Office Space
For Lease

Western Reserve Building

1468 West 9th Street
Cleveland, Ohio

CUSHMAN & WAKEFIELD | CRESCO Real Estate



Western Reserve Building

- 144,000 SF, eight-story office building located in the vibrant Warehouse District, just west of Cleveland's CBD
- The Western Reserve Building is a restored and modern office building, with new ownership and the opportunity for an anchor occupant
- Views of the Cuyahoga River, Cleveland's bridges, CBD Skyline and Lake Erie rival any property in the area






Luna Cafe in Lobby


Fitness Center


The Stir Conference Room

Available Space

Suite #	Size	Max Contigous
Suite 350	2,095 RSF	
Suite 400	3,415 RSF	9,909 RSF
Suite 405	1,232 RSF	9,909 RSF
Suite 425	5,262 RSF	9,909 RSF
Suite 700	6,458 RSF	
Suite 750	3,334 RSF	
Suite 825	2,053 RSF	

Lease Rate: Negotiable



Views from Western Reserve


Settler's Landing Concerts

Historical Warehouse District

Millennial Vibe, Vibrant Nightlife, Access to Greenspace & Public Transportation: A Growing Destination

1468 W. 9th Street is located in Cleveland's Historic Warehouse District. Cleveland's first neighborhood and oldest commercial center now features a wide and exciting variety of commercial, entertainment and residential venues - mixing rich history with today's new developments.

Encompassing the area of West 3rd to the east to West 10th on the west; from Superior Avenue on the south to the bluffs overlooking Lake Erie on the north, the Warehouse District is in the heart of Downtown Cleveland.

Area Businesses

STARBUCKS
LEKKO
Agave & Rye EPIC TACOS Tequila & Bourbon Hall
Luna Bakery Cafe
Johnny's Little Bar
Johnny's Downtown
insomnia cookies Warm. Delicious. Delivered.
Sculpt Fitness Personal Training Gym
Constantino's Since 2005
Dive Bar
Taza A Lebanese Grill
Gillespie's Map Room
Dino Palmieri salon & spa
Camino Taco & Tequila Bar
Salon Mandalfino
surroundings home décor
Acqua di Luca
Harris • Stanton Gallery
Cleveland Chop
Ebb & Flow
the studio
Blue Point
Mallorca
Jimmy John's
Subway

Work, Eat, Shop & Relax

How your average weekday could look...



8:00 am

Grab a quick morning coffee on your way into the office at Luna Cafe, located in the lobby



10:00 am

Walk right around the corner to REBOL to grab a midmorning snack or healthy breakfast



10:30 am

Stop into Studio Palmieri in the Warehouse District, for a fast, convenient mid-day haircut



12:00 pm

Grab lunch just two blocks away at Taza Lebanese Grill, where a variety of bold, flavorful entrees awaits



5:00 pm

Take a post work jog along the newly renovated riverfront boardwalk on the Flats East Bank



6:00 pm

Wind down with a cocktail & appetizer on the patio at Alley Cat Oyster Bar



7:00 pm

Head back down to the Flats East Bank for fabulous dining from a variety of local restaurants



Other

Ride along the Cuyahoga River on the new community bikes, paddle boards or kayaks



251,610
Population
(2024 | 5 Mile)

34.9
Median Age
(2024 | 5 Mile)

117,173
Households
(2024 | 5 Mile)

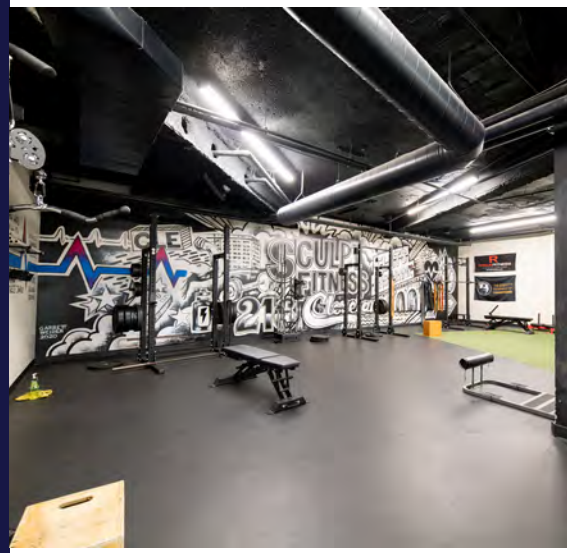
$69,435
Household Income
(2024 | 5 Mile)

