

100 PUBLIC SQUARE

HIGBEE BUILDING

CLEVELAND, OHIO

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100 PUBLIC SQUARE



100 Public Square is a thirteen (13) story office building built in 1931 to house the Higbee department store. The historic 815,000 SF building overlooks the newly renovated Public Square. Large windows provide beautiful views of downtown Cleveland and the Flats. It features covered and surface parking available for tenants, major fiber optic backbones, easy access to many restaurants, hotels, banks, shopping, all public transportation (RTA), direct connectivity to the Avenue at Tower City, close proximity to highways and on-site building management. 100 public square was awarded LEED certification at the Gold level in 2010 by the U. S. Green Building Council.



AREA / NEIGHBORHOOD AMENITIES

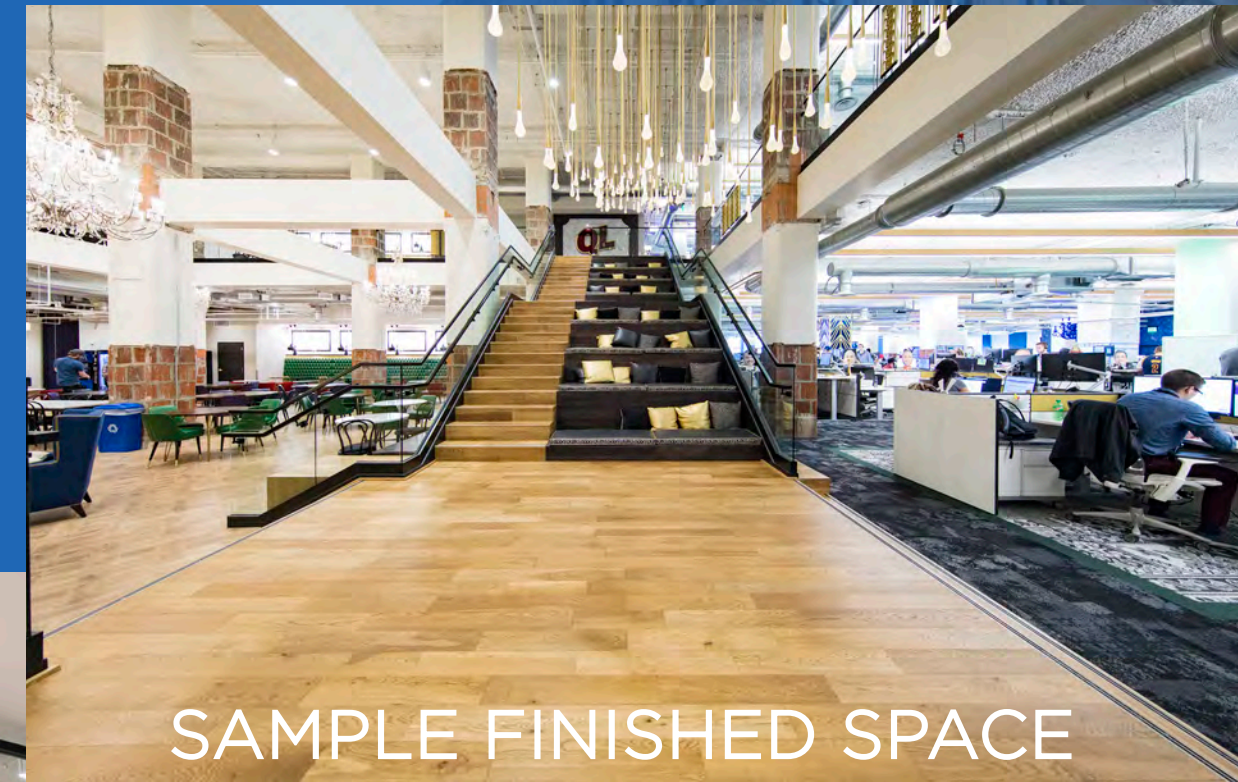
- EXCELLENT ACCESS TO ALL MAJOR FREEWAY SYSTEMS AND PUBLIC TRANSPORTATION
- GROWING RESIDENTIAL COMMUNITY
- HOME TO ALMOST 3,000 RESIDENTS
- 15 HOTELS WITH OVER 3,300 ROOMS CURRENTLY AVAILABLE IN OR ADJACENT TO THE CBD

