

THE MARQUEE AT CEDAR LEE

Retail for Lease at 2223 Lee Road, Cleveland Heights, Ohio 44118



Now approved for Designated Outdoor Refreshment Area (DORA) district

MARQUEE
CEDAR LEE

CUSHMAN & WAKEFIELD
CRESCO
Real Estate



MARQUEE

Join the ground floor of Cleveland Heights' newest mixed-use development, the Marquee at Cedar Lee. Currently under construction and estimated to be delivered by Spring of 2025, the \$66 million project offers 207 luxury apartments with resort-style amenities above 8,534 SF of premier commercial space centrally-located in the Cedar Lee neighborhood. Prime opportunity to join a thriving, historic entertainment district in one of Cleveland's densest east-side suburbs.

- Ample parking on-site: over 265 spaces, covered and surface
- Prominent window line and frontage on Lee Road (11,135 vehicles per day)
- Massive patio opportunity alongside a brand-new public green space
- Cedar-Lee now approved for Designated Outdoor Refreshment Area (DORA) district. [View Article](#)
- Adjacent to the historic Cedar-Lee Theater; neighboring retailers include CVS, Dewey's Pizza, Boss Dog Brewing Co, Anatolia Cafe, & the Tavern Company, among others.
- Minutes from Cleveland Heights High School, Cedar-Fairmount, University Circle, Case Western Reserve University, University Hospitals, Cleveland Clinic Main Campus, and John Carroll University.
- Phase 2: 140 additional apartments scheduled to complete Summer 2026
- Office space include a conference room, with direct access from amenity area & exterior entry

AVAILABILITY

1,817 SF Retail/Restaurant Space

5,370 SF Retail/Commercial Space (Divisible to 1,420 SF)

CEDAR LEE (1 MILE)

