

FOR  
LEASE

# TYLER VILLAGE

CLEVELAND, OH 44114



CREATIVE LOFT OFFICE SUITES IN THE HEART  
OF THE ST. CLAIR-SUPERIOR DISTRICT



3615 SUPERIOR AVE  
CLEVELAND, OHIO

# VILLAGE OVERVIEW

THE TYLER VILLAGE mixed-use complex sits in the heart of Cleveland's St. Clair-Superior neighborhood. This dynamic area is home to iconic landmark hot spots, Slyman's Deli, the "Pho Row" groups of restaurants, galleries, grocery and Asian food markets. Offering close proximity to Interstate I-90, Route 2, University Circle and Downtown Cleveland, TYLER VILLAGE'S convenient location is a leading factor in the neighborhoods growth.

- ◆ Excellent Highway Access
- ◆ Parking: 380 free surface spaces
  - › Covered parking available
  - › Abundant free spaces in East 36th ancillary parking lots
- ◆ Ownership is committed to individual premise upgrades to increase superior air quality through UV light systems and air filtration systems
- ◆ 24/7 On-site Security Staff
- ◆ Tyler Village Amenities:
  - › The Bake Shop / The Roaming Biscuit (breakfast, lunch, coffee)
  - › Building Conference Room
  - › Fitness Operator
- ◆ Area Amenities Include:
  - › Grocery store, drug store, and post office
  - › Luxury lakefront housing
  - › Close to childcare, doggie day care, and farmers market
  - › Diverse restaurants and shops
  - › In the heart of a vibrant arts community





# AVAILABLE SPACES

TYLER EAST

## AVAILABLE OFFICE SPACE

| UNIT # | RSF   | CONTIG. | DESCRIPTION   |
|--------|-------|---------|---------------|
| 2004A  | 2,853 | 2,853   | Office        |
| 4401A  | 1,162 | 3,651   | Office/Retail |
| 4401B  | 2,489 | 3,651   | Office/Retail |
| 4404B  | 5,500 | 5,500   | Office        |

## CAMPUS NOTES

- Spec suites now available in flexible sizing and terms
- Vaulted Ceilings
- New hardwood floors, LED lights, upgraded power, new HVAC, new windows and more.