WITHIN WALKING DISTANCE TO THE FOLLOWING

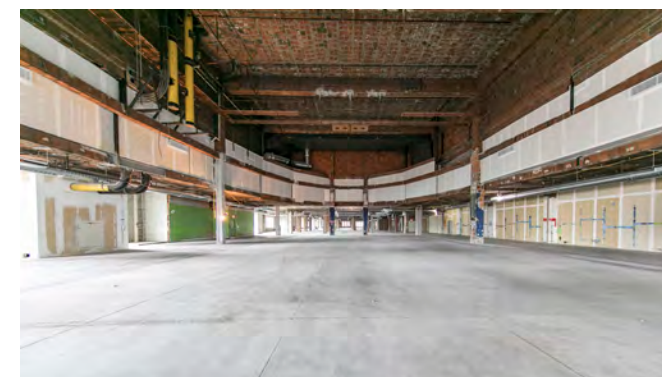
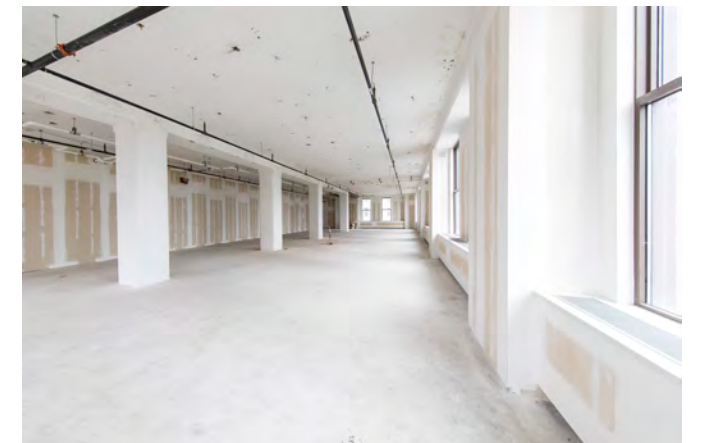
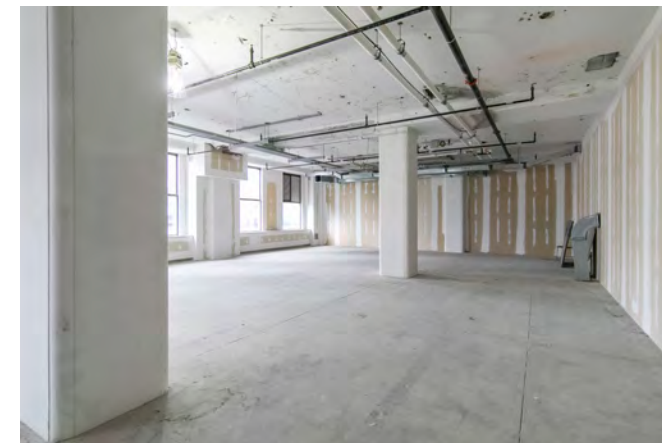
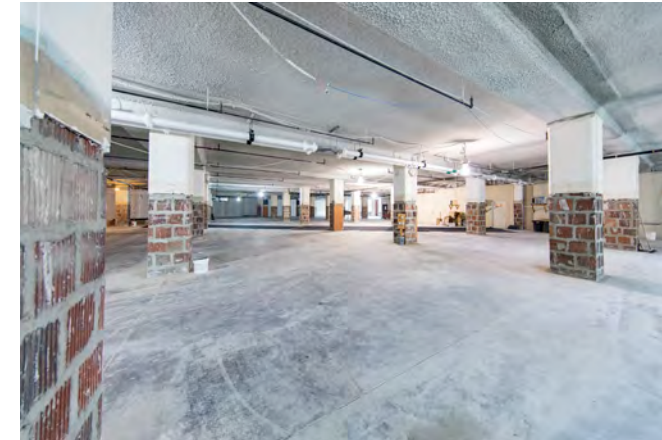
- THE RITZ CARLTON & RENAISSANCE HOTEL
- RTA CENTRAL STATION
- CANAL BASIN PARK
- QUICKEN LOANS ARENA
- PROGRESSIVE FIELD
- GREATER CLEVELAND AQUARIUM
- JACOBS PAVILION AT NAUTICA
- JACK CLEVELAND CASINO
- PLAYHOUSE SQUARE DISTRICT, HOME TO NUMEROUS ENTERTAINMENT & THEATRE VENUES AND RESTAURANTS
- RETAIL SHOPS
- WIDE RANGE OF FOOD ESTABLISHMENTS
- ROCK & ROLL HALL OF FAME & MUSEUM
- GREAT LAKES SCIENCE CENTER
- VOINOVICH PARK
- TOWER CITY CENTER
- LAKE ERIE