Population	Median Age	Businesses	Average Income
18,742	37.4	163	\$157,194



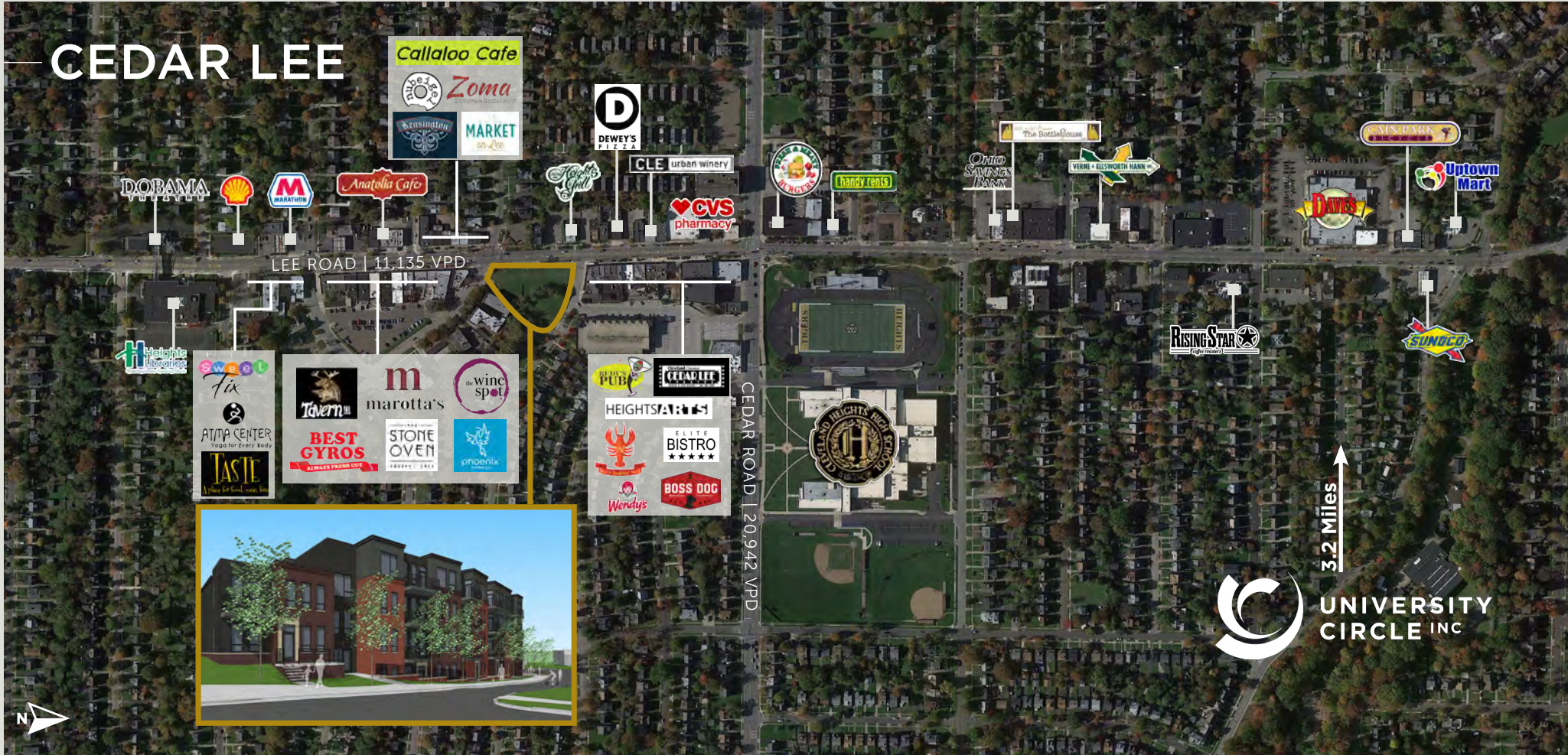
DELIVERY SPRING 2025



GREAT LOCATION

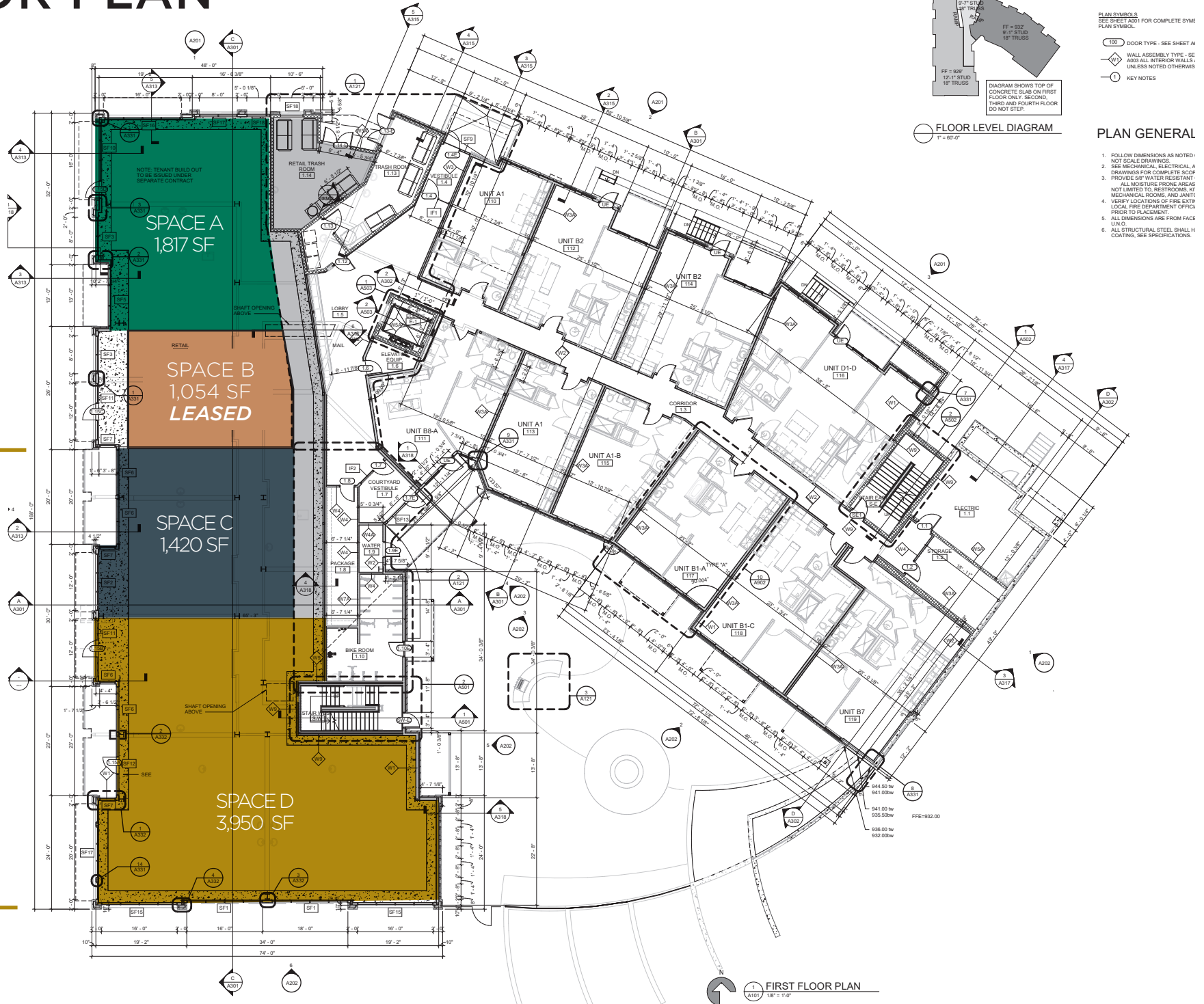


CEDAR LEE

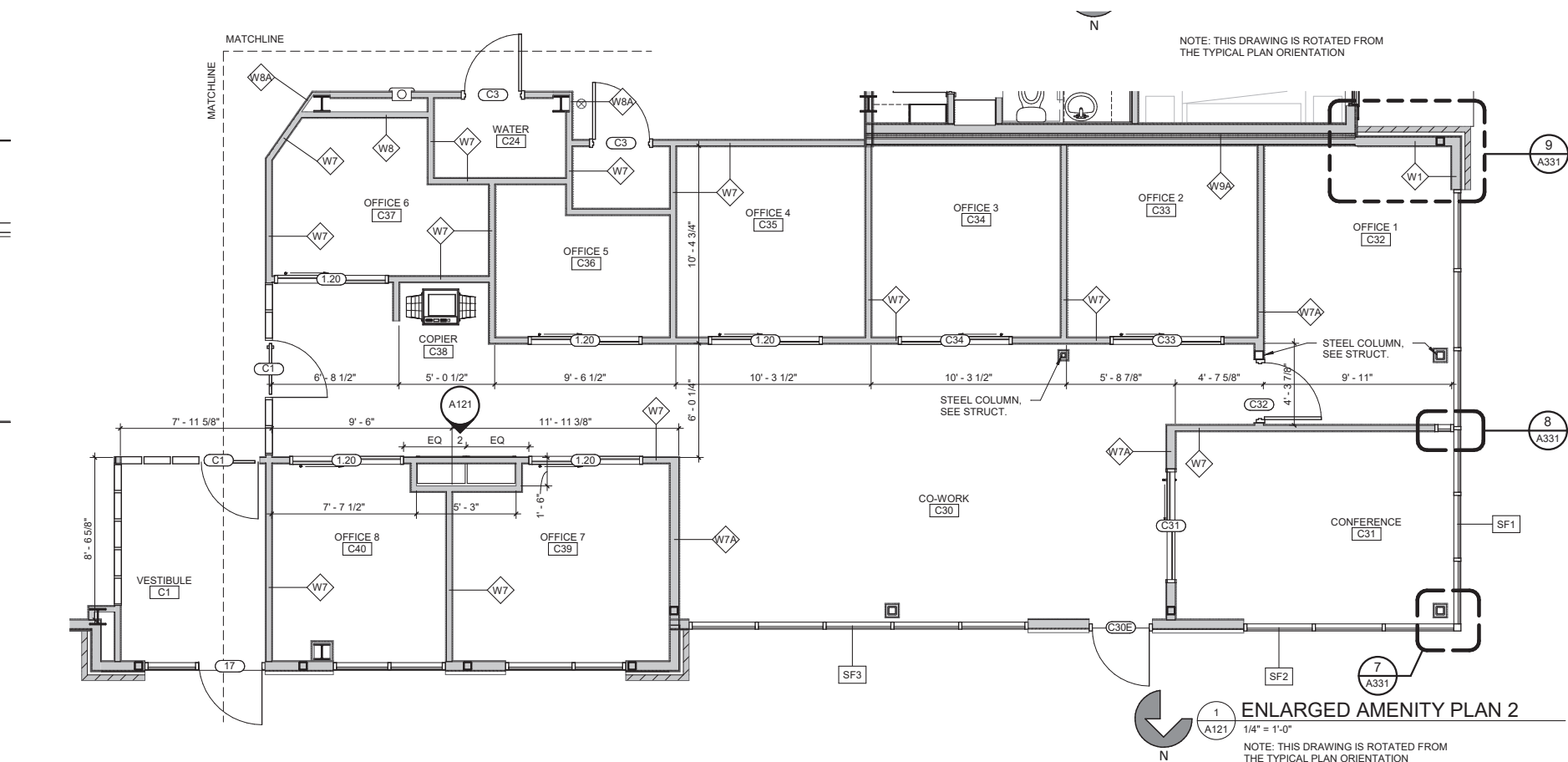


FLOOR PLAN

5,370 SF CONTIGUOUS



FLOOR PLAN - 1,700 SF OFFICE SPACE

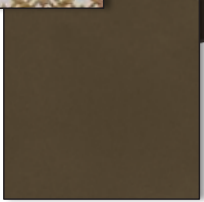


AMENITY FINISHES - COWORKING SPACE

