



FOR SALE OR LEASE

South Bank of Cuyahoga River
2338 Canal Road
Cleveland, Ohio 44113

46,000 SF OF PRIME REDEVELOPMENT SPACE!



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Property Highlights

- 46,000 SF building for sale or lease
- Excellent Owner/User opportunity
- Fantastic highway access
- 11,500 SF of beam/brick space per floor
- \$15.00/SF base rent
- Close proximity to inexpensive parking
- Fantastic access via I-77 at E. 9th Street
- Signage and naming rights available



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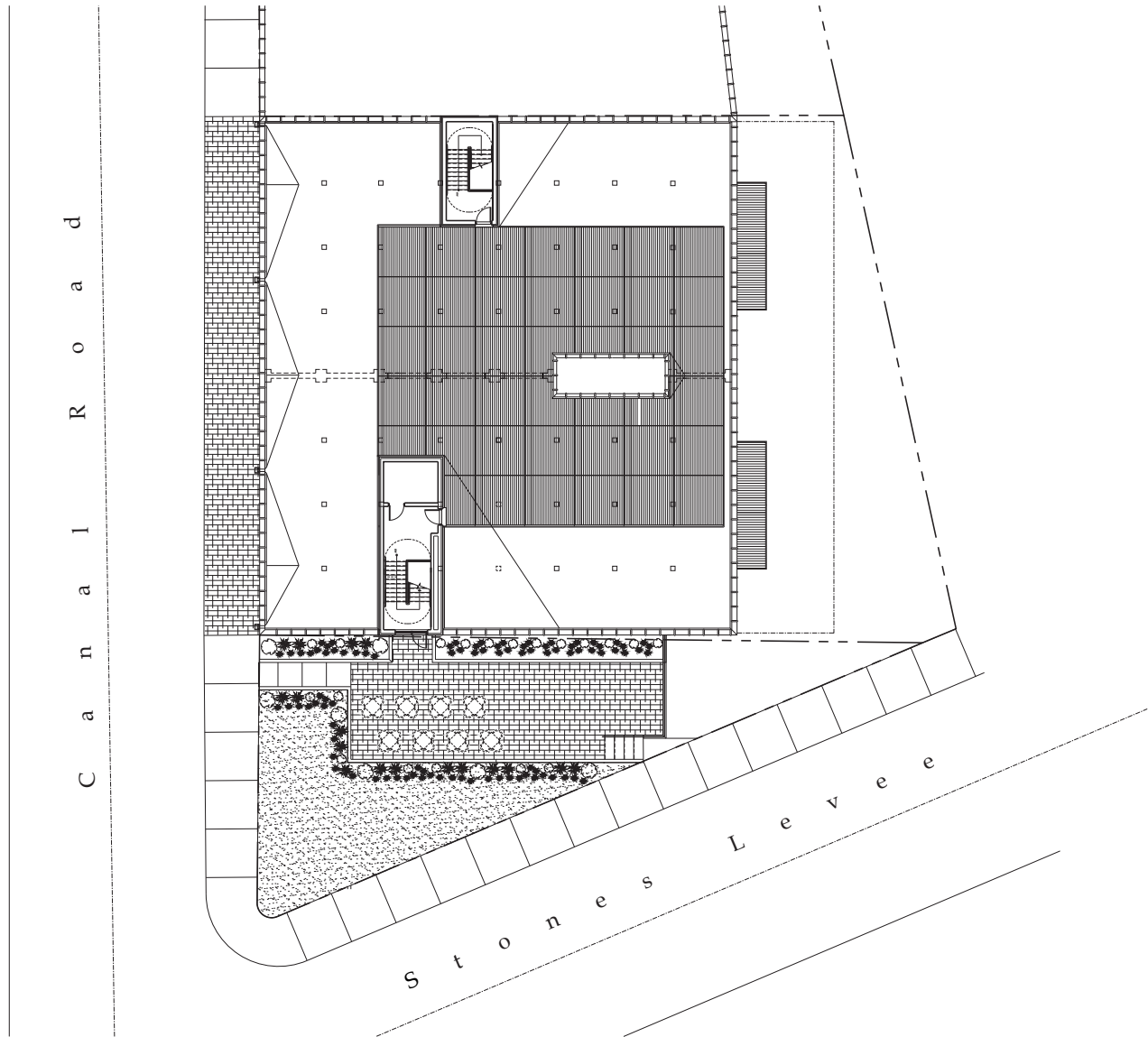
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Site Plan



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