100 PUBLIC SQUARE

BUILD IT



SAMPLE FINISHED SPACE



The Historic Higbee building offers redevelopment opportunities in the Cleveland Central Business District in the newly renovated Public Square. Build it your way and put yourself in the ever growing Heart of Cleveland.

YOUR WAY.

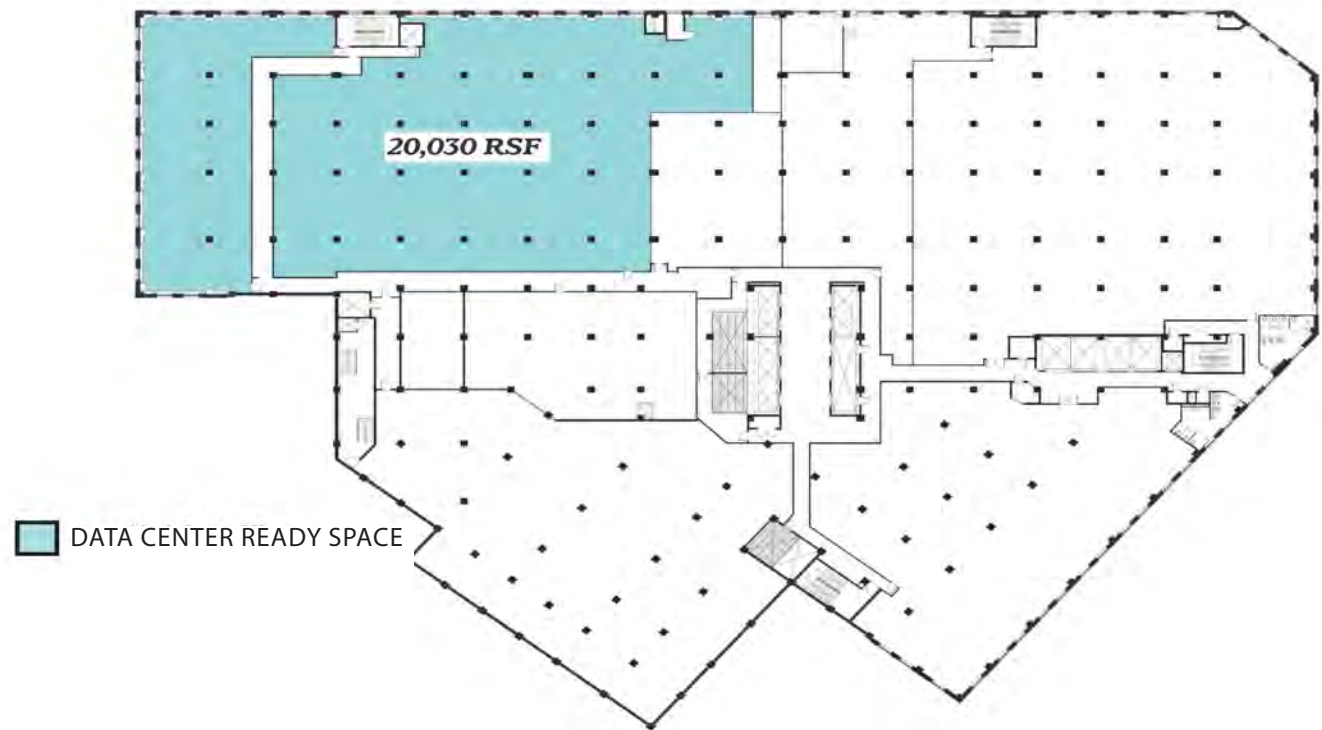
100 PUBLIC SQUARE

FIFTH FLOOR • SUITE 510 • TOTAL | 33,980 RSF



5TH

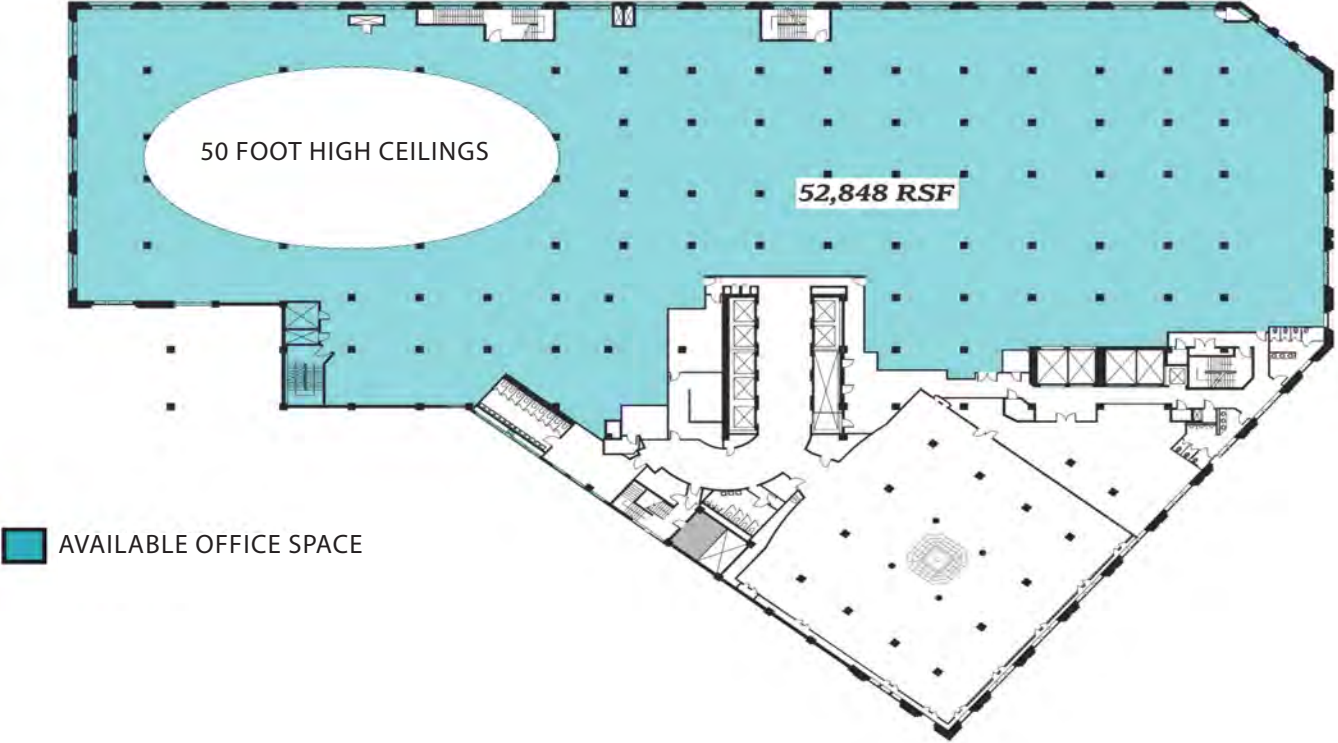
SEVENTH FLOOR • SUITE 700 • TOTAL | 20,030 RSF



