



CLASS.
CONVENIENCE.
AMENITIES.

SHAKER HEIGHTS'
NEW
DOWNTOWN



3401 TUTTLE ROAD



PROPERTY HIGHLIGHTS

- 21,000 SF food hall and beer garden
- 80,000 SF of retail space
- 64,000 SF of office space
- 103 apartments
- 42,000 VPD at Chagrin Boulevard & Warrensville Center Road
- Average HHI of nearly \$100,000.00
- Ample parking with 634 spaces throughout the district

A UNIQUE BLEND OF URBAN AND SUBURBAN LIFESTYLES

Inspired by the Shaker Heights spirit of quality, craftsmanship and entrepreneurialism, the Van Aken District is the kind of neighborhood you dream of – offering a unique blend of urban and suburban lifestyles in a city deeply rooted in history, culture and diversity. It’s a place that inspires gathering and comes to life through the connections of residents, business owners, retailers and restaurateurs.

thevanakendistrict.com

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VAN AKEN DISTRICT VALUES

Van Aken District is proud to showcase a variety of shopping and dining experiences to match our diverse community of CEOs, CFOs, executive directors, internationally known artists, philanthropists, entrepreneurs, musicians, lawyers, scientists, engineers, physicians and surgeons.

Great communities are built through the strength and character of it's people. We come together from diverse backgrounds and beliefs to create an amazing place to share experiences, to raise families and to lead a fulfilled life. We are part of something special and our door is always open.

We know where we come from and our heritage is strong. Our identity is passed on from generation to generation, each with the ability to uniquely inspire today and tomorrow. While staying true to how we started we embrace the excitement of a new future.

Passion, pride and hard work are the common thread in everything we do. With a fundamental focus on quality, we create a life that is more than the sum of its parts. The indefinable character of our town is our greatest asset, it can't be copied, and once discovered it can't be forgotten.

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MITCHELL'S ICE CREAM

VAN AKEN DISTRICT - THE BEST IN LOCAL AND NATIONAL RETAIL

BONOBOS



VAN AKEN DISTRICT - A VARIETY OF DINING EXPERIENCES FOR EVERY CRAVING





VAN AKEN DISTRICT - A VIBRANT URBAN HUB OFFERING THE BEST MIX OF RETAIL, RESTAURANTS AND ENTERTAINMENT - ALL COMING TOGETHER IN THE NAME OF COMMUNITY, CRAFTSMANSHIP AND SUPPORTING THE LOCAL ECONOMY





SHAKER HEIGHTS' NEW DOWNTOWN



SHOP. The Van Aken District is your one-stop destination for the best in local and regional lifestyle brands. We champion entrepreneurs, artisans and the small business spirit.



EAT & DRINK. A variety of dining experiences at the Van Aken District includes sit down restaurants and outdoor patios to a 21,000-square foot food hall.



LIVE. Retreat Upstairs at Van Aken offers a generous and contemporary collection of apartments designed for living well.



GATHER. From in-store style and beauty events to food and cultural festivals to concert series, the Van Aken District will become your favorite neighborhood hangout.

