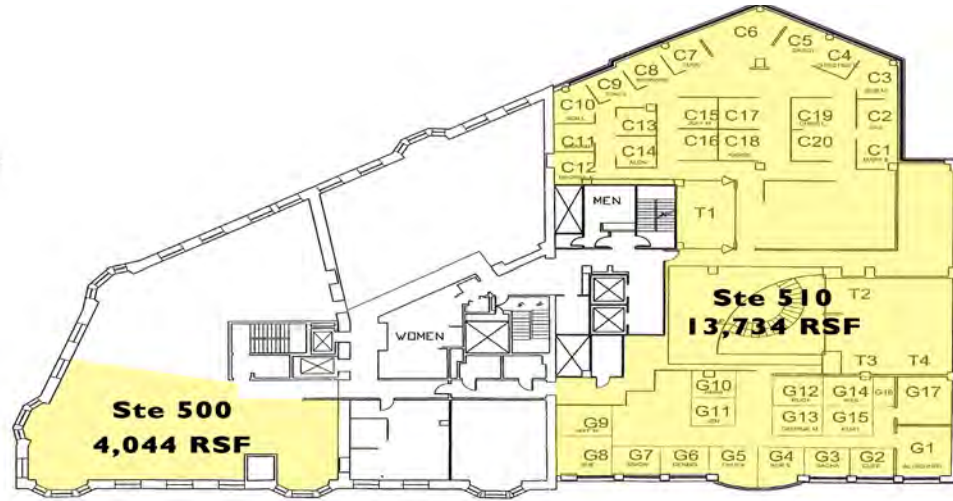
400 CAR  
PARKING  
GARAGE

WEST 9TH STREET



## FLOORPLANS

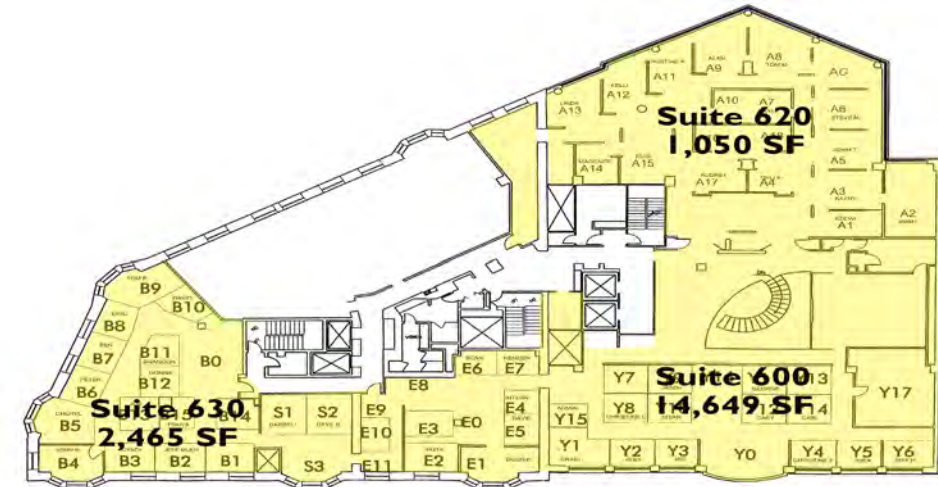
FIFTH FLOOR • TOTAL | 17,778 RSF



400 CAR  
PARKING  
GARAGE

WEST 9TH STREET

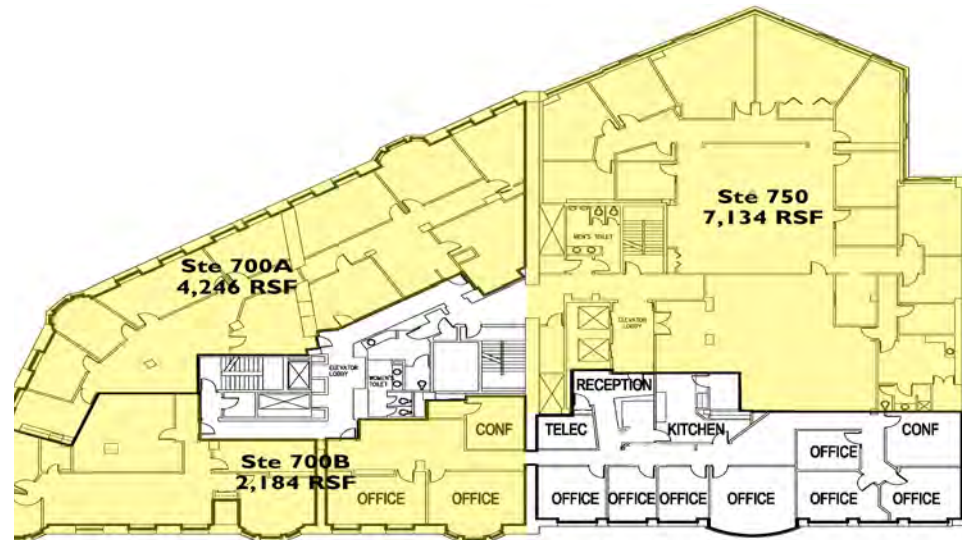
SIXTH FLOOR • TOTAL | 18,164 RSF



400 CAR  
PARKING  
GARAGE

WEST 9TH STREET

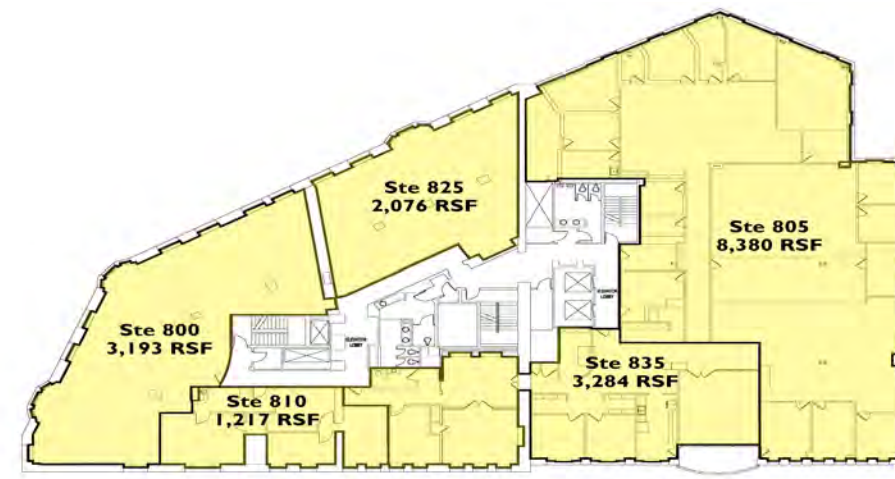
SEVENTH FLOOR • TOTAL | 13,564 RSF



400 CAR  
PARKING  
GARAGE

WEST 9TH STREET

EIGHTH FLOOR • FULL FLOOR | 19,076 RSF



400 CAR  
PARKING  
GARAGE

WEST 9TH STREET

# About the Ownership

FRED GEIS IS ONE OF THE MOST SUCCESSFUL AND WELL RESPECTED DEVELOPERS IN CLEVELAND. FRED'S RICH ROOTS STARTED AS AN INDUSTRIAL SUBURBAN DEVELOPER CONSTRUCTING, OWNING AND MANAGING MILLIONS OF SF ACROSS 10,000 ACRES OF LAND. HIS PASSION AS A CLEVELANDER LED HIM TO MIDTOWN, WHERE HE PIONEERED NEW CONSTRUCTION AND BEHUED HIS GOAL OF REDEVELOPING A BUILDING PROJECT A YEAR. FRED GEIS' MOST HIGH PROFILE PROJECT IS THE "9" AT EAST NINTH AND EUCLID AVENUE. ENCOMPASSING THE HEINEN'S GROCERY STORE, AUTOGRAPH MARRIOTT HOTEL, RESIDENCES AND COUNTY ADMINISTRATION HQ, GEIS ACTED AS A CATALYST FOR DEVELOPMENT DOWNTOWN AND PUT CLEVELAND "BACK ON THE MAP." FRED'S NEWEST PROJECT, 1468 W. 9TH STREET WILL OFFER FANTASTIC SITELINES FROM TECH TO TRADITIONAL OFFICE USERS IN THE HEART OF CLEVELAND'S HISTORIC WAREHOUSE DISTRICT.

