

**FOR SALE & LEASE | EXCEPTIONAL SECOND FLOOR OFFICE CONDO**  
Lease or Owner-User Opportunity Available Now

**THE VAN ROY BUILDING**  
2900 DETROIT AVENUE, CLEVELAND, OH



**NEWMARK**

*Kerry* **COYNE**.com

## PROPERTY DESCRIPTION

The Van Roy Building, located at 2900 Detroit Avenue, is a 9,820-square-foot commercial and office condo situated in the vibrant urban residential neighborhood of Hingetown. Part of the larger Ohio City neighborhood, The Van Roy Building exemplifies the Romanesque Revival industrial architecture style. With its convenient access to downtown Cleveland, Ohio City's Market District, Gordon Square, and Route 2, The Van Roy Building presents a unique alternative to traditional downtown office spaces.

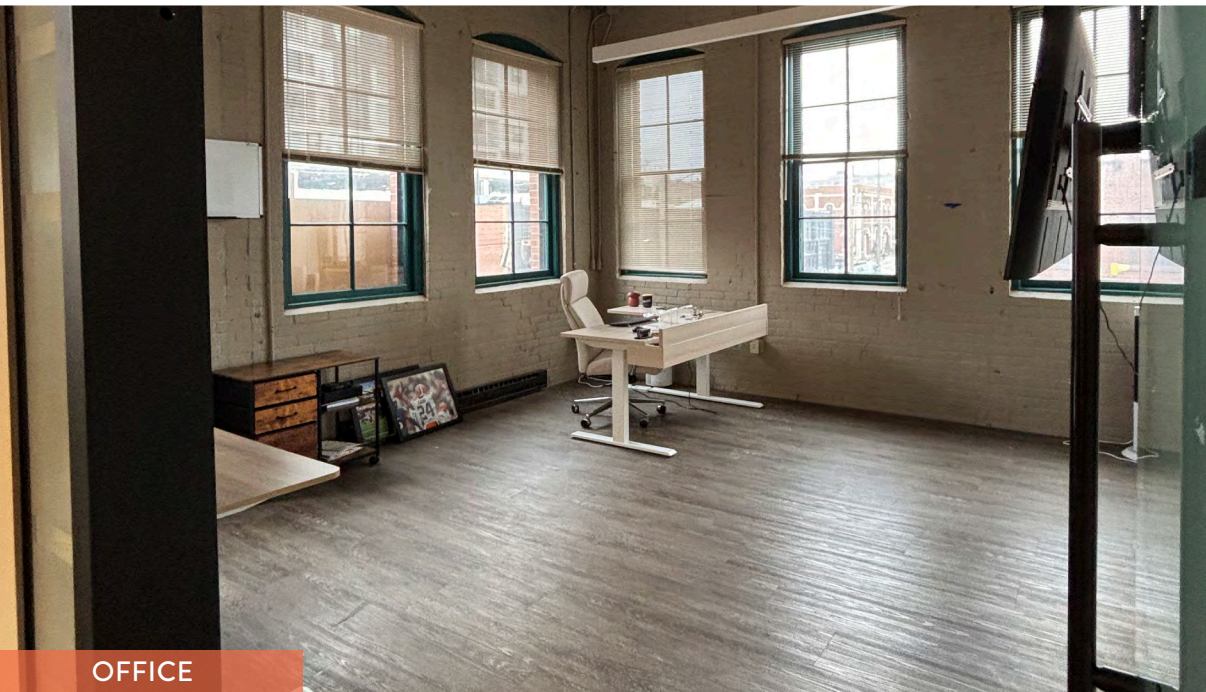
**SALE PRICE: \$2,250,000 | LEASE RATE: \$24.00/SF NNN**



2900 DETROIT AVENUE



OFFICE



OFFICE

HIGHLIGHTS



**Office Condo Size**

- 3,667 SF suite, available now
  - Five private glass enclosed offices, conference room, full bath, & space for 20+ employees
- 5,316 SF suite, lease expires 1/1/31
- 9,820 SF total