G2 fabric



G2 leg finish



G1



G1 finish



G1 Power - access door on outside of leg



G2



G4 marble top detail



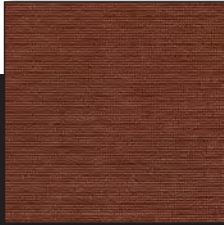
G4

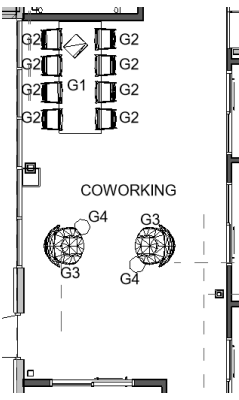
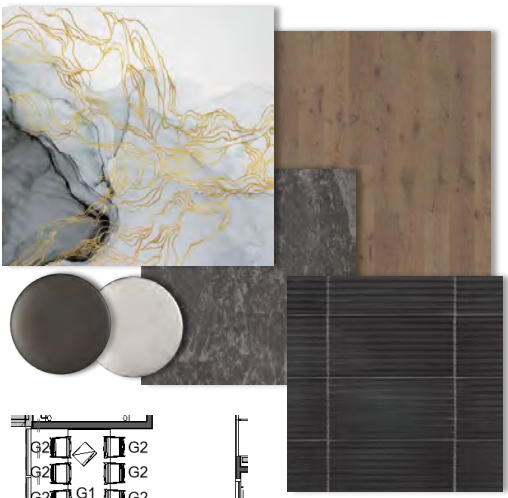


G3



G3 fabric





COWORKING

Interior Finishes

Furniture

COWORKING

AMENITY RENDERING - COWORKING SPACE



AMENITY FINISHES - RENTABLE OFFICES

I2 seat fabric