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LOCATION MAP



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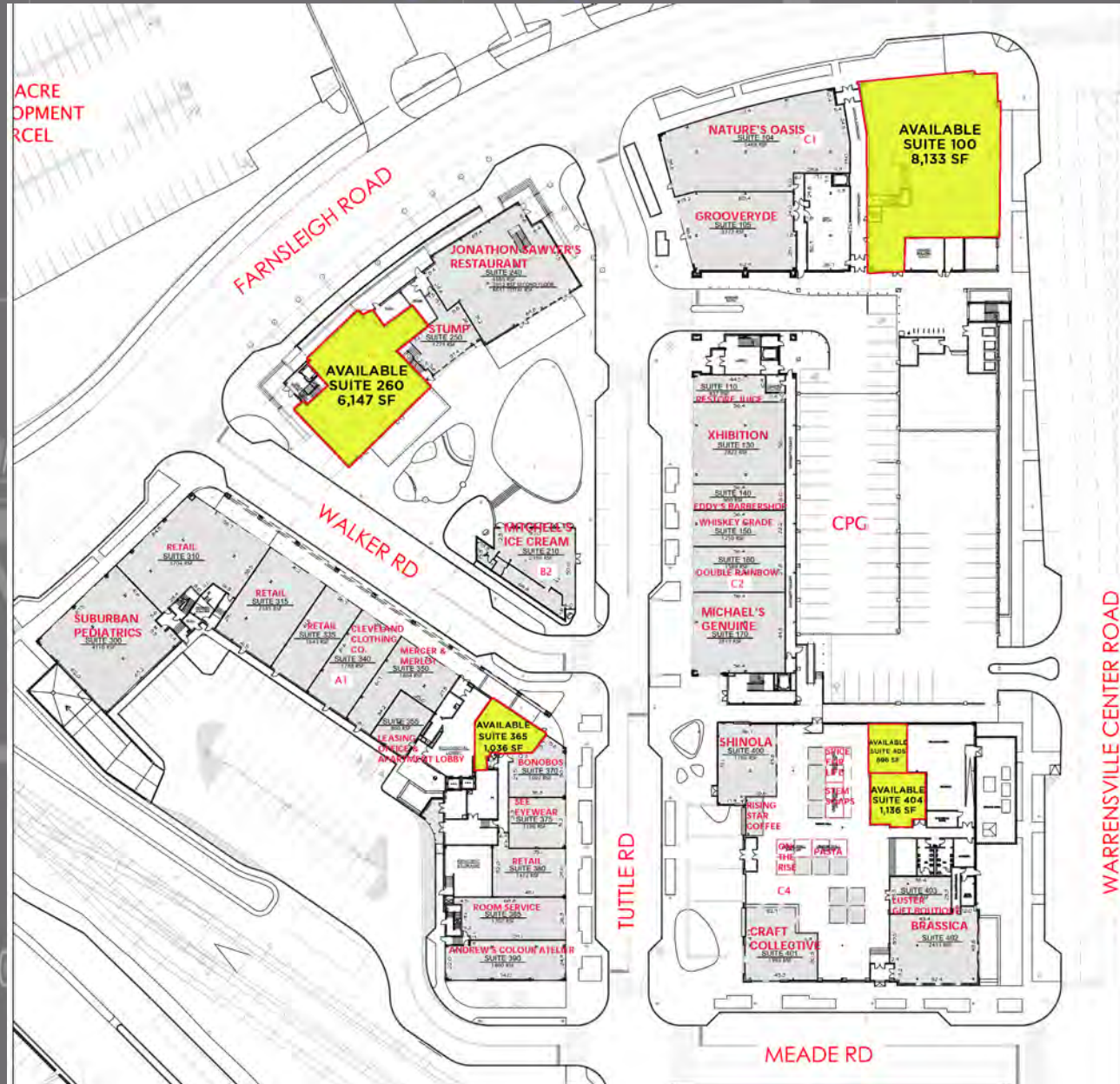
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VAN AKEN SITE PLAN



