

DEVELOPMENT OPPORTUNITY

GORDON SQUARE AREA

1200 WEST 58TH STREET, CLEVELAND



For information, please contact:

BOB GARBER, SIOR

Principal

216.525.1467

bgarber@crescorealestate.com



**CUSHMAN &
WAKEFIELD**



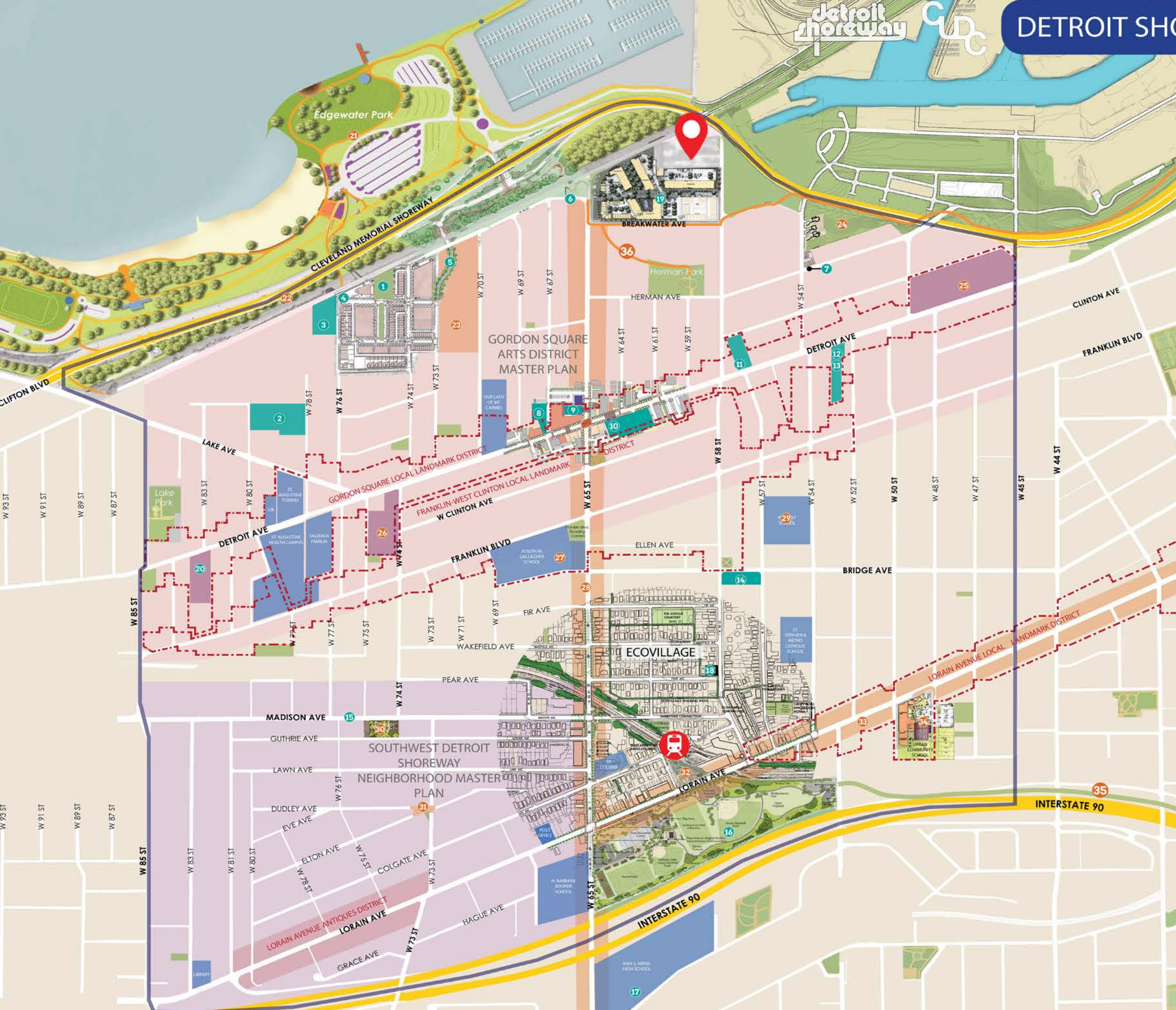


Conveniently located at **1200 West 58th Street** in Cleveland, Ohio. The property consists of approximately 3.62 acres including re-adaptive use of the eight (8) story former “Westinghouse Tower” with approximately 14,000 SF per floor. (Current total SF of existing building structures is approximately 300,000 SF).