# SITE PLAN

## KEY

DEEPER COLORS  
DENOTE  
BUILDINGS  
WITH  
AVAILABILITIES



TYLER WEST



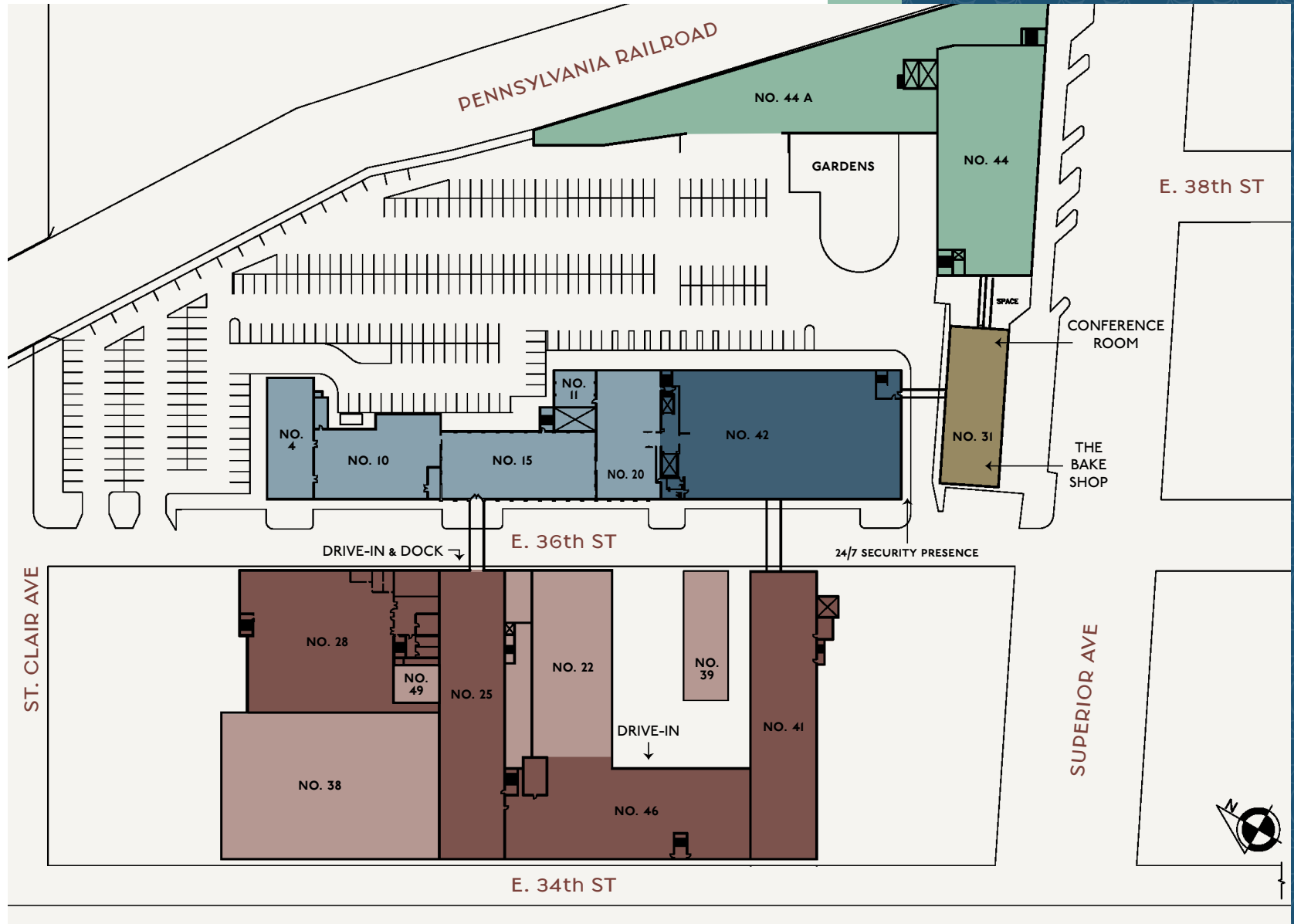
TYLER EAST



BLDG. 44



BLDG. 31