7TH

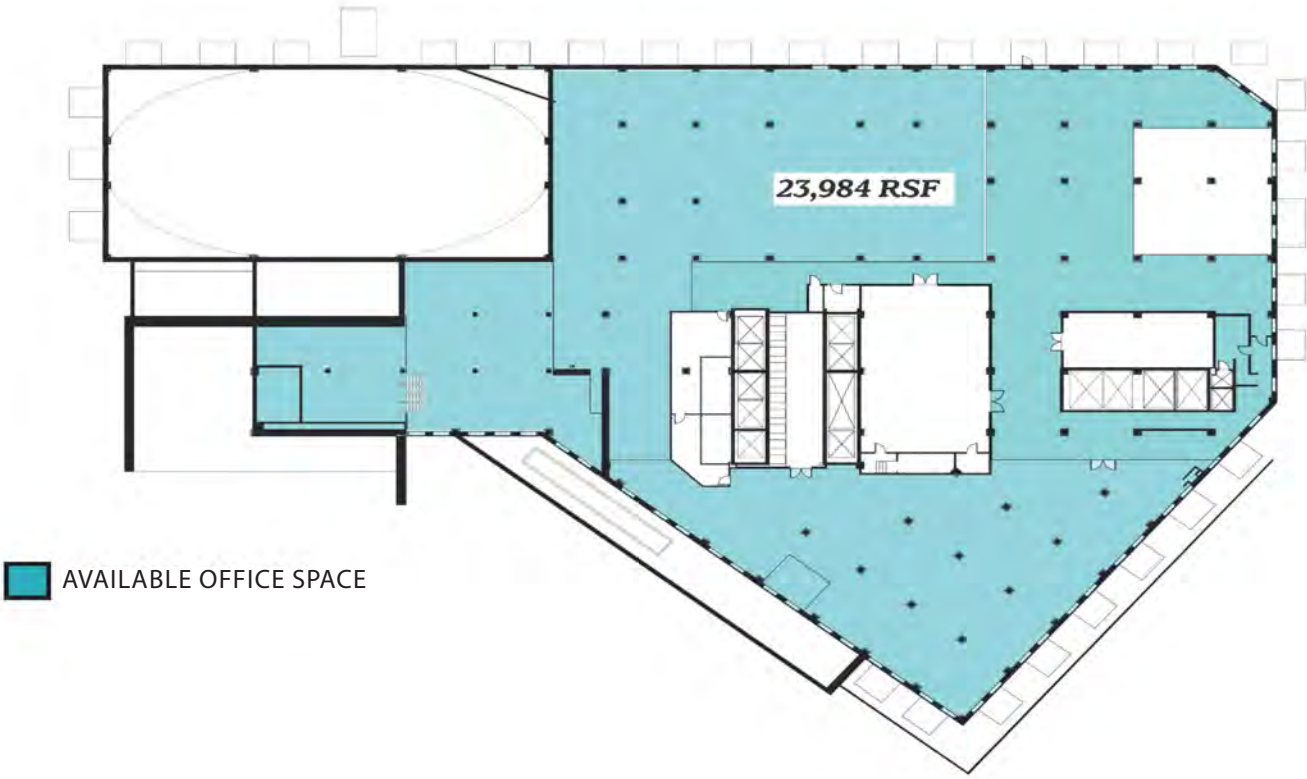
100 PUBLIC SQUARE

TENTH FLOOR • SUITE 1010 • TOTAL | 52,848 RSF



10TH

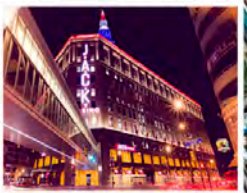
TWELFTH FLOOR • SUITE 1200 • TOTAL | 23,984 RSF