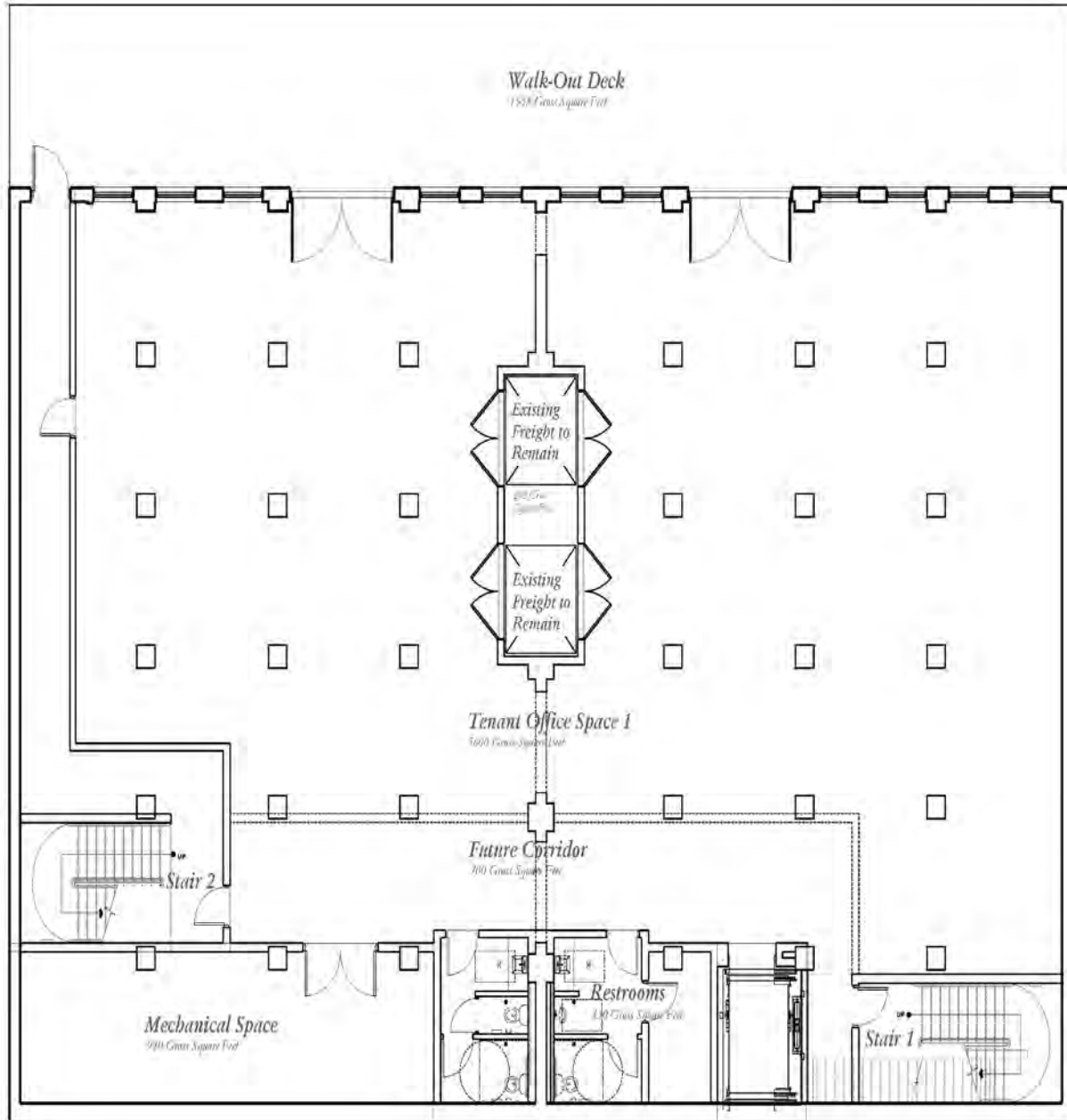
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First Floor Plan



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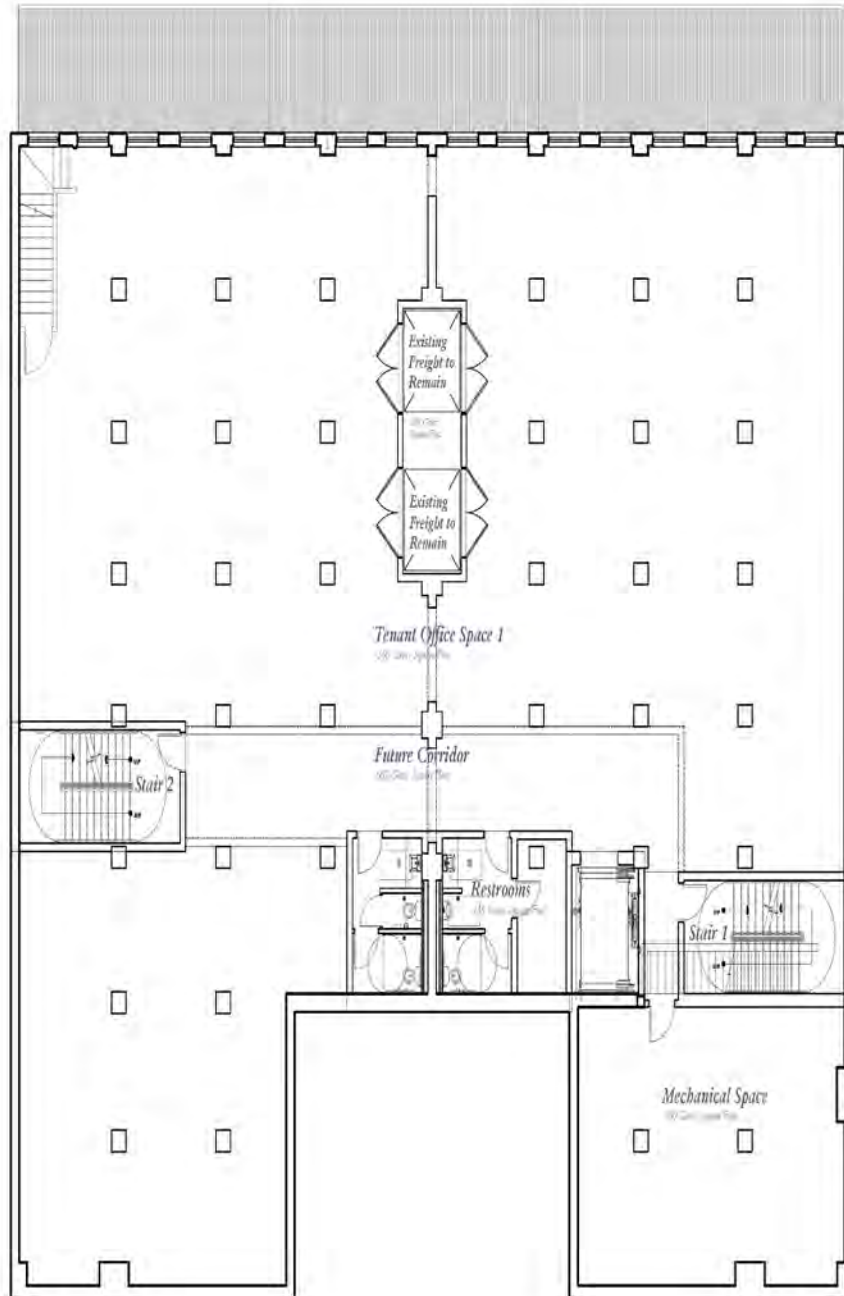