Location Highlights

- Minutes from Downtown Cleveland
- Short walk to a local variety of restaurants, retail & entertainment
- Just a few blocks from the Gordon Square Arts District and Edgewater Park
- Adjacent to “The Edison at Gordon Square”
- Great visibility from the Memorial Shoreway
- Breathtaking Lake Erie views
- Easy access to the highways & transportation system










MAJOR DEVELOPMENTS 2010-2016

- 1 Battery Park
- 2 78th Street Studios
- 3 The Shoreway Lofts
- 4 W. 76th Street Pedestrian Tunnel & Public Art
- 5 W. 73rd Street Underpass
- 6 W. 65th Street Pedestrian Tunnel & Public Art
- 7 Harbor View Townhomes
- 8 Near West Theatre
- 9 The Capitol Theatre
- 10 Cleveland Public Theatre
- 11 Templin-Bradley Co. Lofts
- 12 Talespinner Childrens' Theatre
- 13 The Centers for Families and Children
- 14 Waverly Station Townhomes
- 15 Madison Avenue Improvements
- 16 Zone Recreation Center Site Improvements
- 17 Max S. Hayes High School
- 18 Citizens Tiny House
- 19 The Edison at Gordon Square
- 20 The Commons at West Village

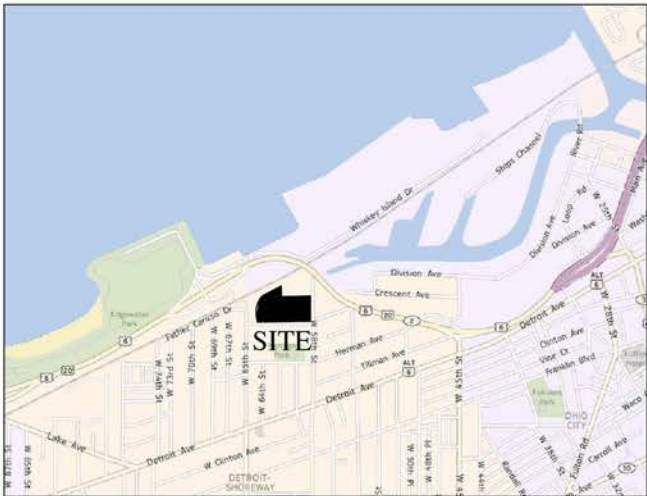
UPCOMING + PROPOSED PROJECTS 2017-2021

- 21 Lakefront Reservation Master Plan (Cleveland Metroparks)
- 22 West Shoreway Boulevard Conversion
- 23 Battery Park Future Phases
- 24 Lakefront Multi-Use Path
- 25 New West Side High School
- 26 Watterson-Lake School Site
- 27 Joseph M. Gallagher School Renovations
- 28 W. 65th Street Corridor Plan
- 29 Waverly School New Construction
- 30 Madison Park Improvements
- 31 Dudley Triangle Placemaking
- 32 Aspen Place TOD
- 33 Lorain Avenue Corridor Improvement Plan
- 34 Urban Community School Addition
- 35 Redline Greenway
- 36 Herman Park Rails-to-Trails Extension