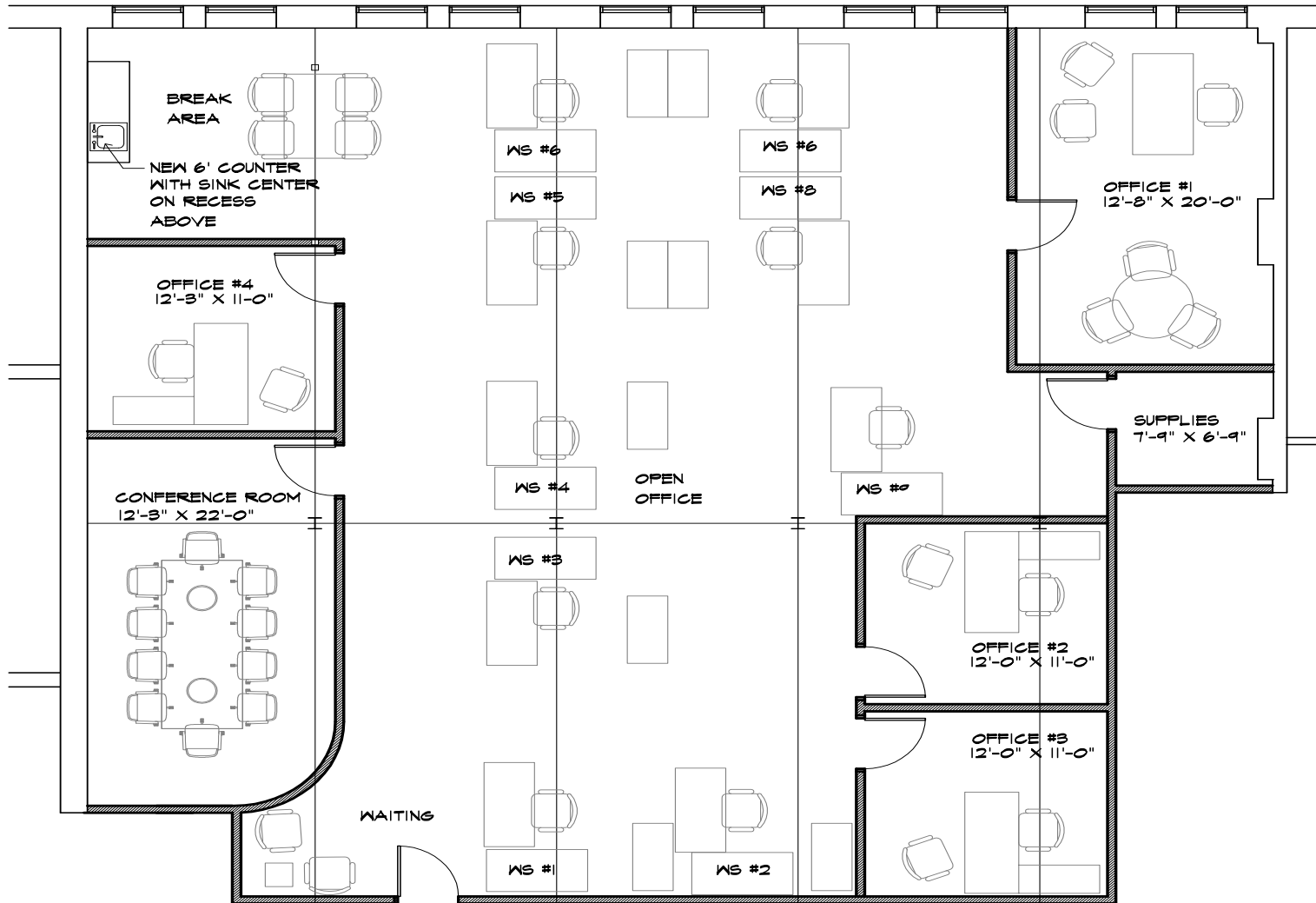




TYLER

# FLOOR PLAN

BUILDING 20



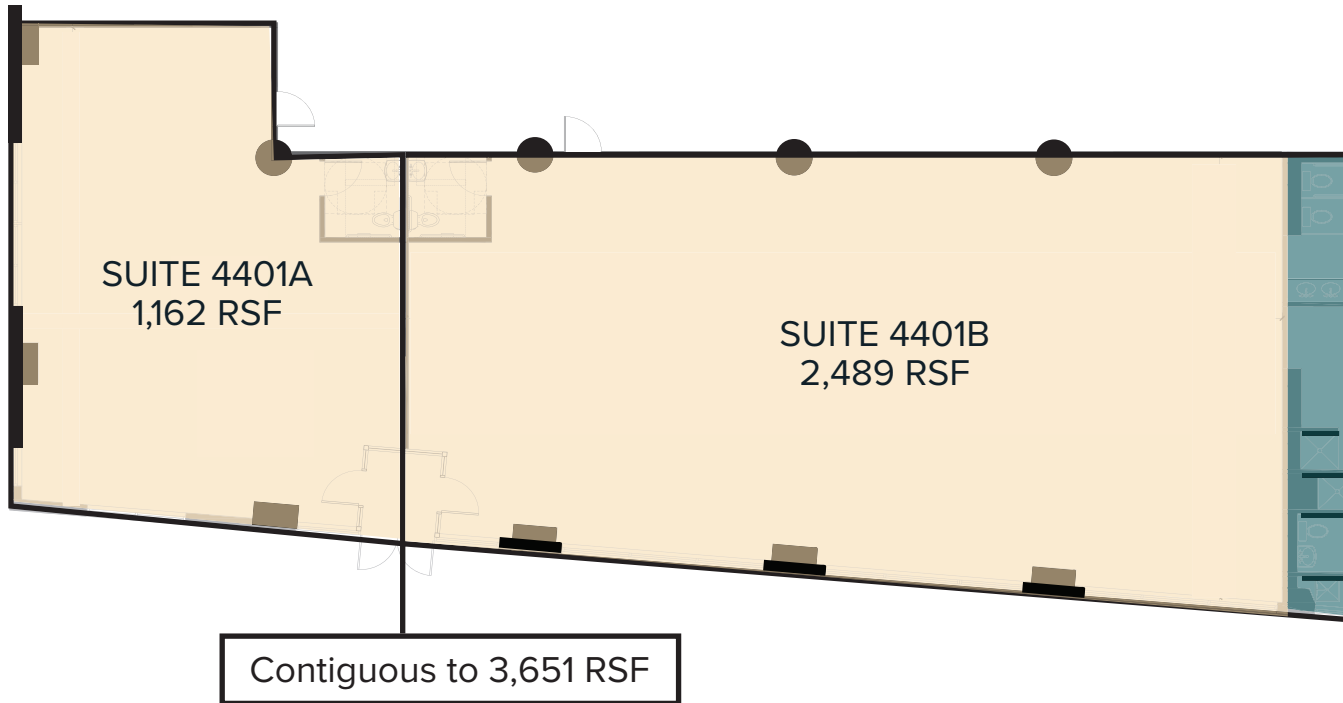
AVAILABLE  
SPACE

2004A



# FLOOR PLAN

BUILDING 44



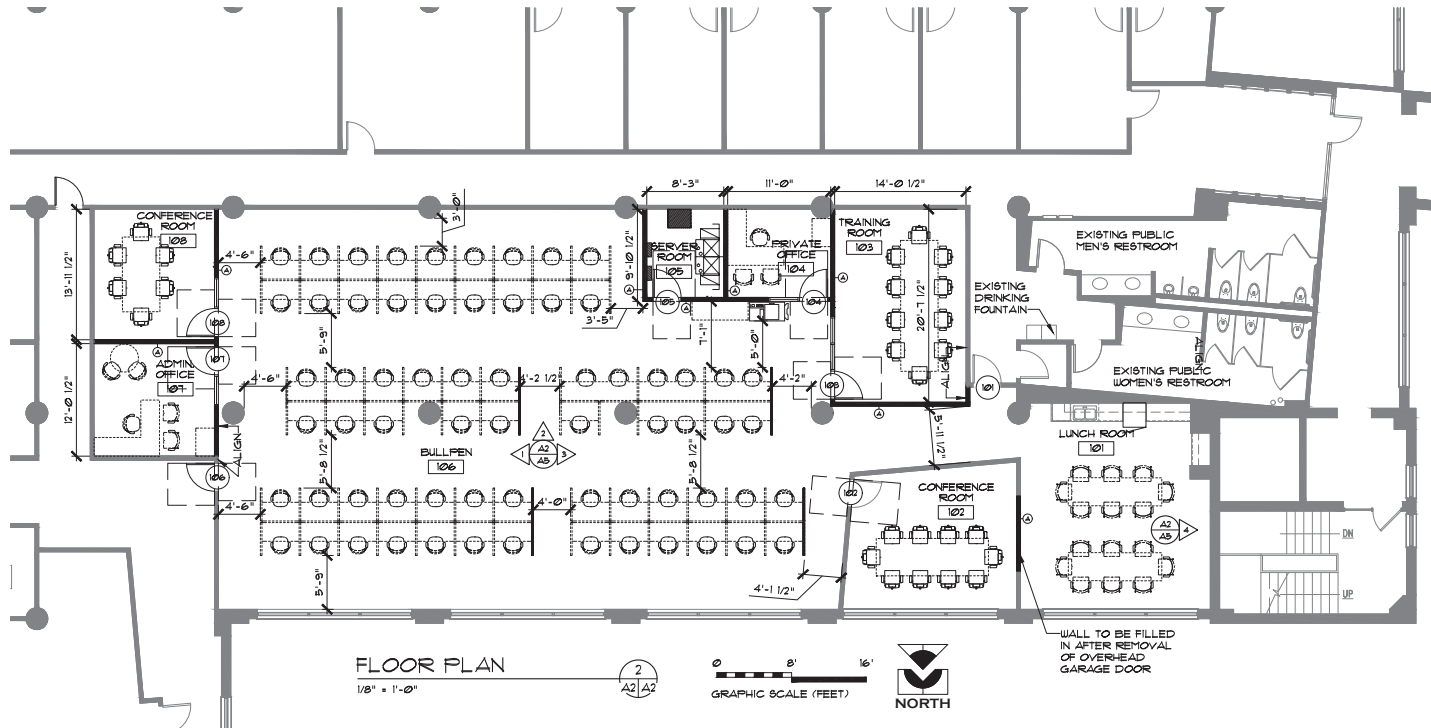
|                         |              |
|-------------------------|--------------|
| <b>AVAILABLE SPACES</b> | <b>4401A</b> |
|                         | <b>4401B</b> |