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Second Floor Plan



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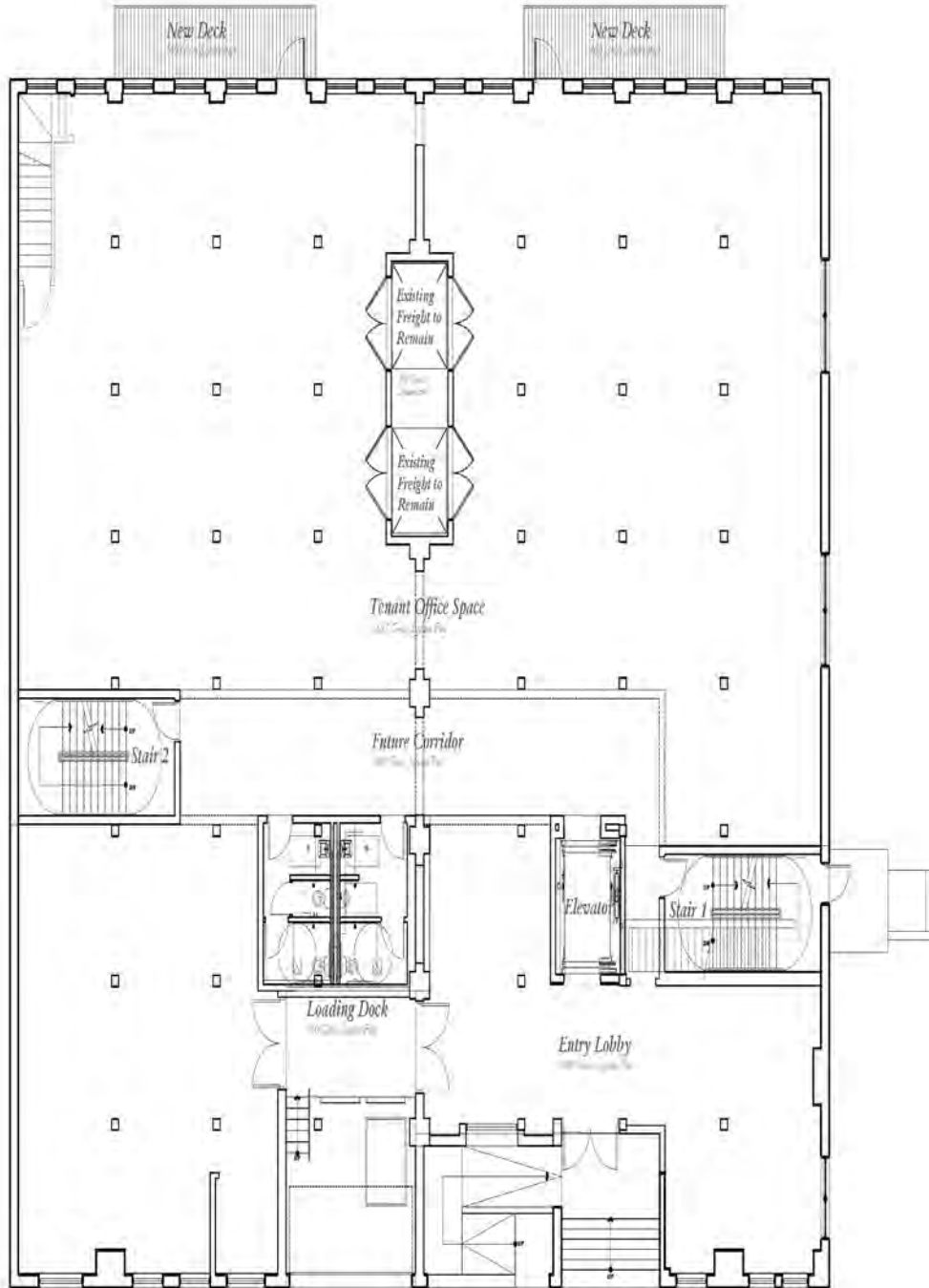
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Third Floor Plan