**Year Built/Renovated**

Built in 1900/renovated in 2021



**Unique Building**

Exceptional restoration of a historic building in a premier location



**Parking/Public Transportation**

- Includes 8 gated, reserved parking spaces
- Located on the RTA Bus Line
- Additional monthly parking available next door



**Pristine Architecture**

- Incredible craftsmanship on historic rehab of 120+ year old iconic building
- Tons of glass and premium finishes



**Signage Opportunity**

High profile signage location on building and additional signage opportunity with Route 2 highway visibility



**Private Roof Deck**

Take advantage of scenic lake and city views, ideal for Cleveland Air Show viewings & sunsets



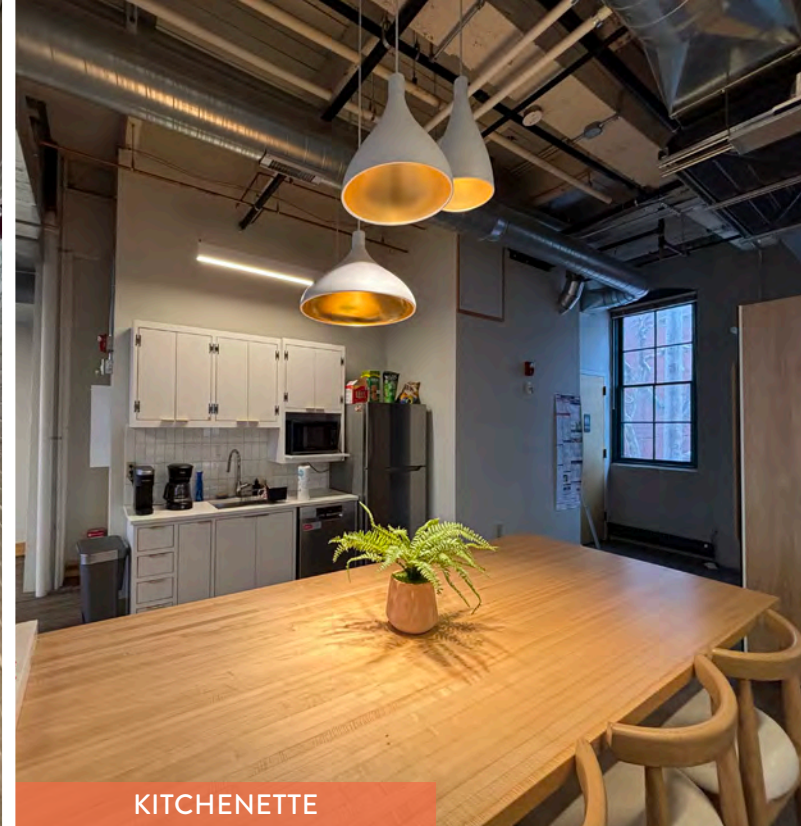
**Location**

- On Detroit Ave. in Hingetown
- Minutes to Ohio City & West 25th St.
- Fantastic highway access via Route 2