A GEIS SIGNATURE PROPERTY



# Walking Cleveland



1 4 6 8 W E S T 9 T H



**1468 W. 9th Street**

## Canal Basin Park

CANAL BASIN PARK WILL SERVE AS A  
GATHERING PLACE, INTERPRETIVE PARK  
AND CONNECTIVE HUB AT  
THE NORTHERN END OF  
THE TOWPATH

PROJECTED TO OPEN IN 2018,  
THE 13 ACRE PARK WILL BE THE  
LARGEST URBAN GREENSPACE  
IN CLEVELAND





CLEVELAND SKYLINE



1 4 6 8 W E S T 9 T H

DOWNTOWN CLEVELAND ALLIANCE (DCA) IS A NOT-FOR-PROFIT ORGANIZATION COMMITTED TO MAKING DOWNTOWN CLEVELAND THE MOST COMPELLING PLACE

[WWW.DOWNTOWNCLEVELAND.COM](http://WWW.DOWNTOWNCLEVELAND.COM)

# Cleveland

TO WORK, PLAY AND LIVE.

## WORK

Downtown Cleveland is a dynamic work environment that is home to thriving, innovative organizations. As Northeast Ohio's largest jobs center, Downtown Cleveland is full of transportation, entertainment and dining options that attract workers and employers who want to be surrounded by excitement and vibrancy.

Downtown Cleveland's strong talent base and employment growth fuel the office market. The most recently available data indicates that Downtown Cleveland employers increased employment 3.4 percent from 91,583 to 100,439 between 2011 and 2014. The Greater Downtown area experienced similar growth, increasing 5.5 percent from 124,098 to 130,902 during the same time period. This trend continued in 2015, with 53 employers committing to create or retain nearly 5,000 downtown jobs.

## PLAY

There's so much going on in Downtown Cleveland!

Downtown Cleveland is an entertainment hub. From concerts at the House of Blues to the Broadway shows in Playhouse Square, dtCLE has it all!

The DCA team also produces a large amount of events that take place year round. From Downtown Cleveland Restaurant Week to Winterfest, Walnut Wednesday to North Coast Namaste, it's all here.

## LIVE

Downtown Cleveland has six residential neighborhoods brimming with attractions, world-class restaurant and entertainment options to fit all lifestyles.

As Northeast Ohio's fastest growing neighborhood, Downtown Cleveland has big city amenities and neighborhood communities. Today, a diverse population of more than 14,000 people live in Downtown Cleveland.



CLEVELAND METROPARKS

CONSTANTINO'S MARKET

REBOL

EAST BANK OF THE FLATS

PLAYHOUSE SQUARE

ROCK & ROLL HALL OF FAME

PUBLIC SQUARE

# Work. Play. Live.

The Warehouse District offers tenants access to a historic downtown feel with today's modern elements. With an expansive mix of restaurants, shopping and fun, the Warehouse District is the best place to work.

CONFERENCE AVAILABILITY

BEERHEAD BREWERY

# 1468 WEST 9TH

## Everything you need, on and off the clock.

At 1468 West 9th, everything you need is at your fingertips. You can work, eat, shop, and relax, all within the neighborhood. Here's what your average weekday might look like.

### 8:30a

#### STARBUCKS

Grab a quick morning coffee on your way in the office at Starbucks, which is conveniently located right across the street from the Western Reserve Building



### 10:00a



#### REBOL

Right around the corner from 1468 West 9th, REBOL is conveniently located so you can grab a mid morning snack or healthy breakfast.

### 10:30a

#### STUDIO PALMIERI

Area service in the Warehouse District to stop in for a quick cut midway through your work day



### 11:30a



#### LUNCH AT TAZA LEBANESE GRILL

Just 2 blocks away from 1468 West 9th Street, Taza has so much to offer! Wide selection of entrees for an exotic, unforgettable experience.

### 5:30p



#### JOG ALONG THE EAST BANK OF THE FLATS

Located just minutes from the Western Reserve Building, the newly-renovated riverfront boardwalk is great for your post-day fitness routine.

### 7:00p



#### PATIO DRINKS AND APPETIZERS

Wind down from the workday with cocktails & appetizers on the patio or in the dining room at Alley Cat Oyster Bar.



### 7:30p

#### EAST BANK OF THE FLATS

Head back down to the East Bank of the Flats for your pick of a fabulous dining experience at one of the many restaurants located down in the flats.



Expansive views of the historic Warehouse District.

# Discover a whole new way to work.

1 4 6 8    W E S T    9 T H

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