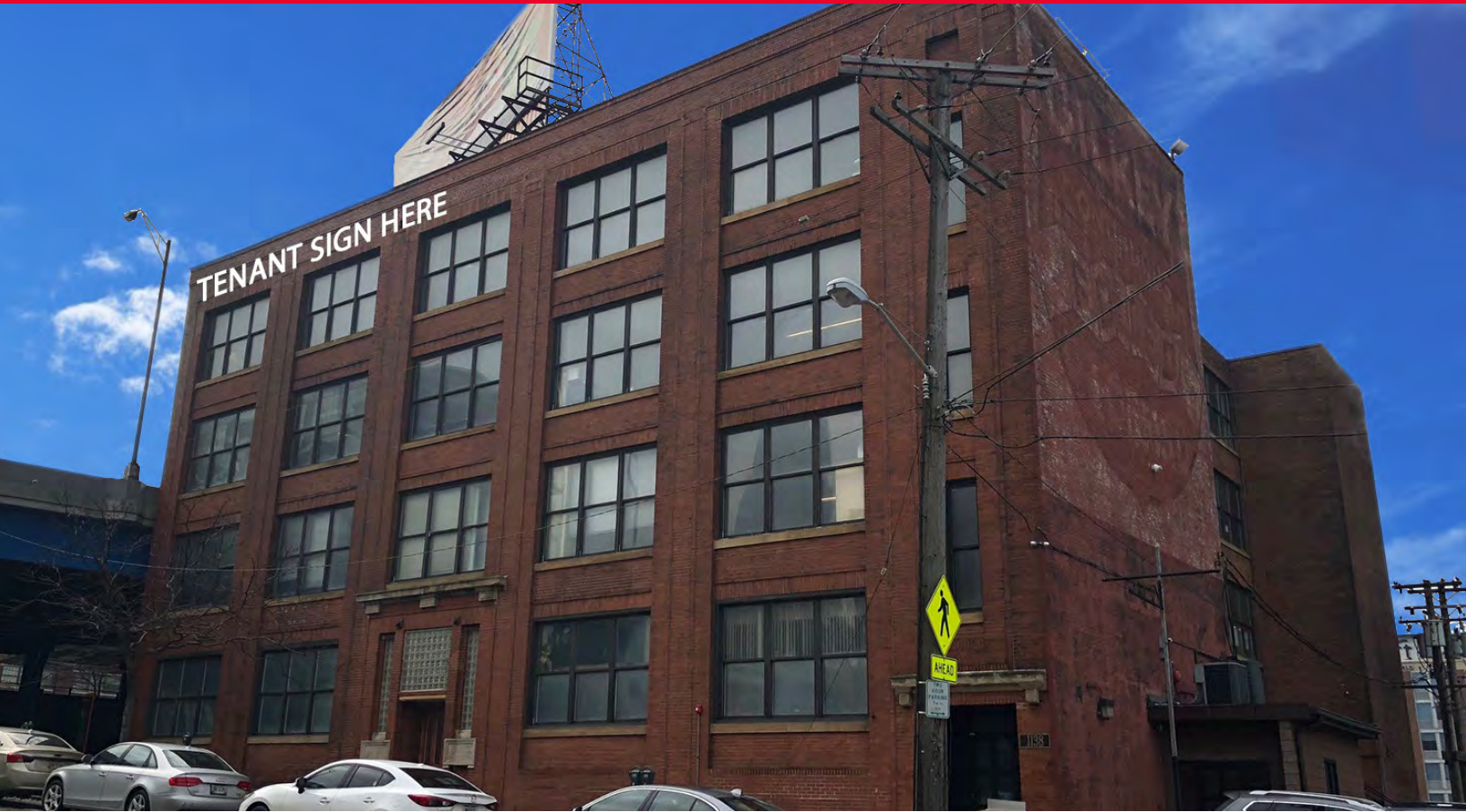


AVAILABLE FOR SALE OR LEASE

Art American Building

1138 W. 9th Street

Cleveland, Ohio 44113



Property Highlights

- Entire 53,351 SF available for sale
- 10,000 SF top floor available for lease
- Spectacular downtown and Lake Erie Views
- Building signage with direct visibility from Cleveland Memorial Shoreway with 34,000+ vehicles per day
- Open floor plan ready for buildout
- Steps away from the Flats & Warehouse District
- Countless restaurant and entertainment options
- High ceilings, exposed brick & duct work
- Dedicated building parking spots available
- \$14.50/SF Modified Gross

CONTACT INFORMATION:

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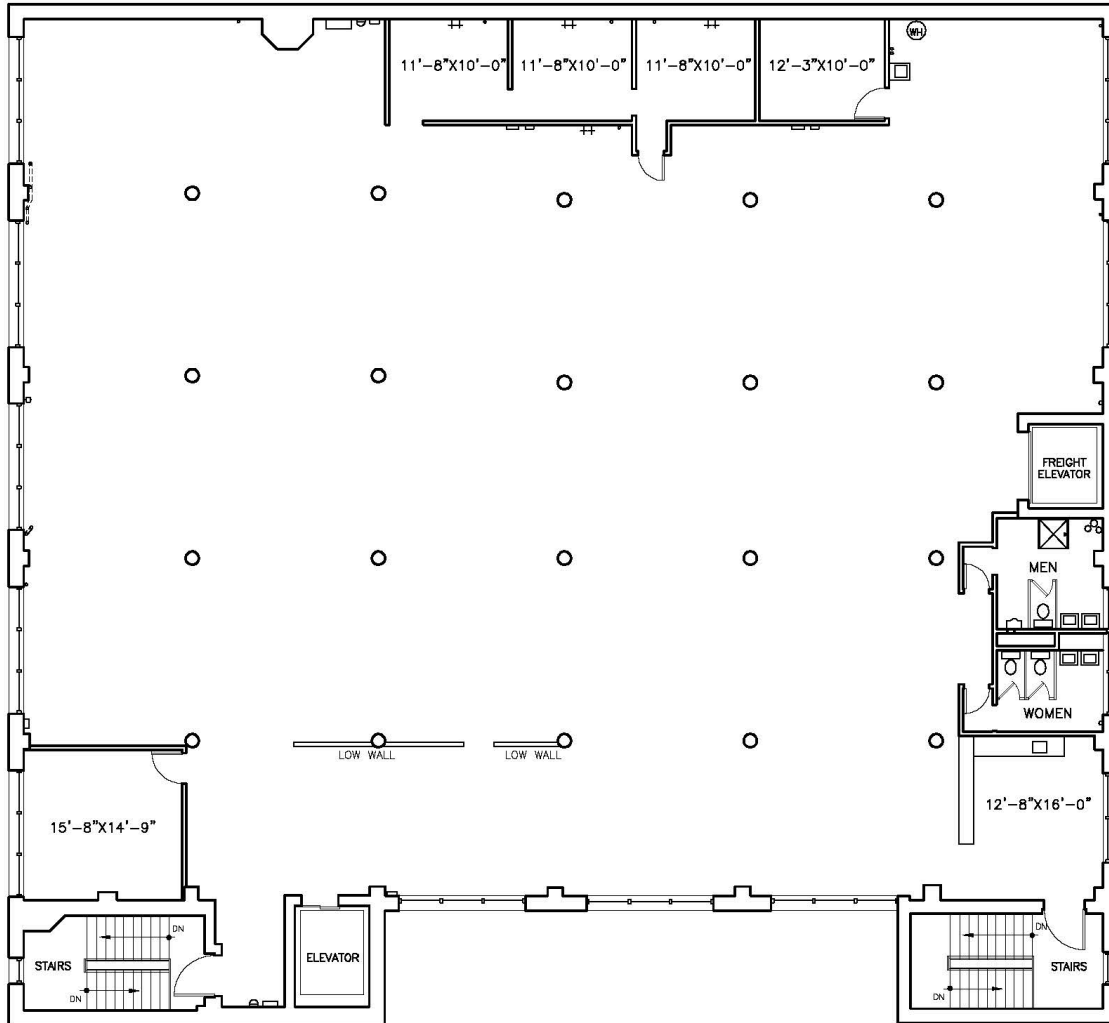
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FLOOR PLAN - 4TH FLOOR



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AREA AMENITIES



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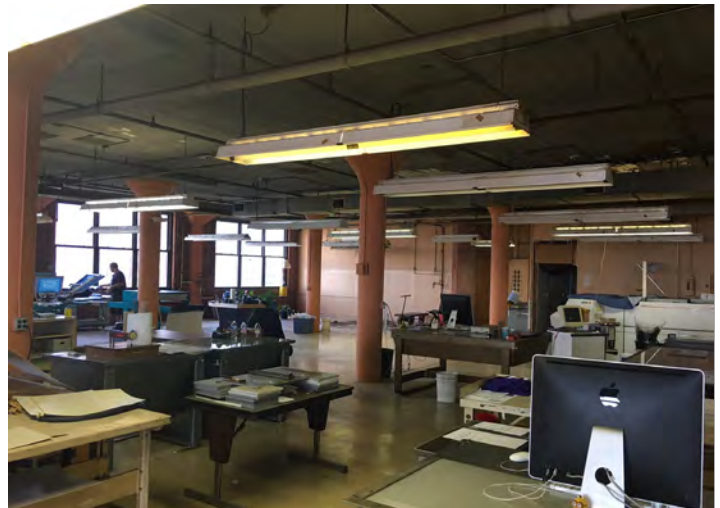
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BUILDING PHOTOS



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