

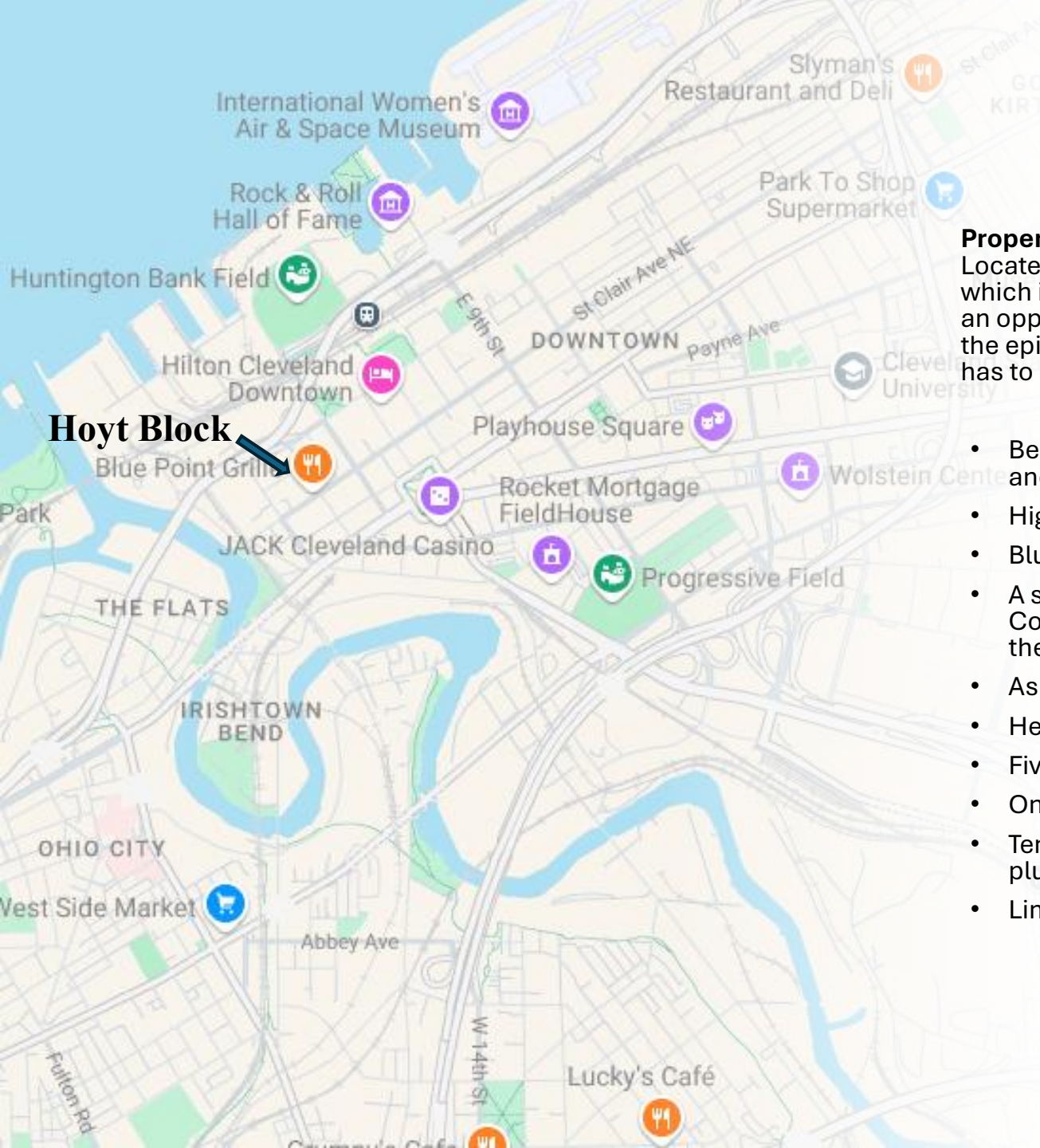
The Hoyt Block Building

700 W St Clair Avenue
Cleveland Ohio 44113



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Hoyt Block

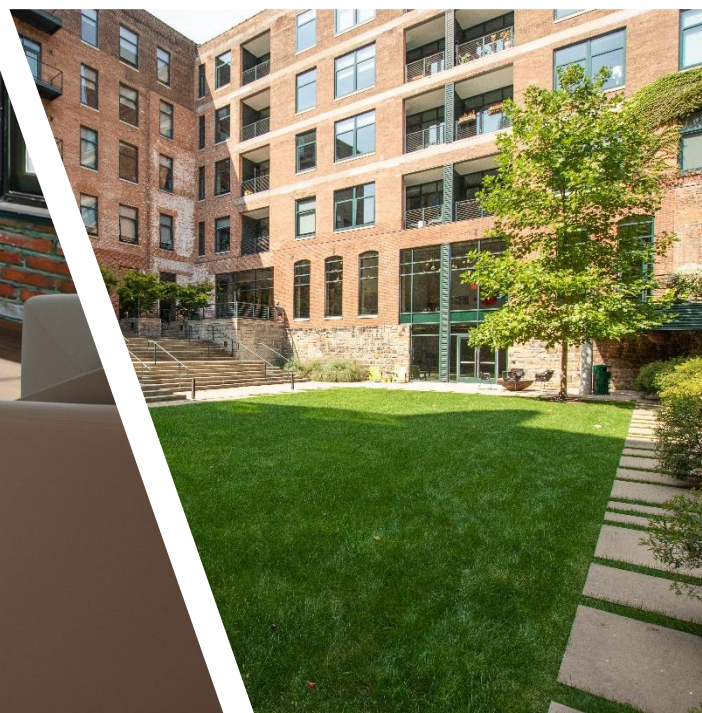
Property Highlights:

Located in the historic warehouse district which is a true live/work community. This is an opportunity to locate your business in the epicenter of the best talent Cleveland has to offer.