12TH



Huntington Convention Center of Cleveland
9 minutes



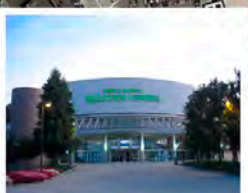
JACK Cleveland Casino
2 minutes



Cleveland Arcade
4 minutes



Playhouse Square
15 minutes



Wolstein Center
15 minutes



Progressive Field
5 minutes



Quicken Loans Arena
4 minutes



Tower City Center
2 minutes

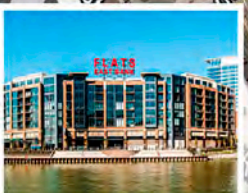


Canal Basin Park

100 PUBLIC SQUARE



Public Square
2 minutes

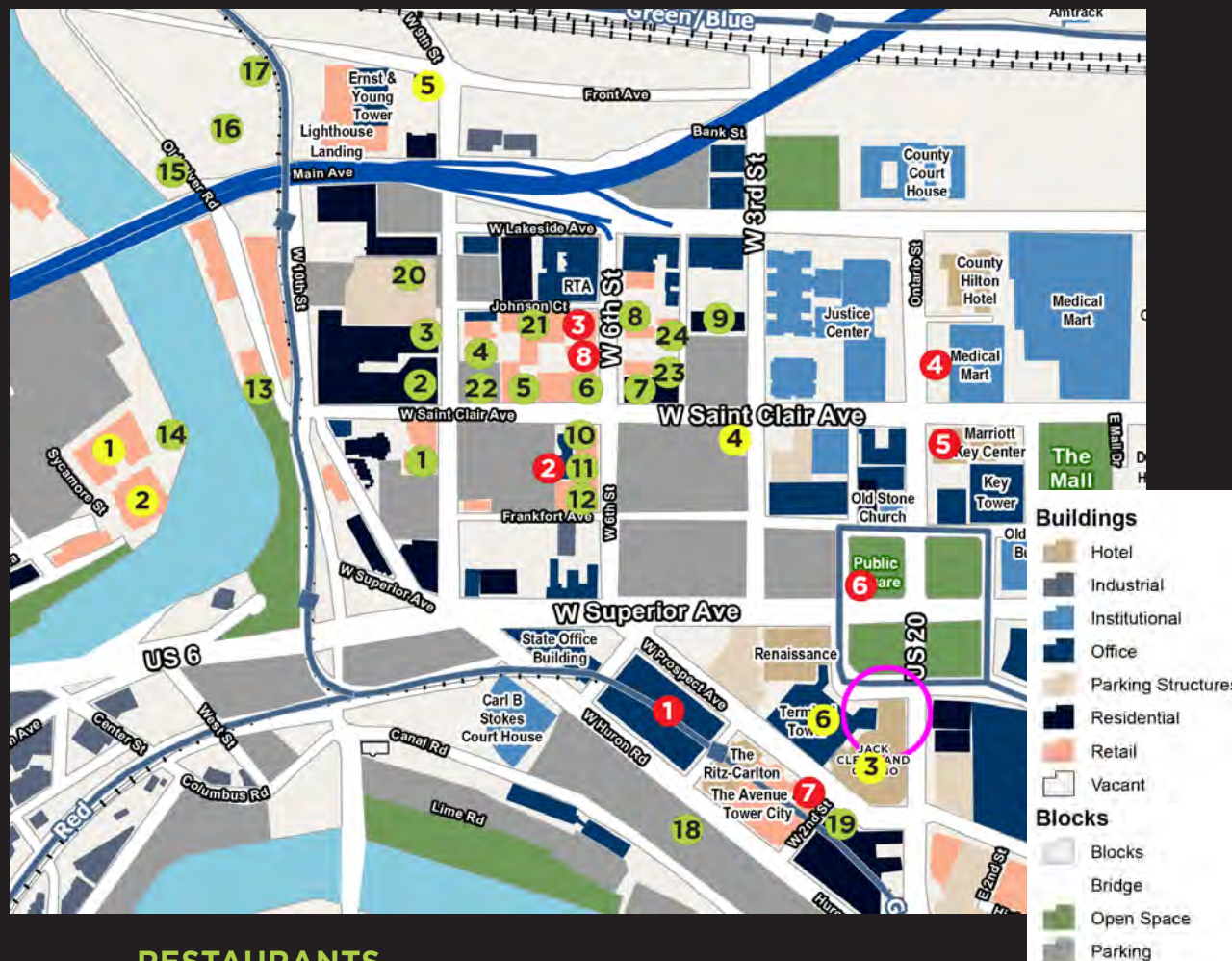


The Flats
10 minutes



Settler's Landing
8 minutes

- RESTAURANTS**
4TH STREET
Chinato
Butcher & the Brewer
Mabel's BBQ
Lola
Pickwick & Frolic
Harry Buffalo
Chocolate Bar
Red The Steakhouse
Saigon Restaurant & Bar
Hilarities
House of Blues
Flannery's Pub
The Greenhouse Tavern
Wonder Bar
3 minutes



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 Cleveland Casino
4. Smallbox
5. Portside Distillery & Brewery
6. Tower City Center

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

100 PUBLIC SQUARE

Centrally Located in the Cleveland Central Business District

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

100 Public Square (the Higbee Building) is located in Cleveland's Central Business District. The CBD is the center of Cleveland and now features a wide and exciting variety of commercial, entertainment and residential venues - mixing rich history with today's new developments. Within walking distance of Cleveland's Warehouse District, E. 4th Street, Progressive Field, Quicken Loans Arena, Canal Basin Park, Public Square, The Flats, JACK Cleveland Casino and Tower City Center, your entertainment and amenity options are endless.

Stunning views and unbeatable location provide best-in-class office space overlooking Public Square. Large window-lines provide incredible downtown views. Flexible lease rates and generous tenant improvement packages. Building signage opportunity.



CLEVELAND SKYLINE



100 PUBLIC SQUARE

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

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, Downtown Cleveland 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

