

4329 LORAIN AVENUE

HARBOR 44

CLEVELAND, OHIO

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HARBOR 44

OHIO CITY

A COMPLETE CLEVELAND NEIGHBORHOOD

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

Harbor 44 is located at 4329 Lorain Avenue in Ohio City, Cleveland's Near West Side neighborhood. Across the Cuyahoga River from Downtown Cleveland, the neighborhood touches Lake Erie to the north and is home to over 9,000 residents and more than 250 businesses.

Ohio City offers everything residents or visitors look for in a complete, urban neighborhood. The neighborhood is known for its diversity, historic housing stock, entrepreneurial spirit, passionate neighbors, and anchor institutions such as the West Side Market, Lutheran Hospital, St. Ignatius High School, and Great Lakes Brewing Company. Ohio City offers a wealth of cultural institutions, including public, private, and charter schools, over 100 non-profit organizations, and well-known local restaurants and retail. Furthermore, the neighborhood is one of the most walkable in Greater Cleveland. A significant influx of new residents and investment combined with engaged and committed community members has fostered tremendous growth for the better part of the past decade.

www.ohiocity.org



Harbor 44 is a 29,000 SF proposed Class-A, mixed-use retail and office development in Cleveland's burgeoning Ohio City neighborhood. This new development offers a rooftop deck with exquisite downtown skyline views, underground parking and excellent connectivity to walk, bike or drive to work or entertainment destinations.

SLEEK & MODERN OFFICE SPACE



BUILD IT



LORAIN AVE.

40 UNDERGROUND PARKING SPACES



YOUR WAY.

HARBOR 44

GROUND LEVEL • TOTAL | 10,000 RSF



SECOND LEVEL • TOTAL | 9,500 RSF



HARBOR 44

THIRD LEVEL • TOTAL | 9,500 RSF



SHARED ROOFTOP/EVENT SPACE WITH DOWNTOWN VIEWS



The Edison
306 Units

Gordon
Square

Mariner's Watch
62 Units



Ohio City Hotel
Coming Soon

DETROIT ROAD

DETROIT ROAD



Irishtown Bend Park

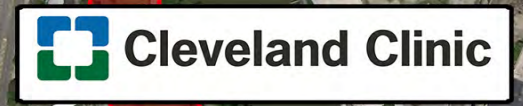
FRANKLIN AVENUE

FRANKLIN AVENUE



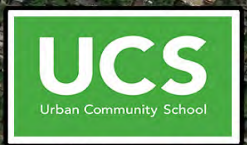
Edge32
62 Units

Clifton West
70 Units



Harbor 44

Garrett Morgan
School of Science



LORAIN AVENUE

LORAIN AVENUE

St. Ignatius
High School



BRICKMAN PROJECT
200 APARTMENTS

44th Street



Michael Zone
Recreation Center



THE NINA
TOWNHOMES

Orchard S.T.E.M
School

DRIVE-TIME MAP

HARBOR 44

AREA / NEIGHBORHOOD AMENITIES:

- EXCELLENT ACCESS TO ALL MAJOR FREEWAY SYSTEMS AND PUBLIC TRANSPORTATION
- GROWING RESIDENTIAL COMMUNITY
- HOME TO ALMOST 9,000 RESIDENTS

WITHIN BIKING DISTANCE TO THE FOLLOWING:

- WEST SIDE PARK RTA CENTRAL STATION
- GREAT LAKES BREWING CO.
- TOWNHALL
- IRISHTOWN BEND
- THE FLATS
- DOWNTOWN CLEVELAND
- GREATER CLEVELAND AQUARIUM
- TOWER CITY CENTER
- JACK CLEVELAND CASINO
- PLAYHOUSE SQUARE
- RETAIL SHOPS
- WIDE RANGE OF FOOD ESTABLISHMENTS
- LAKE ERIE





Work. Play. Live.

Everything you need,
on and off the clock.



5:00p

PLATFORM BREWING CO.
Meet up at one of Cleveland's most popular breweries for some beers and treats after work.



8:30a

JACK FLAPS
Grab a quick morning coffee and delicious breakfast at Ohio City's popular Jack Flaps.



6:00p

THE PLUM CAFE & KITCHEN
Enjoy dinner at The Plum Cafe and Kitchen, a trendy eatery voted Cleveland's Best New Restaurant of 2017.



10:00a

LOBBY MEETING
Use the open lobby area as an escape from the typical conference room to collaborate with co-workers.



7:30p

DESSERT AT MASON'S CREAMERY
After a delicious dinner, hit up Mason's Creamery for some locally-made ice cream, where you can try a few of their more unique flavors.



12:00p

LUNCH AT HERB'N TWINE
A local venue featuring handcrafted sandwiches made with ingredients from local farmers and vendors in the area.



8:00p

FOREST CITY SHUFFLEBOARD
End the night with a few games of Shuffleboard at one of Ohio City's newest hotspots.



3:00p

MEETING ON THE ROOFTOP PATIO
Take in Downtown views and escape the everyday routine by taking your company's meeting outdoors.



Discover a whole new way to work.

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**CUSHMAN &
WAKEFIELD**



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