11,732
Total Businesses
(2024 | 5 Mile)

174,821
Total Employees
(2024 | 5 Mile)



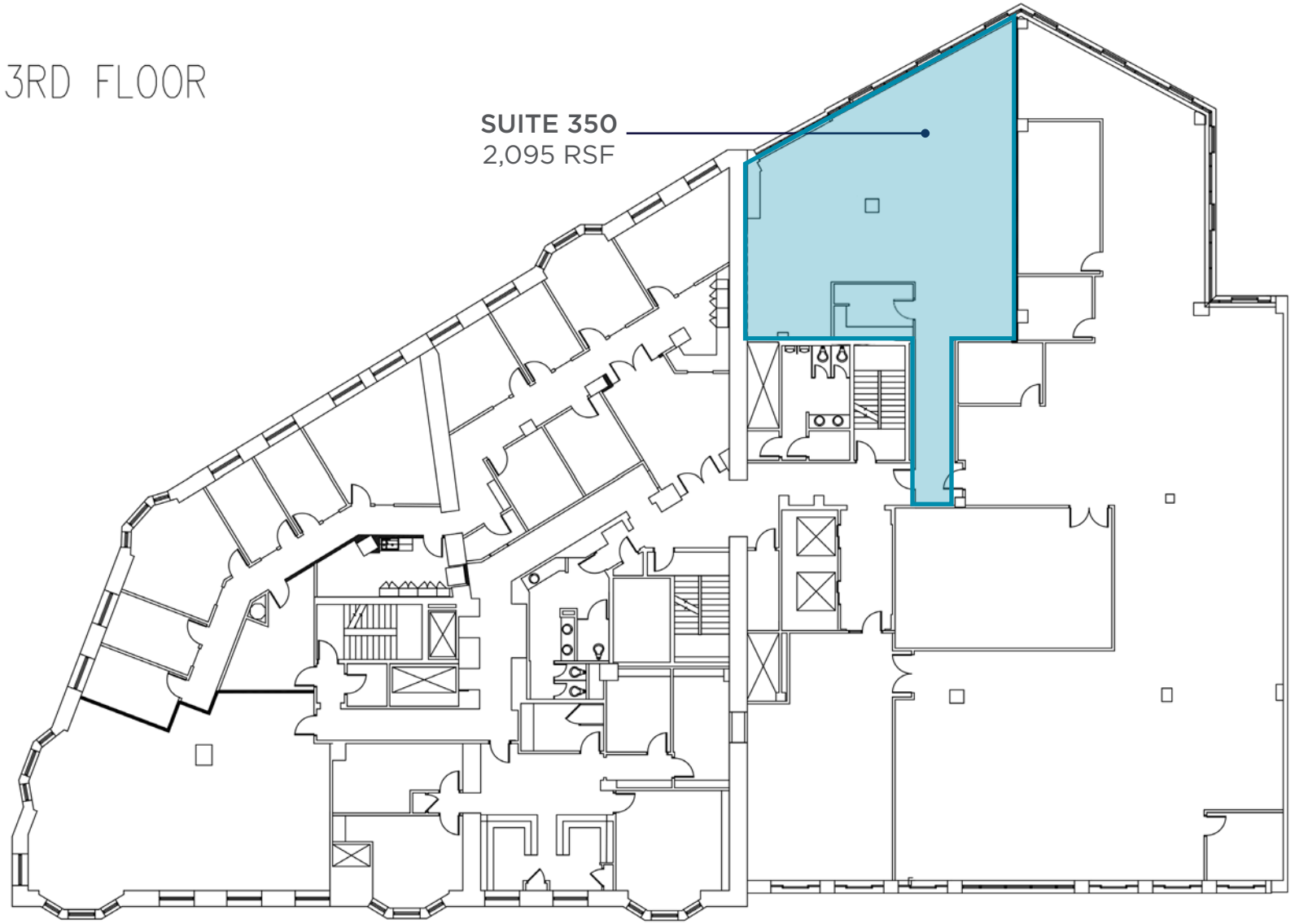


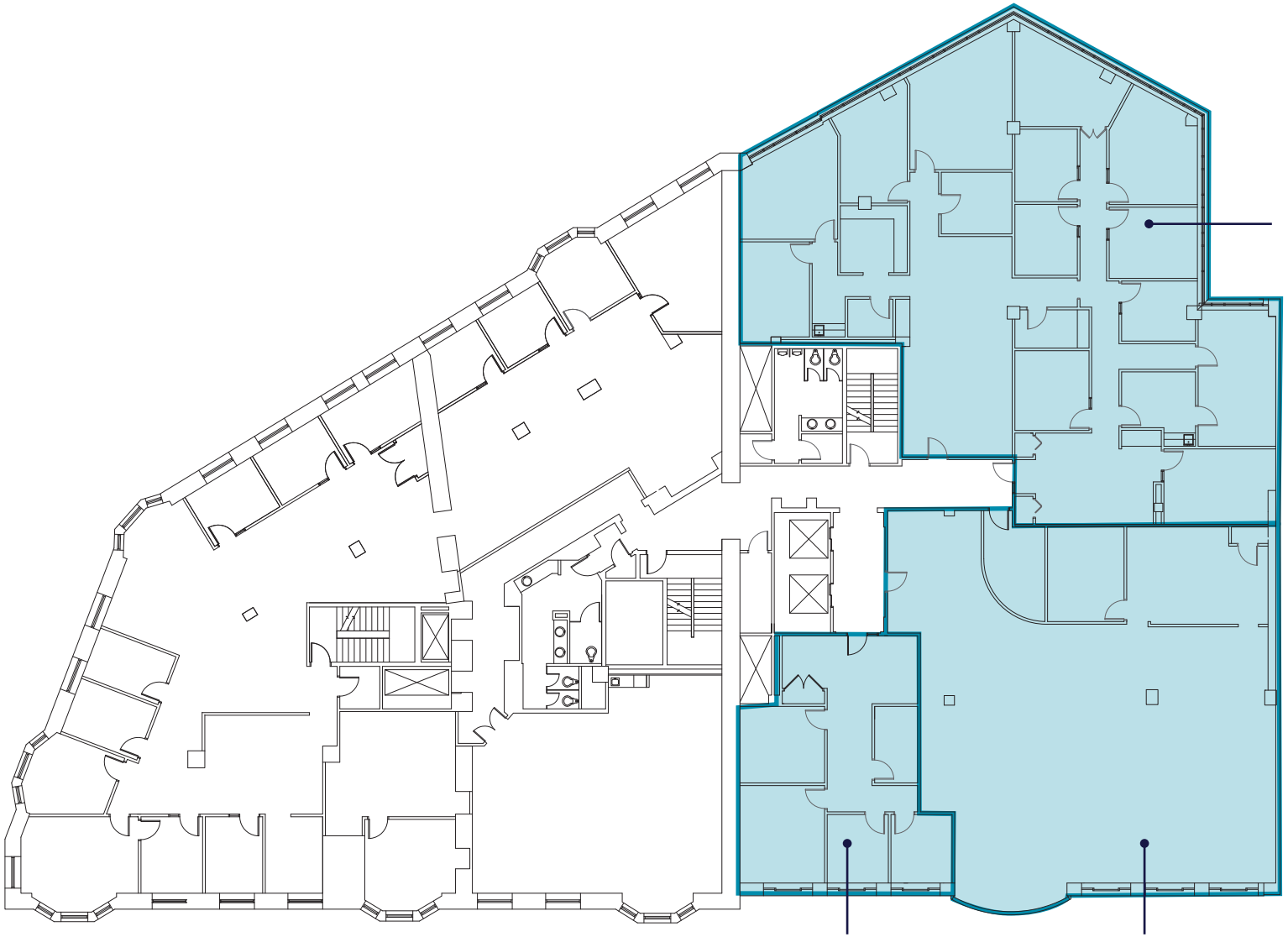




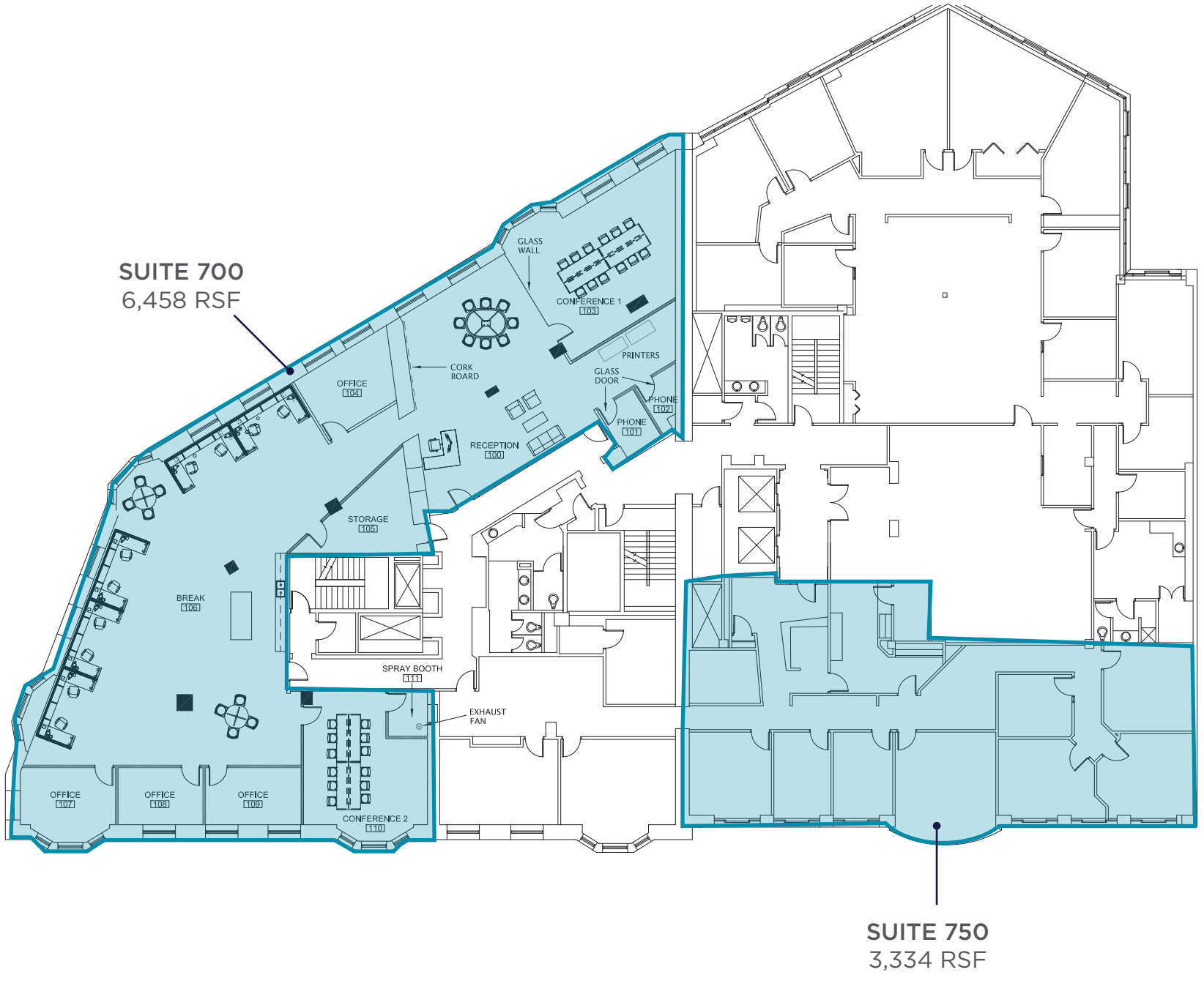