- Beautiful common areas, green spaces, and views of the downtown skyline
- High ceilings & large window lines
- Blue Point Grille Onsite
- A short walk to popular restaurants Courthouses, First Energy Stadium, and the new Sherwin-Williams HQ
- Asking \$18.50 per foot modified gross
- Heating & Cooling Included
- Five night per week janitorial cleaning
- Onsite management
- Tenant only pays for in-suite lights, plugs, Internet, and phone
- Limited Indoor parking available



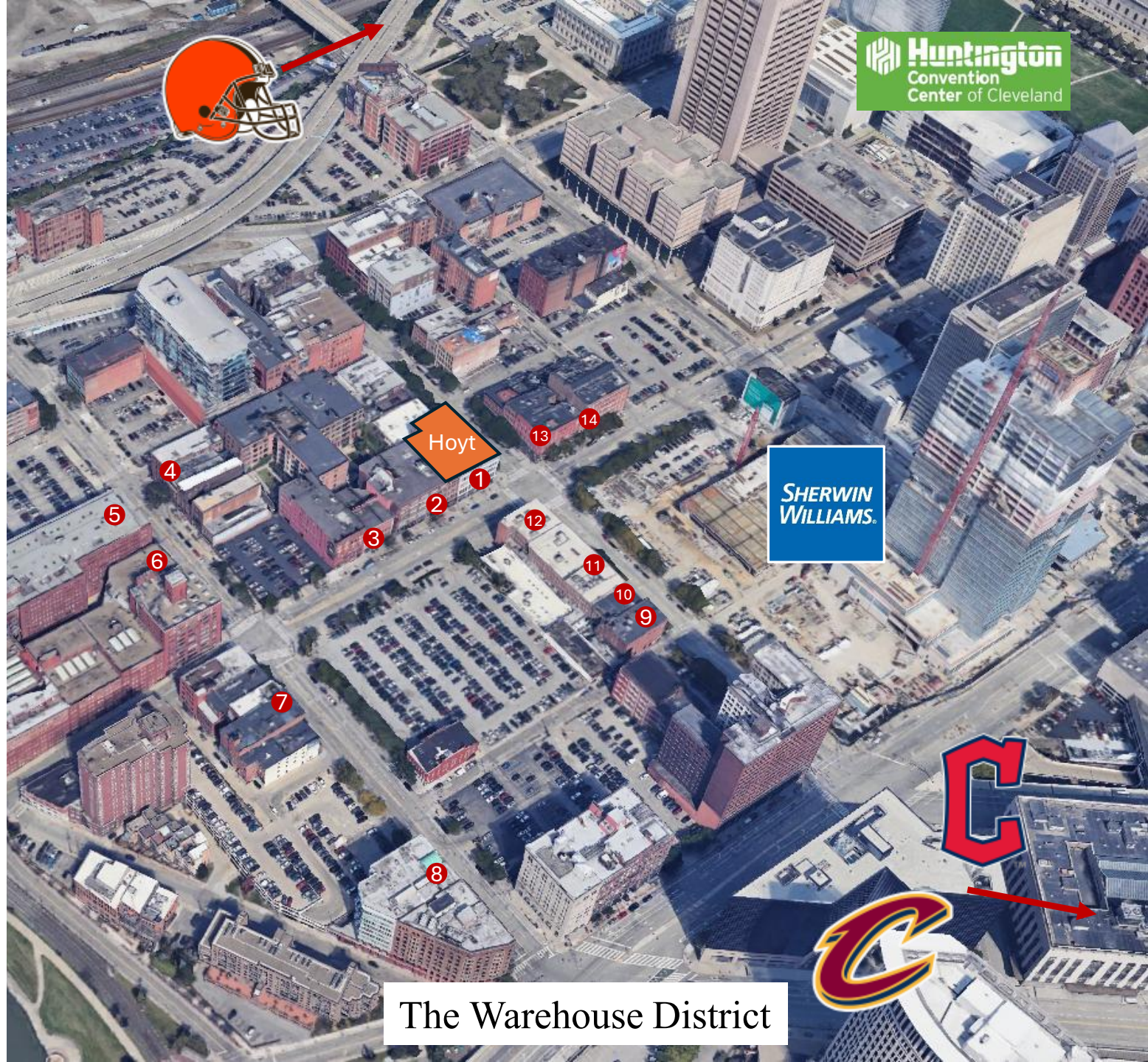
Impressive Common Areas and Green Spaces



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The Warehouse District



Hoyt Block Building

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Suite	Size, Floor Plan, & Photos	Features
Click blue links for expanded floor plans & photos		
106	5,553 RSF	Lofted suite with direct entry on W 6 th . Perfect for a business looking for a branding opportunity
110	1,722 RSF	4 offices and a reception area. Street level windows for signage
216	900 RSF	3 offices, reception, and storage closet
302	1,286 RSF	2 offices, reception, and a bullpen
310	4,041 – 6,396 RSF	Private offices with large open spaces. Great views of the city.
312	2,355 – 6,396 RSF	2 private offices with a large bullpen.
316	1,537 RSF	4 offices, reception
318	1,243 RSF	Reception, 1 office, and large bullpen with view of skyline
316/318	2,780 RSF	The combined suite offers great flexibility for multiple offices and open areas
3 rd Fl	10,462 RSF	Contiguous 3 rd floor
418	1,245 RSF	2 offices, and reception with views of skyline
B10	1,668 RSF	Lower-level with quick access to courtyard
B20	2,280 RSF	Large creative space with windows and direct access to the green spaces
C2	696 RSF	Lower-level unit with a kitchenette