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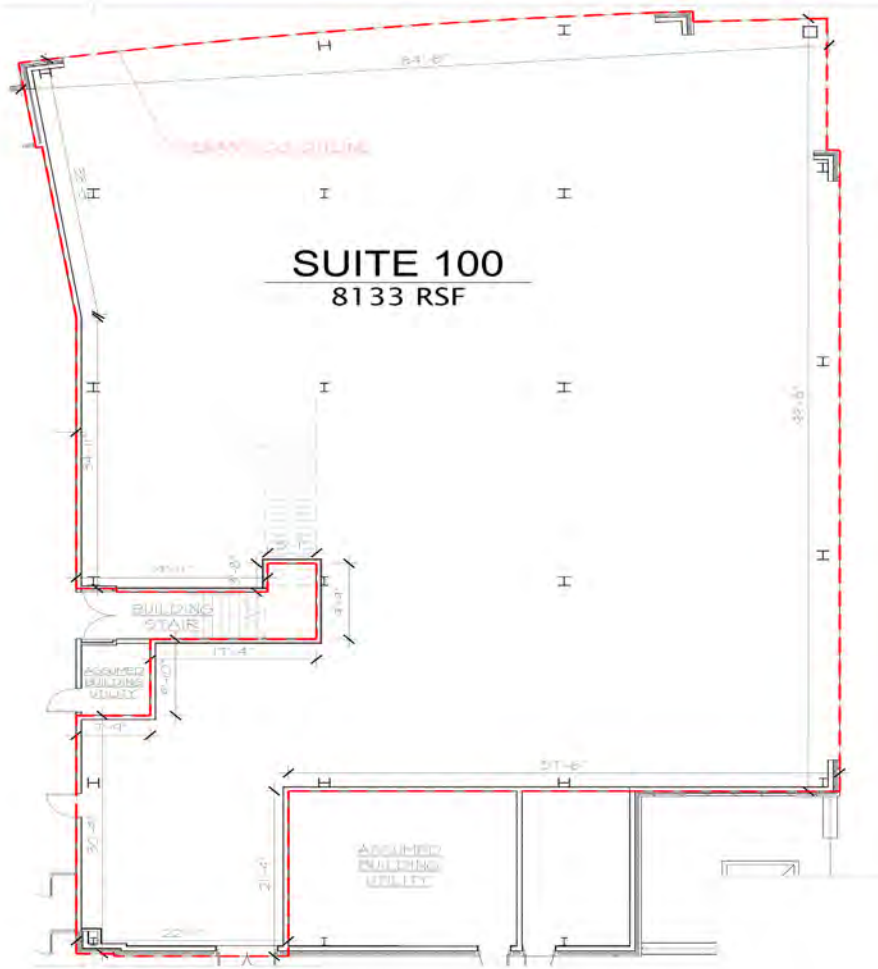
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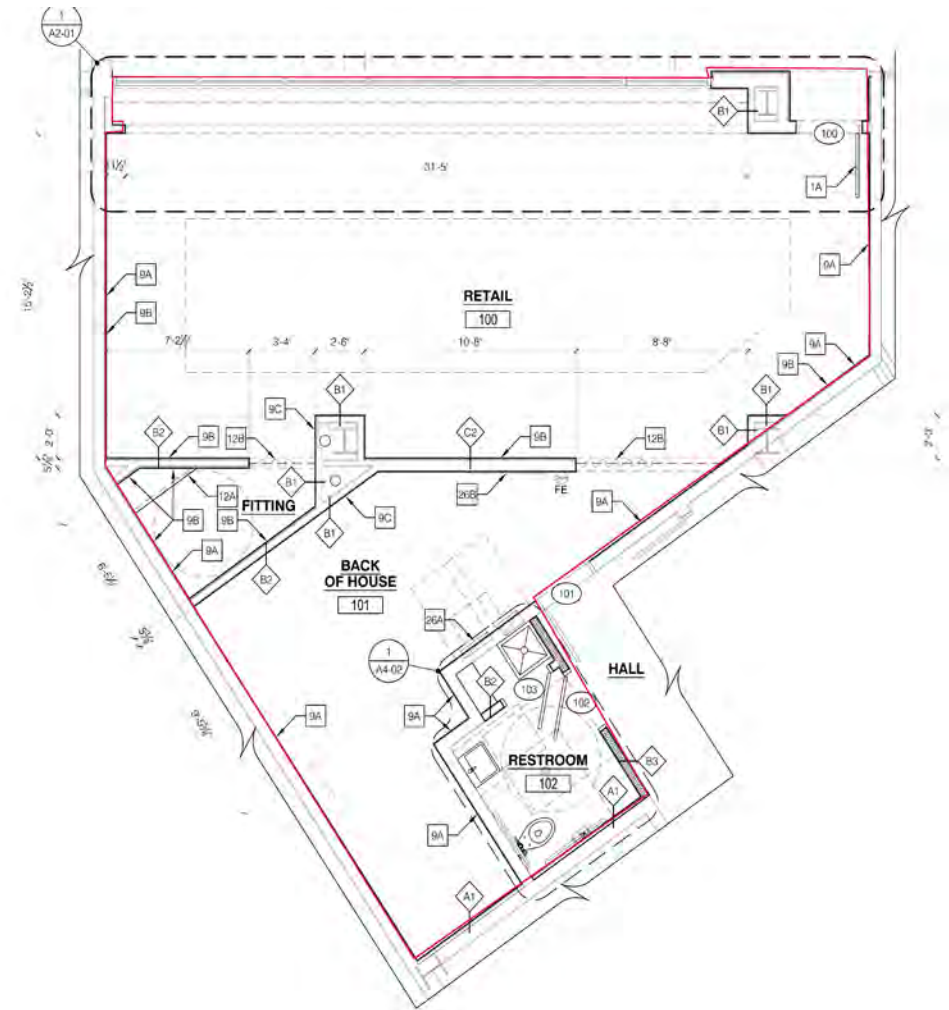
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PARTIAL AVAILABILITIES