THE CLEVELAND ARCADE

REBOL

TOWER CITY CENTER

PLAYHOUSE SQUARE

PUBLIC SQUARE

ROCK & ROLL HALL OF FAME

BEERHEAD BREWERY

CONFERENCE AVAILABILITY

Work. Play.

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

PARKING



CLEVELAND BUSINESS DISTRICT

Key Parking Data Points

- Lots range in cost from \$7.00 to \$50.00 per day and \$130.00 to \$230.00 per month.
- Average daily rate = Starting at \$6.00.
- Average monthly rate = \$145.00
- Early Bird daily prices range from \$7.00 to \$9.00 per day.
- 11 lots are gated and manned.
- +/- 3,500 spaces for tenants and visitors at Tower City Center
- Valet and shuttle services available

Play.
Live.



8:30a

STARBUCKS COFFEE

Grab a quick morning coffee on your way in the office at Starbucks, which is conveniently located in Tower City, attached to 100 Public Square



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 LINCOLN TAP HOUSE

Located in the lobby of 100 Public Square, Lincoln Tap House has a wide variety of lunch favorites.



the greenhouse
tavern

7:30p

THE GREENHOUSE TAVERN

After enjoying a few appetizers and cocktails, make your way across the street to the award-winning Greenhouse Tavern for a delicious meal made with local, organic, non-gmo food.

Everything you need,
on and off the clock.

At 100 PUBLIC SQUARE, 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.



10:00a

REBOL

Directly across the street from 100 Public Square, REBOL is conveniently located so you can grab a mid morning snack or healthy breakfast.



5:30p

E. 4TH STREET

Walk a few blocks over to one of Cleveland's most famous entertainment areas for some quick after-work shopping, yoga or a quick game of bowling



6:30p

PATIO DRINKS AND APPETIZERS

Wind down from the workday with cocktails & appetizers on the patio or in the dining room at Butcher and the Brewer



**Discover a whole
new way to work.**

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WAKEFIELD**



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