

INTRO

2027 WEST 25TH CLEVELAND, OH
(WEST 25TH STREET & LORAIN AVENUE)

TWO SPACES AVAILABLE



JOIN EXCELLENT CO-TENANTS

EDDA
COFFEE ROASTERS

TRUSS
TRUSS

Greens
— salad co. —

JAJA

SWTHZ

SL SALON LOFTS®

Goddess

Bank of America

PIONEER

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CBRE



JOIN THE AREA RETAILERS

TRUSS
EVENT VENUE

EDDA
COFFEE ROASTERS

Bank of America

PIONEER

Greens
—salad co.—

Goddess
PERFUMANCE CO.

WEST SIDE MARKET
CLEVELAND'S PUBLIC MARKET

SL SALON LOFTS

Bartleby

AVO
MODERN MEXICAN



Citizens Bank

GREAT LAKES
BREWING CO.
EST. 1988 • CLEVELAND, OH



TOWN HALL

SWTHZ



WELCOME TO CLEVELAND'S MOST DYNAMIC NEIGHBORHOOD




PROJECT OVERVIEW

INTRO, largest mass timber development, features 297 Class A apartment units, 36,000 SF retail space, state of the art wedding/event venue, and a 1 AC public green space in the heart of the rapidly expanding Ohio City neighborhood.

2 SPACES AVAILABLE – 2,295 SF Gehring Street space & 1,156 SF former cell store.

Join Bank of America, Pioneer Restaurant, JAJA Tapas and Cocktails, Edda Coffee Roasters, Harbor Bay Real Estate & Hospitality, Goddess Maintenance Co, Salon Lofts, and Greens Salad Co, and SWTHZ.

The apartments are currently 98% leased with record breaking rents of \$3 per foot
Average income per person: \$212,000; Average age: 31; Total residents: 402.

 Truss Cleveland Event Center - Cleveland's premier event venue.

Access and Connectivity: INTRO is the most walkable and transit oriented hub in NE Ohio, immediately adjacent to the RTA Rail Line (700,000+ annual passengers), Bus Line, and access to all the major highway systems (I-90, I-71, I-77, I-480/I-271, and Rt 2)

Public Parking: Steps away from the West Side Market area parking lot with 450 spaces (90 minutes free + \$1.00 per hour thereafter), additionally there are 25 street level parking spaces on site.

**IN THE
NEWS**
Click to view.

WSJ

SCENE



FreshWater
Creating what's next in Cleveland



INTRO



OHIO CITY STREET MAP

Ohio City Farms

Cleveland Clinic

St. Ignatius High School

- DINING
- BARS/ENTERTAINMENT
- GROCER
- COFFEE
- OTHER

Map Details:

- Streets:** Columbus Rd, Abbey Ave, Freeman Ave, Lorain Ave, W 24th St, W 25th St, W 26th St, W 28th St, Bridge Ave, Jay Ave, Carroll Ave, Chatham Ave.
- Businesses:** Market Garden Brewery & Tours, Nano Brew, Mitchell's Ice Cream, SOHO Chicken & Whiskey, Townhall, Nate's Deli & Restaurant, Cambodia & Vietnamese, Market Garden Brewery, West Side Market (1.8 M Annual Visitors), ABC the Tavern, Bar Cento, Bier Market, GeatLakes Brewing, Koffie Café, Souper Market, Flying Fig, Dave's Cosmic Subs, Boaz Café, Hansa Brewery, Citizen's Pie, Citizen's Bank, NEW AVO Exhibition, Cleveland Candle Co., Bartleby, NEW - VOSS 100,000 SF Retail.
- Other:** 450 Parking Spaces (1st 90 mins free, \$1 per hour thereafter), Pedestrian Walkway, Market Square Park.
- Logos:** BREWDOG, CHS LAAH, PiNS MECHANICAL COMPANY.
- Icons:** Train, Traffic lights, Parking (P).