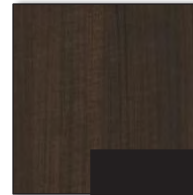


I2



I1

I1 & I3 finish



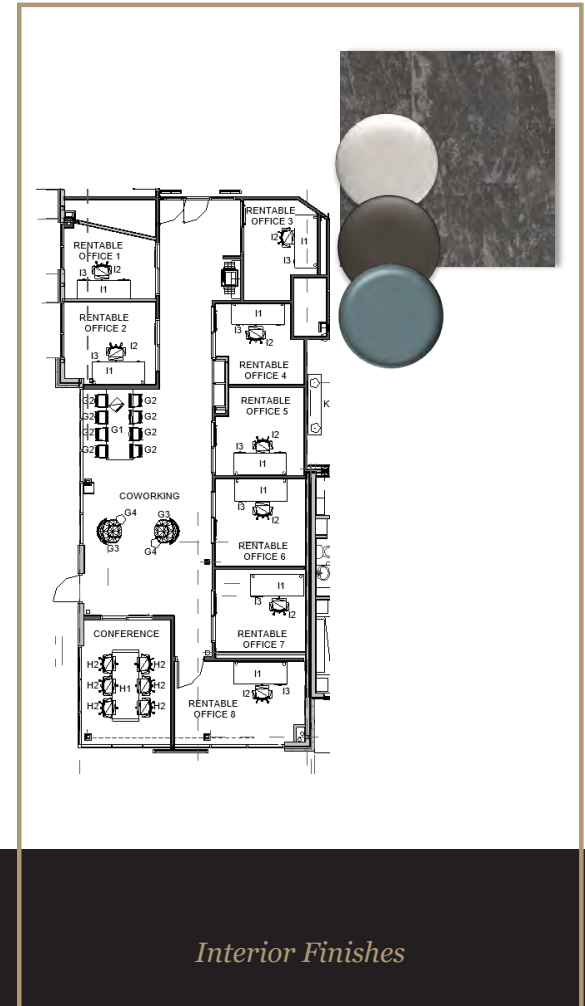
I1 & I3 base finish



I3

No cushion
included

I3 handle style



Furniture

RENTABLE OFFICES

Interior Finishes

AMENITY RENDERING - RENTABLE OFFICES



AMENITY FINISHES - CONFERENCE SPACE



AMENITY RENDERING - CONFERENCE SPACE





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