TYLER

# FLOOR PLAN

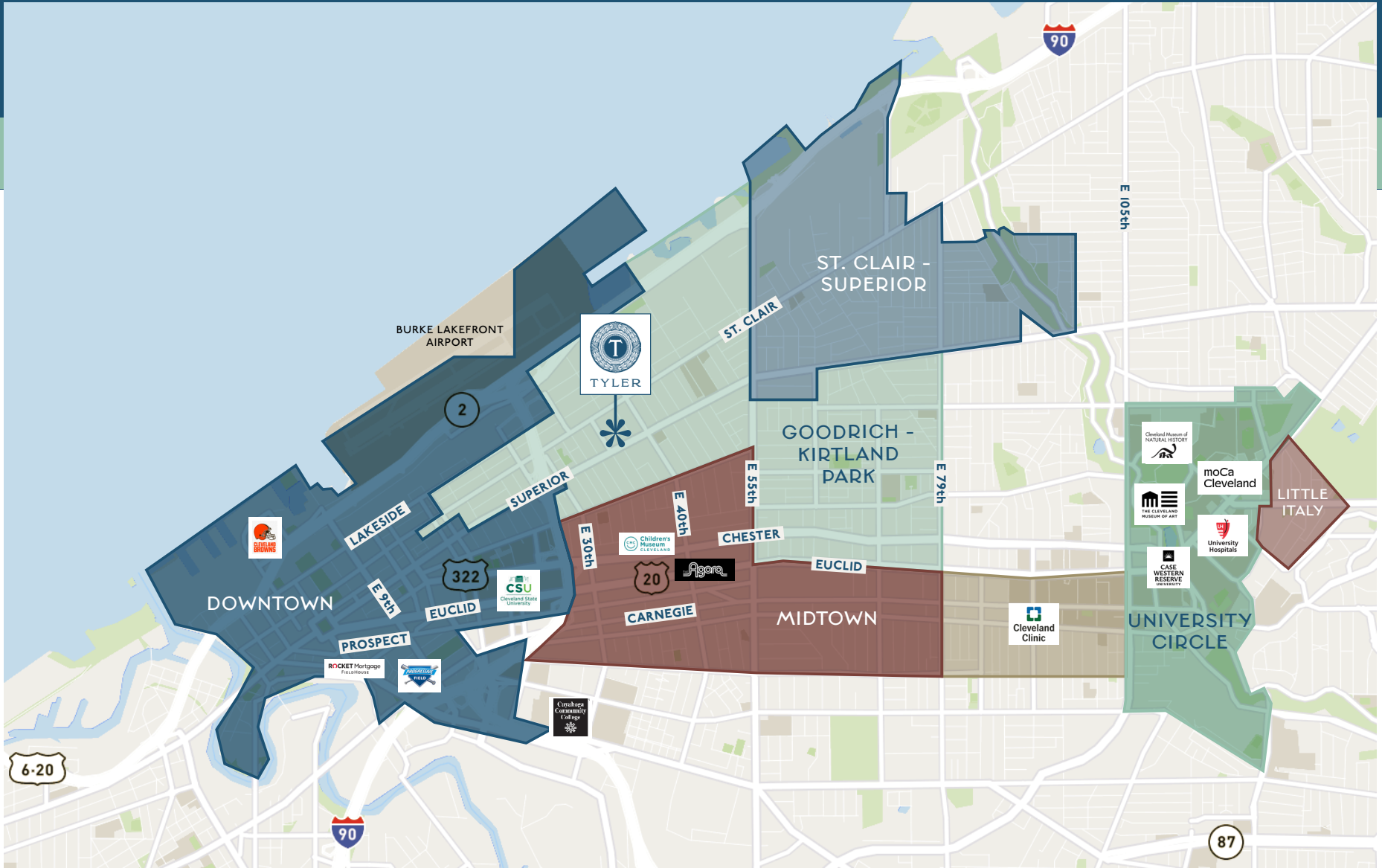
BUILDING 44



**AVAILABLE SPACE**

**4404B**

# NEARBY NEIGHBORHOODS



# LOCAL MAP



# TYLER VILLAGE

3615 SUPERIOR AVENUE  
CLEVELAND, OHIO 44114

## CONTACTS

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