AVAILABLE – 2,295 SF



W. 25TH LOOKING EAST



SVTHZ

EDDA
COFFEE ROASTERS

WEST 25th STREET

AVAILABLE
1,156 SF
WHITE BOX RETAIL

Goddess
MULTIPLYING CO.

INTRO
TENANT ACCESS

TRUSS
EVENT VENUE

Bank of America

Greens
salad co.

SL SALON LOFTS®

AT&T

**AVAILABLE – 1,156 SF
FORMER CELL STORE**







INTRO



juju





PIONEER

OHIO CITY FAST FACTS



91

Walk
Score

50

Bars &
Restaurants

Ohio City is rated the
2nd most walkable
neighborhood in Cleveland



7.4%

RTA Ridership Increase

100'

from RTA Rapid Station



154,300

Daytime Pop

(within 5 miles)

Largest Residential Downtown
Population in Ohio

29% of Ohio City residents are
Millennials

75% home value increase in
Ohio City since 2011

1,800,000+

Annual Visitors to the
West Side Market

Median income in the Ohio City
neighborhood has **skyrocketed**
from \$23,000 to **\$93,000 over the
last decade**



Ohio City is full of culture
public, private & charter schools,
local restaurants and retail.

250+ Ohio City Businesses

#7 Food City

- Rated by Travel+ Leisure

CLEVELAND, OHIO - DISTRICTS & NEIGHBORHOODS

DOWNTOWN CLEVELAND STATS & PROJECTIONS

Residential

Total Market Rate Units: 7,160
 Residential Occupancy: 91.7 %
 Average Lease Rate: \$1.52 PSF
 Average Sale Price: \$298,716
 Over 3,000 new units by 2022
 Demand for an additional 6,800 units between 2018-2030
 30,000 Residents by 2023

Office

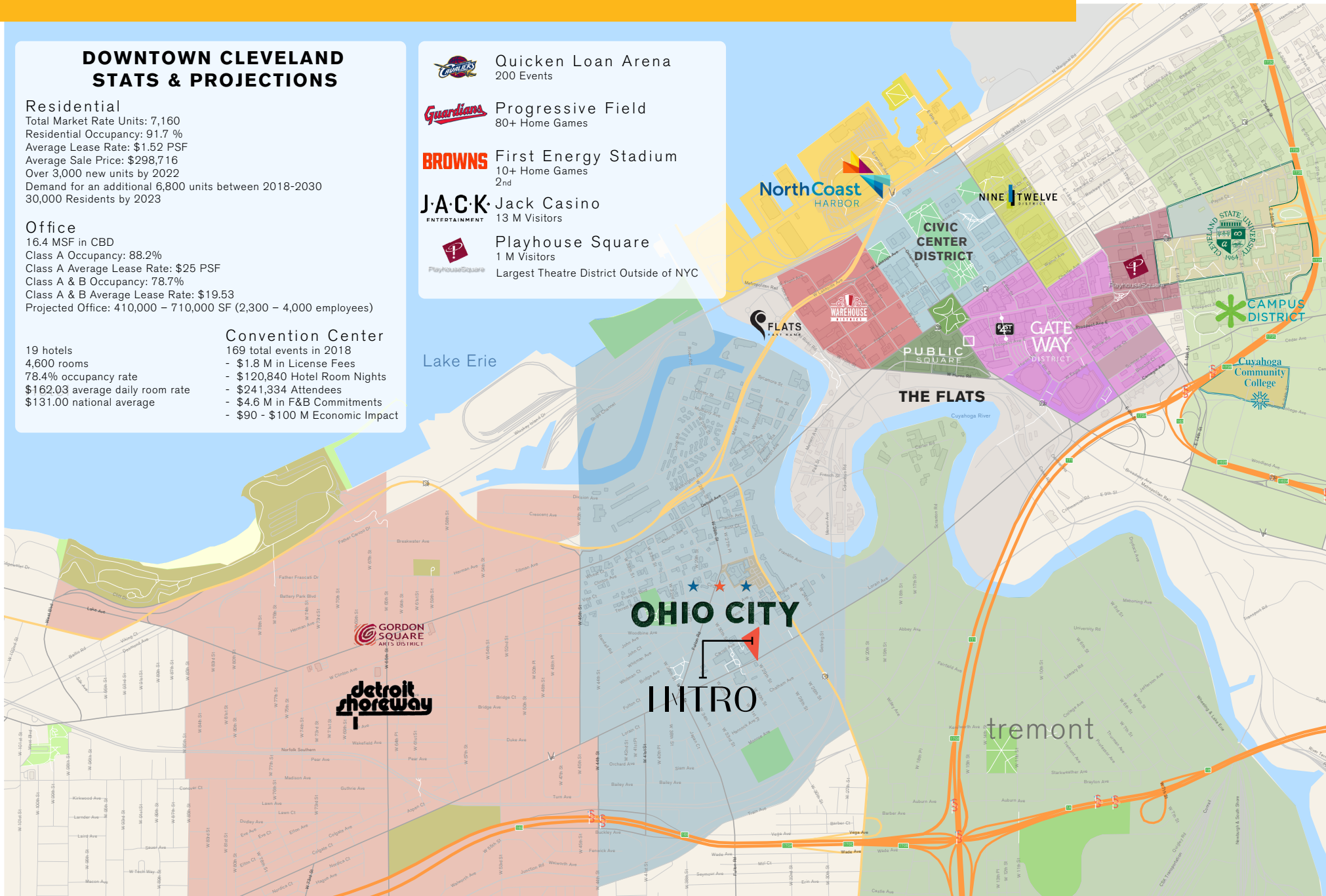
16.4 MSF in CBD
 Class A Occupancy: 88.2%
 Class A Average Lease Rate: \$25 PSF
 Class A & B Occupancy: 78.7%
 Class A & B Average Lease Rate: \$19.53
 Projected Office: 410,000 – 710,000 SF (2,300 – 4,000 employees)