SUITE 100
8,133 SF



SUITE 365
1,036 SF



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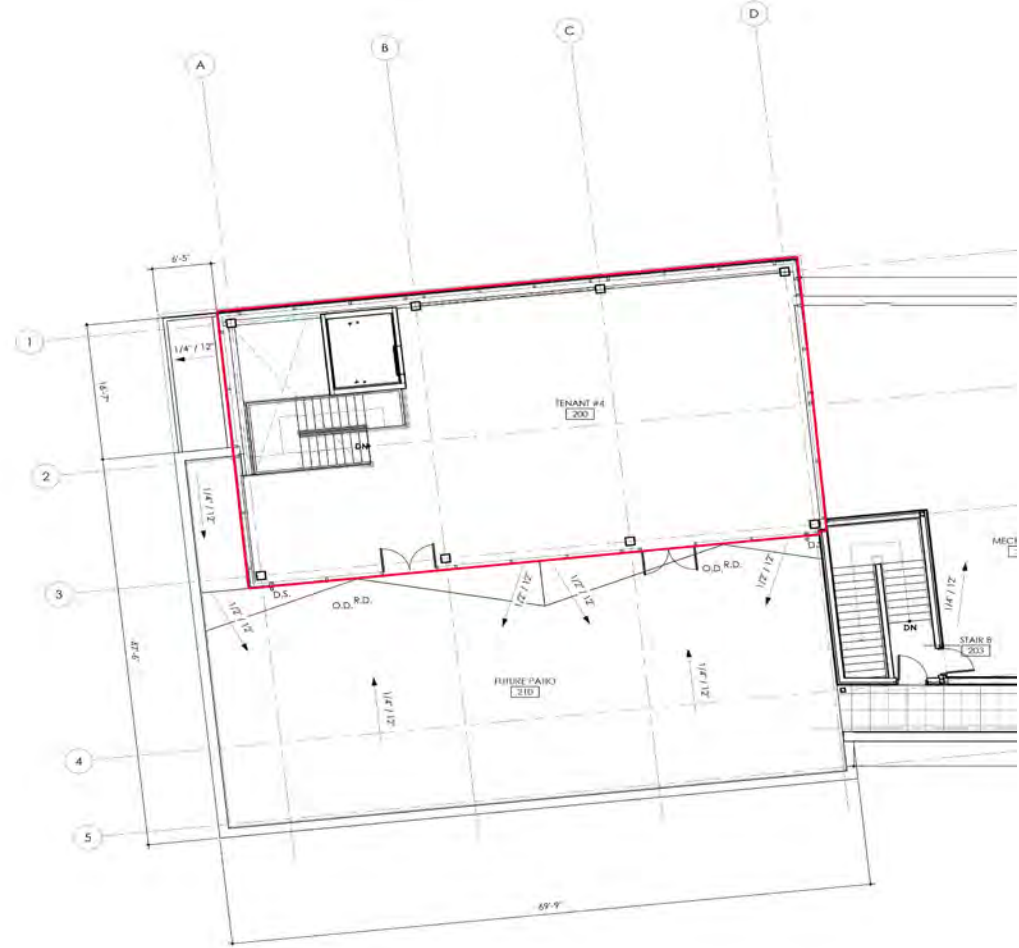
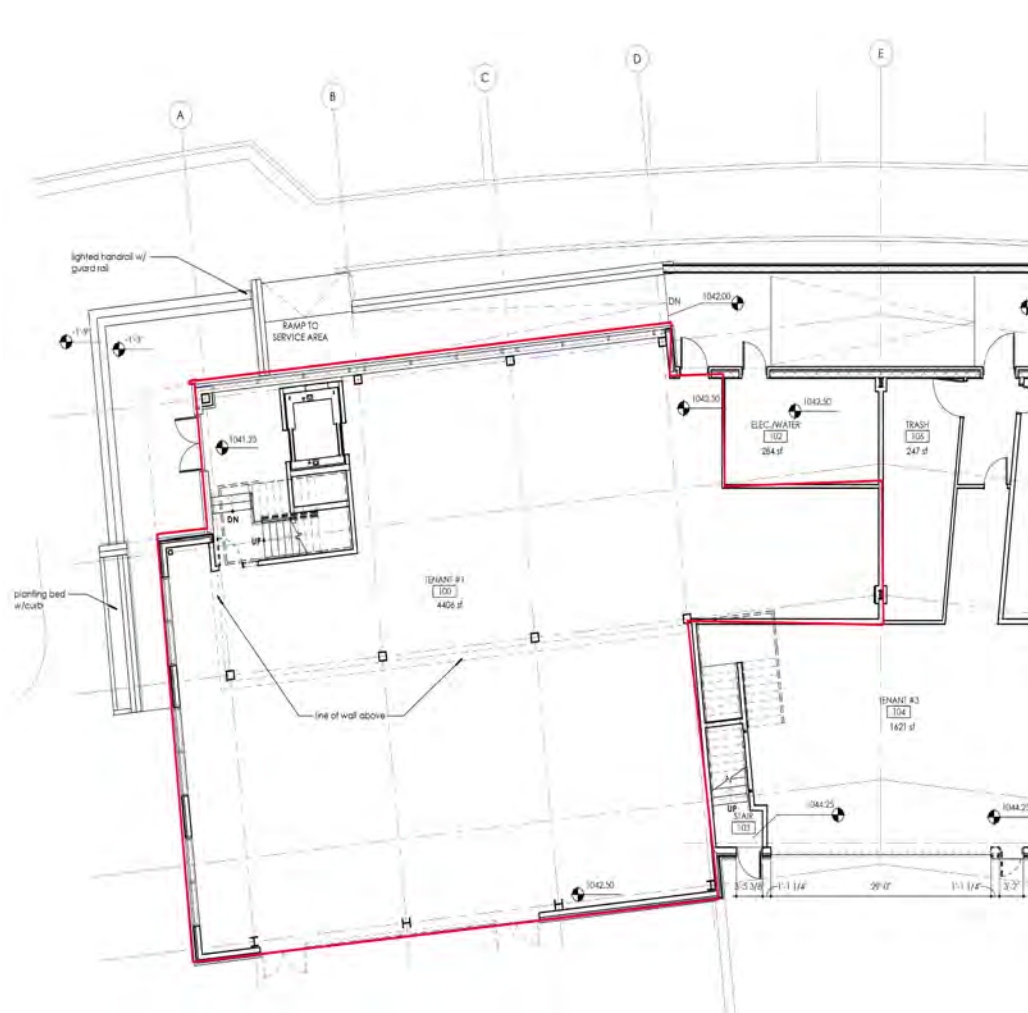


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PARTIAL AVAILABILITIES

SUITE 260 - 1ST FLOOR
4,421 SF

SUITE 260 - 2ND FLOOR
1,726 SF



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