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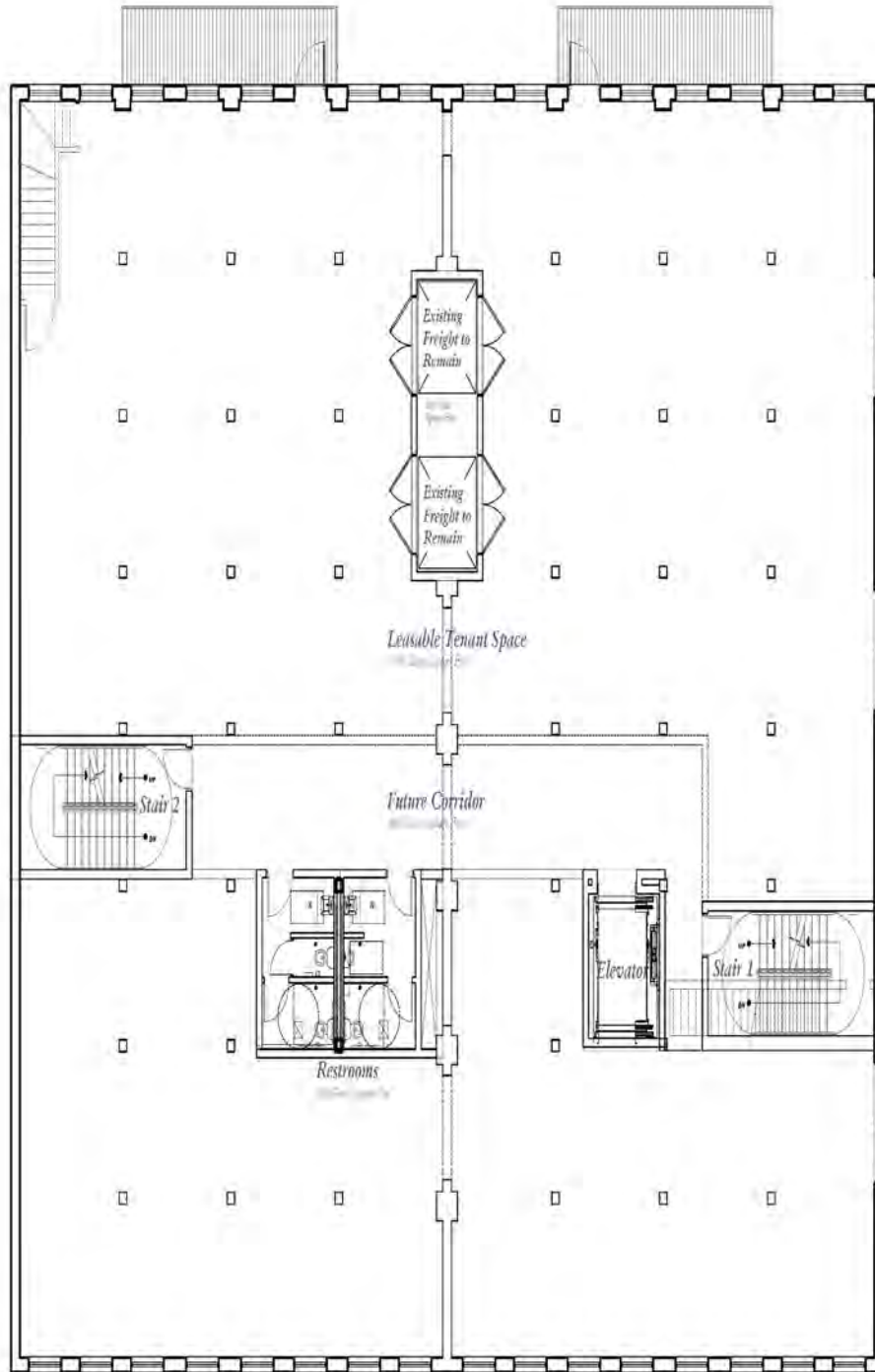
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Fourth Floor Plan



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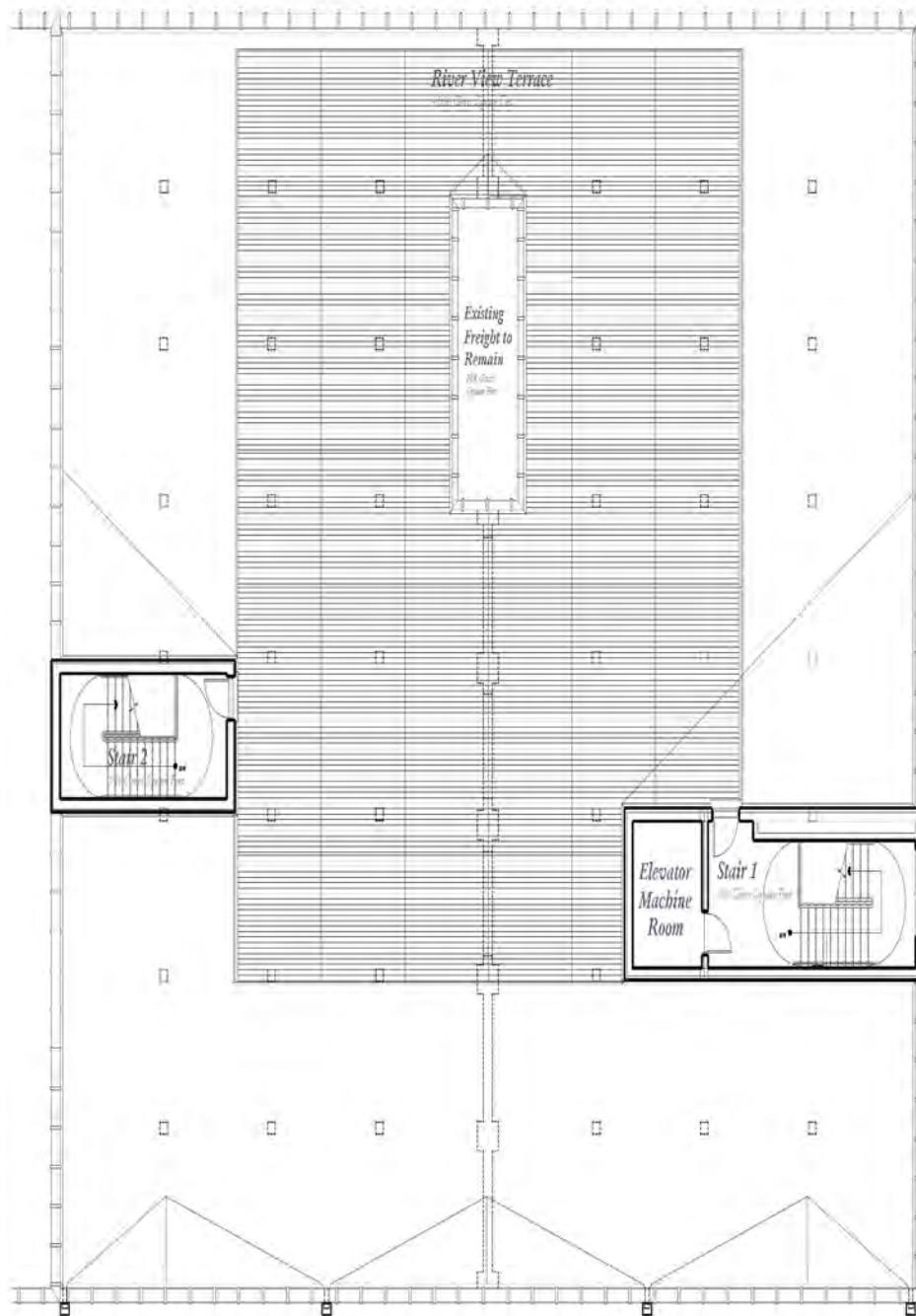