Convention Center

19 hotels
 4,600 rooms
 78.4% occupancy rate
 \$162.03 average daily room rate
 \$131.00 national average

169 total events in 2018
 - \$1.8 M in License Fees
 - \$120,840 Hotel Room Nights
 - \$241,334 Attendees
 - \$4.6 M in F&B Commitments
 - \$90 - \$100 M Economic Impact

-  **Quicken Loan Arena**
200 Events
-  **Progressive Field**
80+ Home Games
-  **First Energy Stadium**
10+ Home Games
2nd
-  **Jack Casino**
13 M Visitors
-  **Playhouse Square**
1 M Visitors
Largest Theatre District Outside of NYC



CLEVELAND & OHIO CITY RESIDENTIAL DEVELOPMENTS



DOWNTOWN Developments

±5,200 total units

RECENTLY COMPLETED

- Euclid Grand (240)
- Harbor Verandas (16)
- The Athlon at The CAC (164)
- The Beacon (187)
- The Garfield (125)
- The Leader Building (220)
- The Lumen (318)
- The May (308)
- Reserve Square (980)
- Residences at Halle (122)
- Residences at Terminal Tower (303)
- Standard Building (281)
- The Statler (295)
- W. 9th Lofts (12)
- Worthington Yards (98)

UNDER CONSTRUCTION

- Flats East Bank - Phase 3 (309)

PLANNED

- Public Square North (281)
- Thunderbird (630)

OHIO CITY Developments

±1,600 total units

RECENTLY COMPLETED

- Church & State (161)
- Clinton West (70)
- The Edison (306)
- Edge 32 (62)
- The Dexter (116)
- Mariner's Watch (62)
- Messina (32)
- The Quarter (232)
- The Quarter Phase II (79)
- The Quarter Phase 3 (80)
- W. 25th Lofts (83)

UNDER CONSTRUCTION

- Intro (300+)

PLANNED

- Intro (TBD)
- Voss Redevelopment (TBD)

INTRO



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