Third Floor



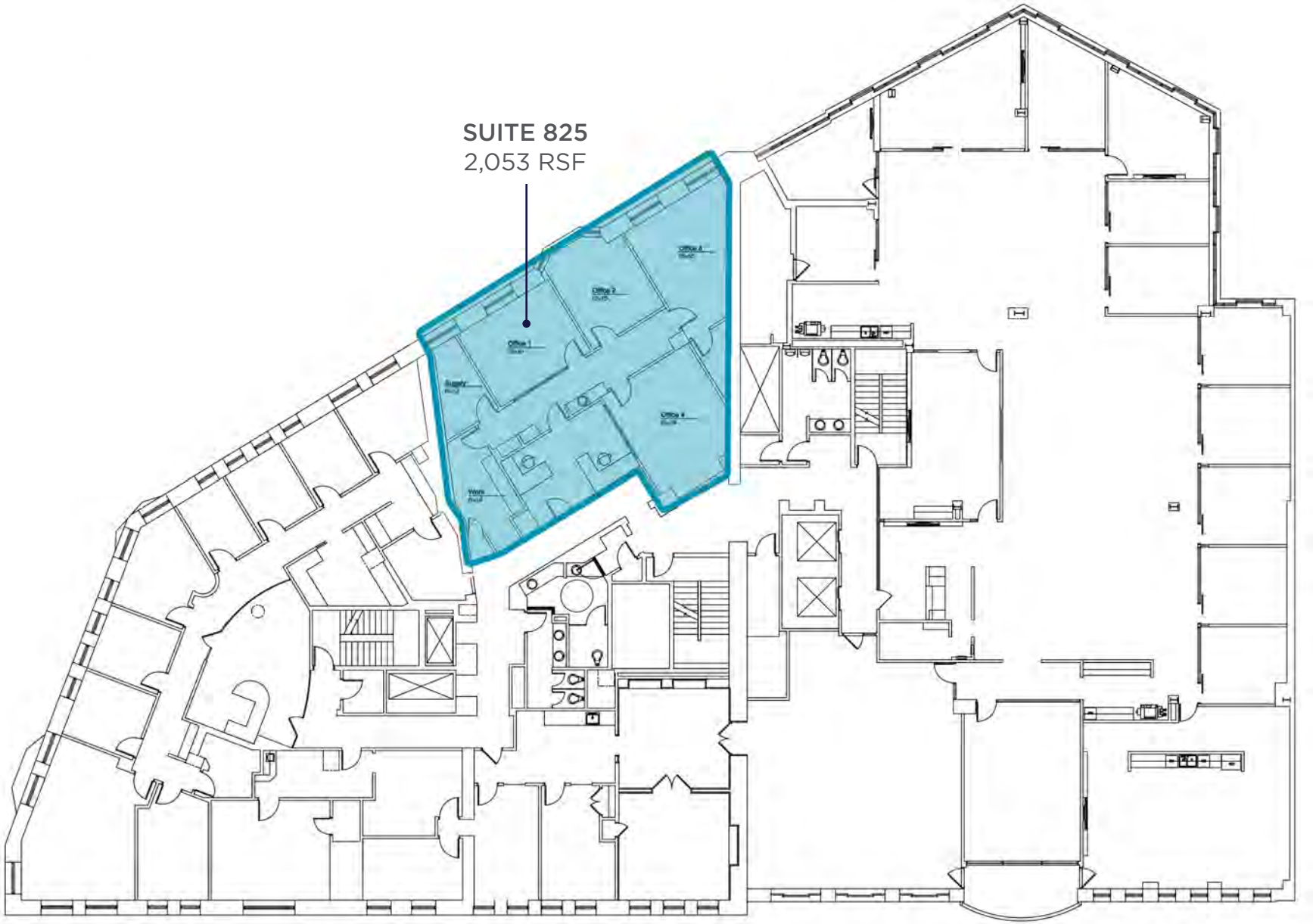
Fourth Floor | Max Contiguous 9,909 SF