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Sky Terrace Penthouse



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Aerial

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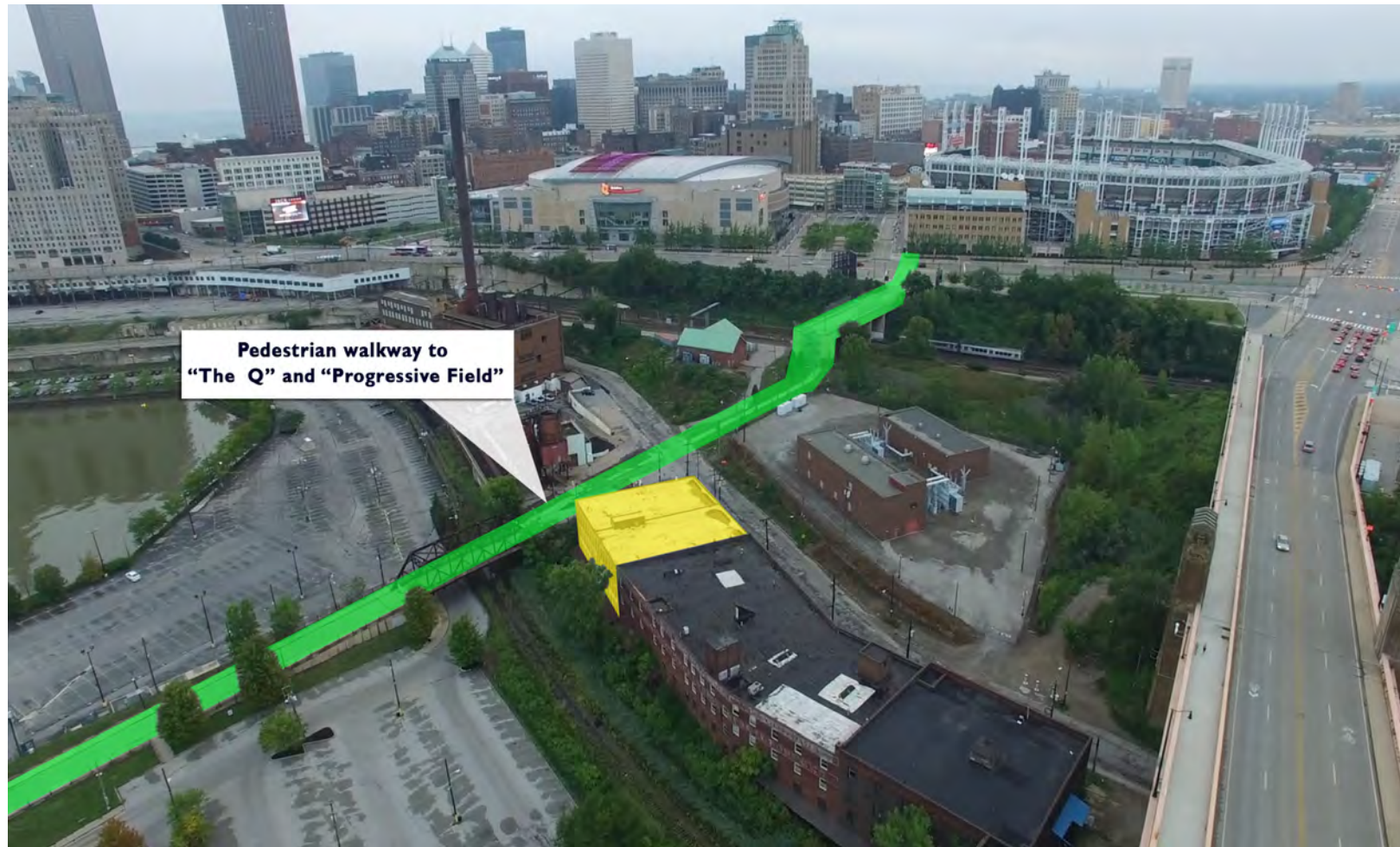