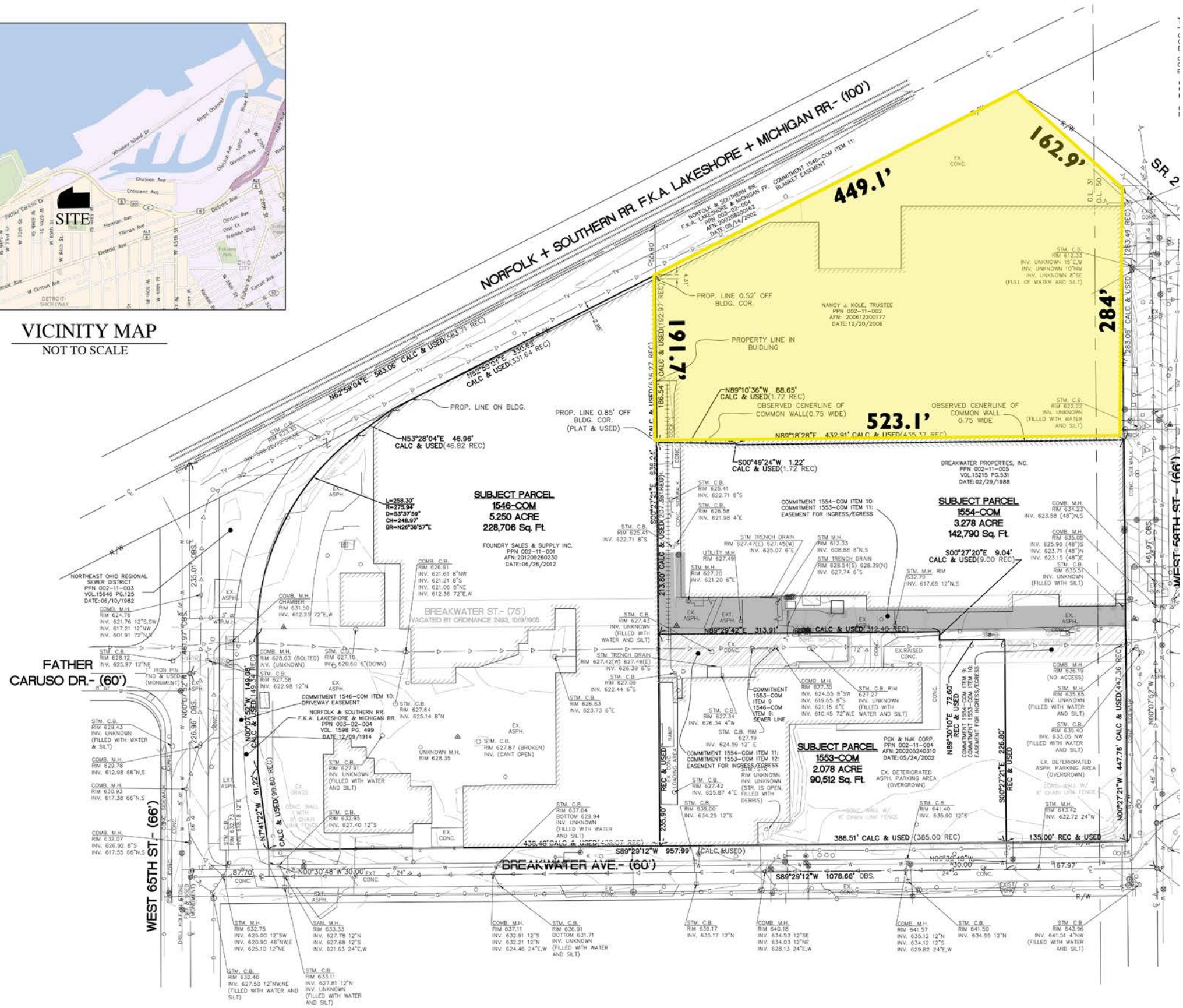
MAP LEGEND

-  RTA Rapid Station
-  DSCDO Service Boundary
-  Local Landmarks District
-  Southwest Detroit Shoreway Master Plan area
-  Gordon Square Arts District area

LAND SURVEY



VICINITY MAP
NOT TO SCALE



MAP OF GORDON SQUARE



THEATRE & FILM VENUES

The Capitol Theatre	clevelandcinemas.com	34
Cleveland Public Theatre	cptonline.org	49
Near West Theatre Office	nearwesttheatre.org	18
Talespinner Children's Theatre	talespinnerchildrenstheatre.org	70

RESTAURANTS

Arcadian	thearcadiancle.com	47
Astoria	agorafoodsinternational.com	62
Banter	bantercleveland.com	10
The Big Egg	216-281-1600	71
Burger King	bk.com	5
Cha Spirits & Pizza Kitchen	chapizzabatterypark.com	3
Daily Press	djjuice.com	24
Frank's Falafel	216-631-3300	41
Georgio's	georgiosofp.com	15
Graffiti Social Kitchen	graffitisocialkitchen.com	4
Gypsy Beans & Baking Co.	gypsybeans.com	39