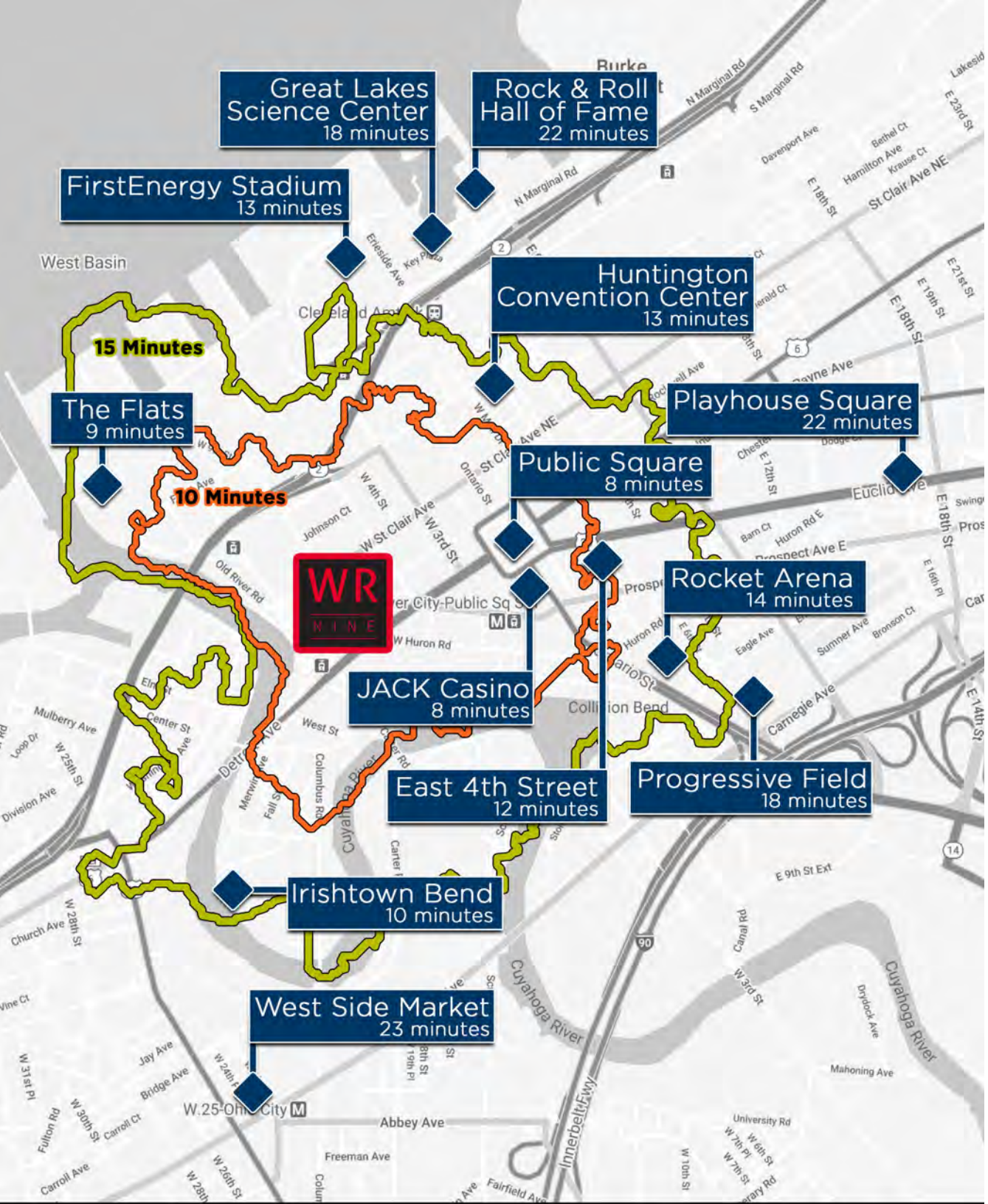


Seventh Floor



Eighth Floor





Excellent Walkability

Quick access to all major freeway systems, and public transportation is at your doorstep