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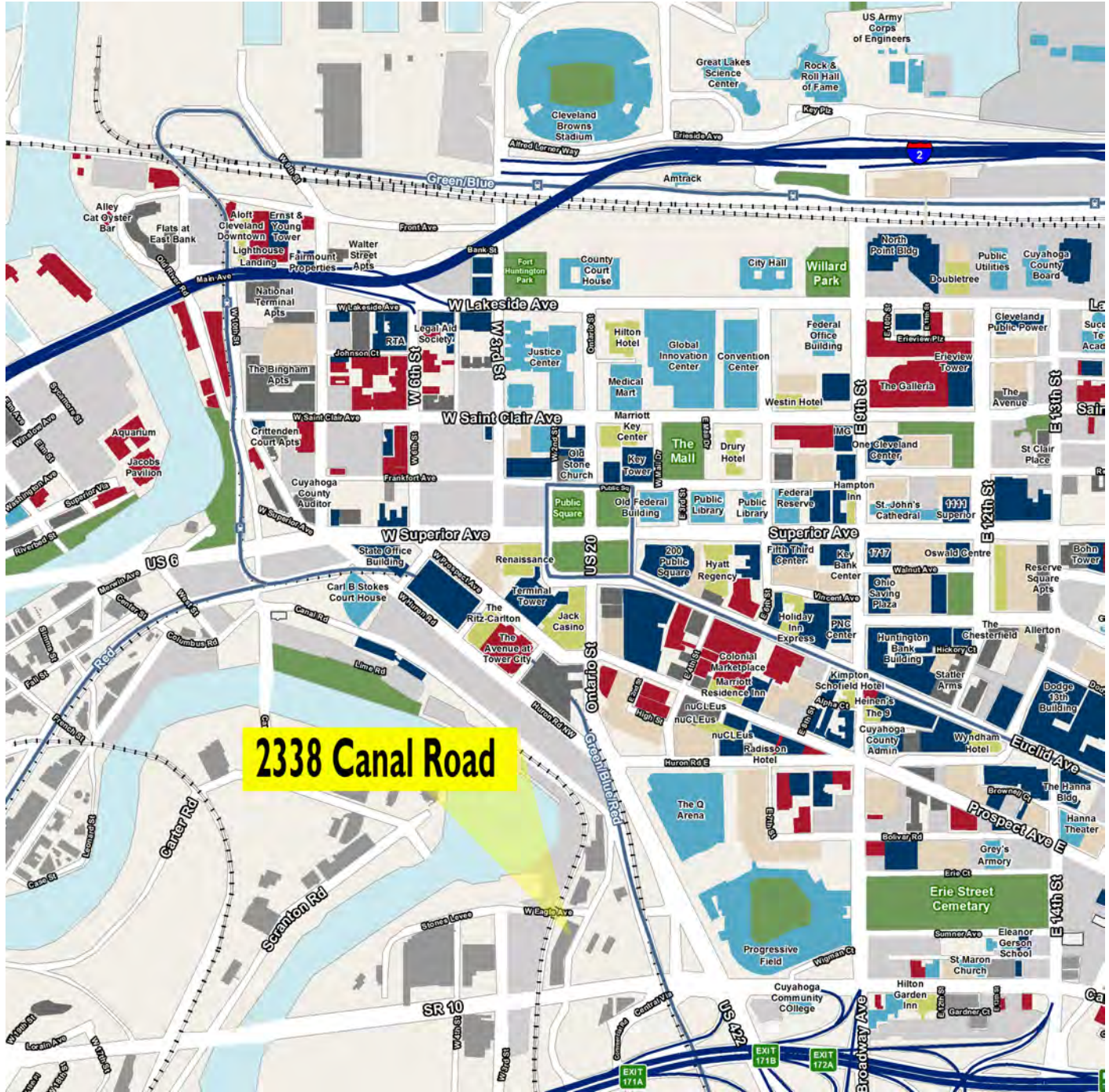
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GIS Map



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