The Happy Dog	happydogcleveland.com	57
Happy's Pizza	happyspizza.com	7
Indian Delight	classicindianfood.com	61
Latitude 41°N	eatalatitude41n.com	59
Local West	localwestcleveland.com	9
Luxe Kitchen & Lounge	luxecleveland.com	25
McDonald's	mcdonalds.com	12
Minh Anh	minh-anh.com	65
Mr. Hero	mrhero.com	19
Parkview Nite Club	parkviewniteclub.com	58
Rincon Criollo	rinconcriollo.ezlocal.com	29
Spice Kitchen and Bar	spicekitchenandbar.com	56
Stone Mad Pub	216-281-6500	31
Subway	subway.com	15
Sweet Moses	sweetmosestreats.com	16
Toast Wine Bar	toastcleveland.com	38
Vietnam Market	216-281-7724	63
XYZ the Tavern	xyzthetavern.com	48

GALLERIES & ART STUDIOS

1point618	1point618gallery.com	44
78th Street Studios	78thstreetstudios.com	1
Bruno Casiano Gallery	brunocasiano.com	68
Interactive Works of Art	melissadaubert.com	13
Phyllis Seltzer Studio	phyllisseltzer.com	6

SHOPS & BOUTIQUES

Artful Living Boutique	artfullivingshop.com	17
Blazing Saddle Cycle	blazingsaddlecycle.com	8
Cleveland Cyclewerks	clevelandcyclewerks.com	37
Cleveland Motorcycle	clevelandcyclewerks.com	37
Cleveland Shop	vintageclothingcleveland.com	30
Esperanza Threads	esperanzathreads.com	14
Grace Brothers Farm, Garden & Pet	gracebrosnursery.com	42
Guide to Kulchur	kulchercleveland.com	53
Hausfrau Record Shop	216-394-5171	32
IE Jewelry Boutique	216-939-0100	43
Retropolitan	retropolitanleveland.com	27
SP Leather	spleather.com	28
Superelectric Pinball Parlor	superelectric.tv	34

TRD Leather	trdleather.com	50
Turnstyle Boutique	turnstyle-boutique.com	35

SERVICE PROVIDERS

Breit's	breits.com	69
Buehner's Supply Co. Inc.	216-651-6559	52
CPL Walz Library	cpl.org	2
Detroit Shoreway CDC	dscdo.org	20
Family Dollar	familydollar.com	11
First Federal Lakewood	ffl.com	21
Gordon Square Market		60
Honeycomb Salon	216-401-1427	26
LGBT Center	lgbtleveland.org	23
Neighborhood Family Practice	nfpmedcenter.org	40
No Place Like Om	buckharris.com/likeom	64
Pioneer Savings Bank	pioneersb.com	22
Rite Aid	riteaid.com	36
Saigon Plaza	216-961-6005	66
Save-A-Lot	save-a-lot.com	54
Stockyard Meats	216-631-1414	55
The Convenient		51
Zeke's Salon	216-210-5518	67

Support and leadership for this neighborhood provided by:



For information, please contact:

BOB GARBER, SIOR
Principal
216.525.1467
bgarber@crescorealestate.com

CUSHMAN & WAKEFIELD | CRESCO REAL ESTATE
3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
crescorealestate.com

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Profile 1 of 1

Summary (34552)



1200 W 58TH STREET
1200 W 58th Street
CLEVELAND, OH 44102

Business Park: Gordon Square
County: Cuyahoga
Market: NW-Z1
Sub Market: Westpark/Cleveland West Area
Land Size (Acres) 3.62 Acres

General Listing/Transaction Information

Asking Price: \$6,000,000.00
Transaction Type: Sale

Parking

Loading & Doors

Cross-Docked: No

Contacts

Listing Broker(s) Robert Garber, SIOR
CRESCO Real Estate
216.525.1467
bgarber@crescorealestate.com

Building

Flex: No
Handicapped Accessible (ADA): No

Utilities

Site

Land SF: 157,687 SF
Parcel Number: 002-11-002

Crane

Comments

Listing Comments: The complex currently has approximately 300,000 SF under roof. Approximately 112,000 SF is contained in an 8 story building with lake views (14,000 SF/floor). The property is adjacent to the new "Edison at Gordon Square"