16 hotels with 4,300 rooms in close proximity to the Warehouse District

Growing residential community home to almost 3,000 residents, ranging from dramatic loft apartments to multiple bedroom penthouses to newly renovated condominiums



Parking

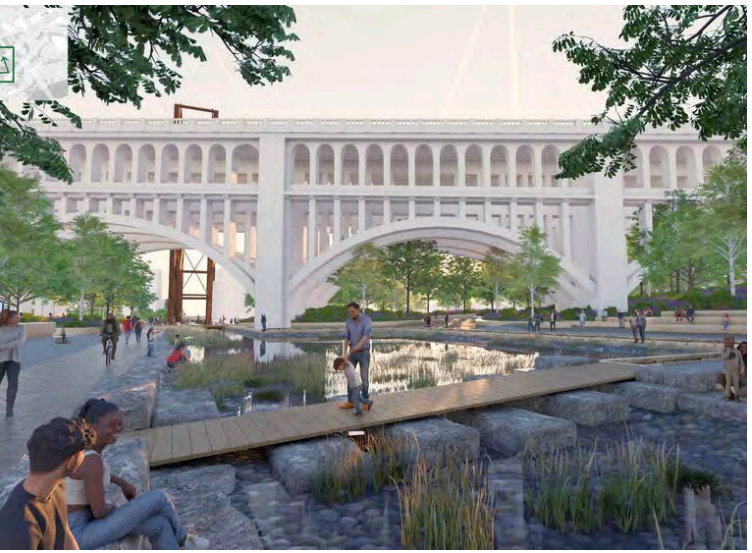
1468 W. 9th Street Ownership will provide a "concierge approach" to your transportation needs. We will source parking at multiple price points and work with the Downtown Cleveland Alliance to source public transit plans for all your employees.

In addition to the twenty (20) garage spaces underground in the building, the Warehouse District contains fifteen (15) parking lots.

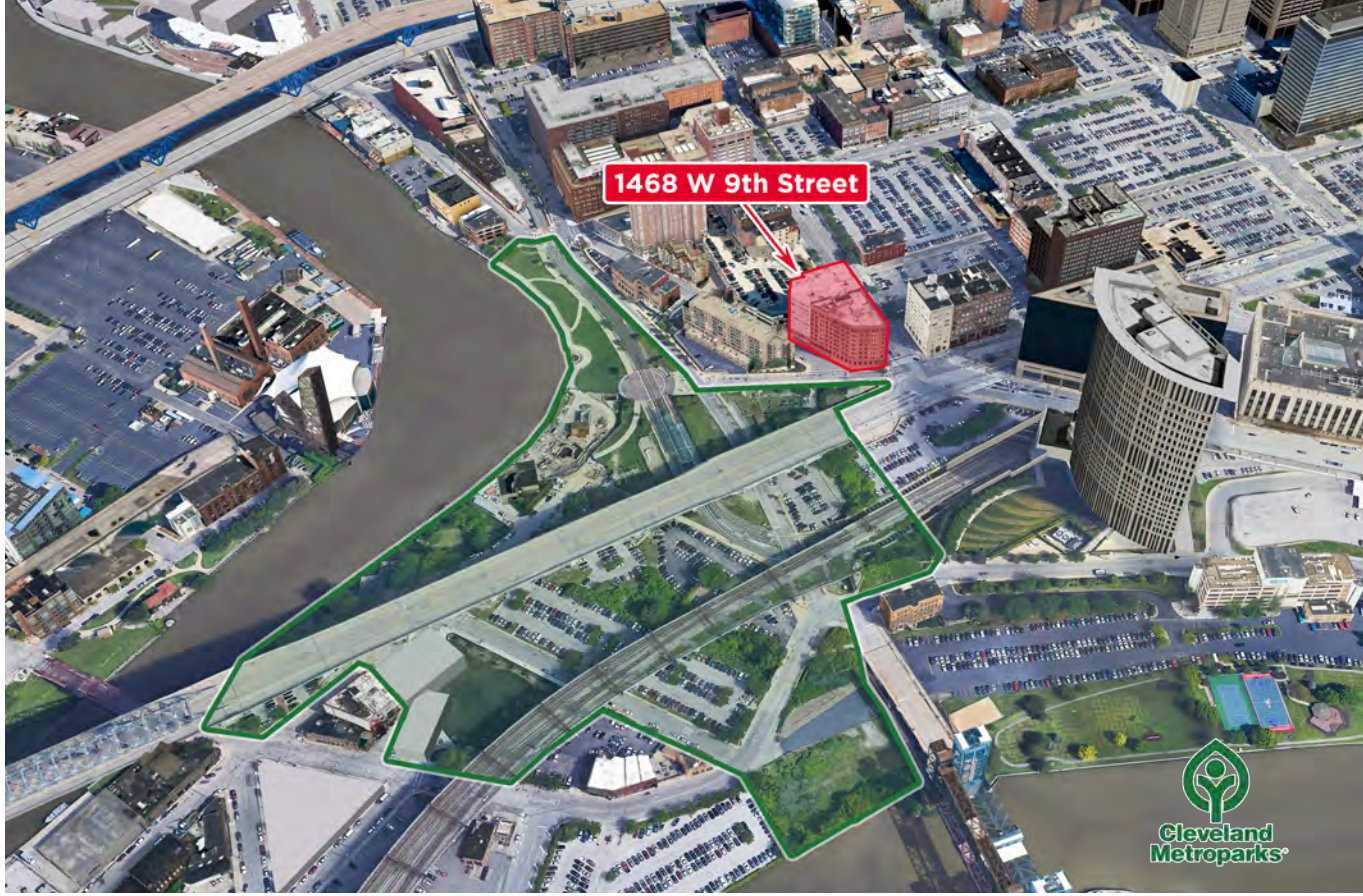
Warehouse District Key Parking Points:

- Lots range in cost from $4.00 to $13.00 per day and $50.00 to $230.00 per month
- Average daily rate = Starting at $4.00
- Average monthly rate = $122.67
- Early bird daily prices range from $4.00 to $6.00 per day
- One (1) lot is a 400-space covered garage, adjacent to the building
- Nine (9) lots are gated and manned









Canal Basin Park

Canal Basin Park, a 20-acre greenspace, is set for a transformative redevelopment following the Cleveland Planning Commission's unanimous approval of new schematic designs in January 2025. The park, historically significant as the terminus of the 1832 Ohio & Erie Canal, will be reimagined into an interpretive space that honors its industrial past while fostering community engagement. Features of the redesign include a Cuyahoga River-themed playground, an accessible riverfront boardwalk, and an ecological interpretation of the historic Canal Basin, complete with a stormwater filtration system highlighting the river's role in environmental reform. Additionally, plans propose converting Merwin Avenue into a pedestrian and bicycle promenade, enhancing connectivity to the Cuyahoga River and the Towpath Trail. Construction is anticipated to commence in 2026, marking a significant step in a project that has been evolving since 2001, with the goal of creating a cohesive gathering space that celebrates Cleveland's rich heritage and natural resources .









Irishtown Bend Riverfront Development

Irishtown Bend Park is a 25-acre green space under development along the west bank of Cleveland's Cuyahoga River. Designed through extensive community engagement, the park aims to reconnect neighborhoods like Ohio City and downtown Cleveland to the riverfront and Lake Erie, completing a vital link in the 101-mile Ohio & Erie Canal Towpath Trail. The site holds deep historical significance, once home to Irish immigrants in the 19th century, and will feature an Irish Heritage Site with preserved foundations and artifacts. Accessibility and equity are central to the project, with input from residents of nearby public housing shaping inclusive features like accessible trails, a playground, and an amphitheater. Before park construction begins, the Port of Cleveland is undertaking a $60 million hillside stabilization project to secure the area and protect the river's shipping channel. Irishtown Bend Park is set to become a transformative urban oasis, fostering community connections and honoring Cleveland's rich heritage.



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