AVAILABLE SPACE PHOTOS



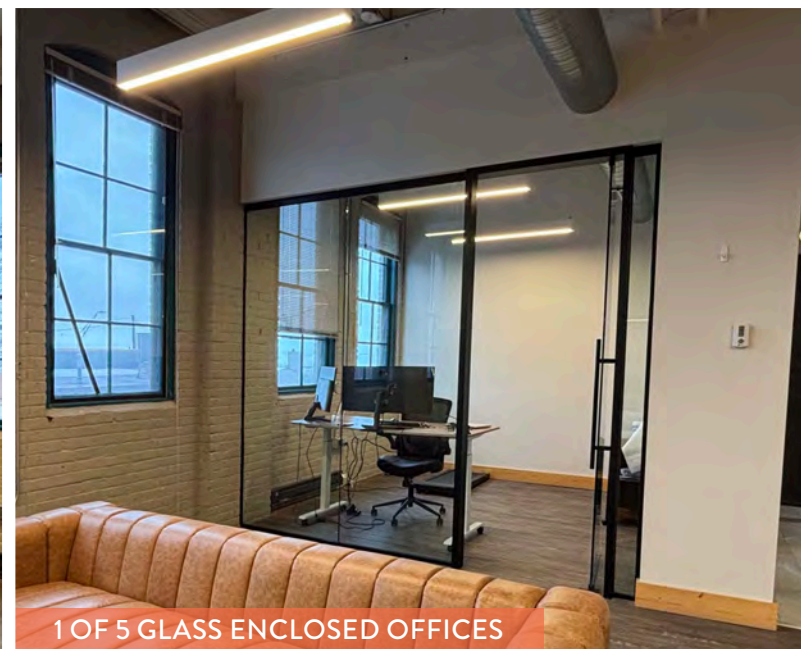
CONFERENCE ROOM



KITCHENETTE

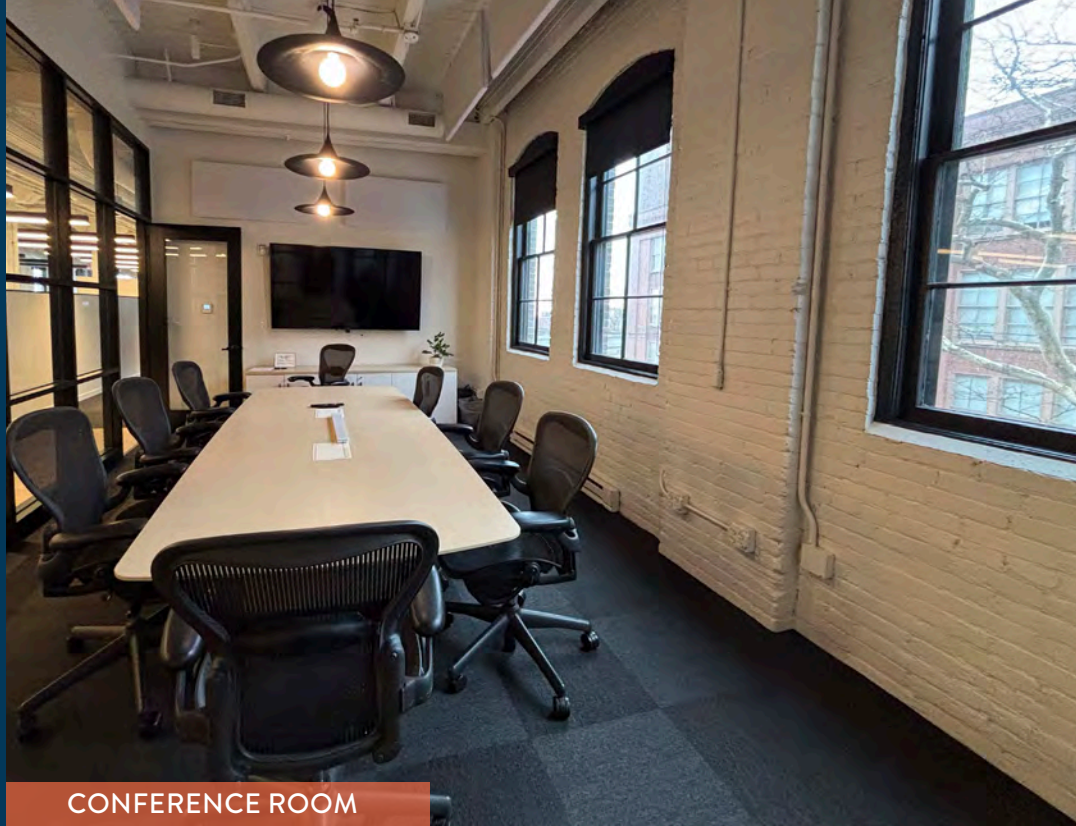


COMMON AREA/WORKSTATION CAPABILITY

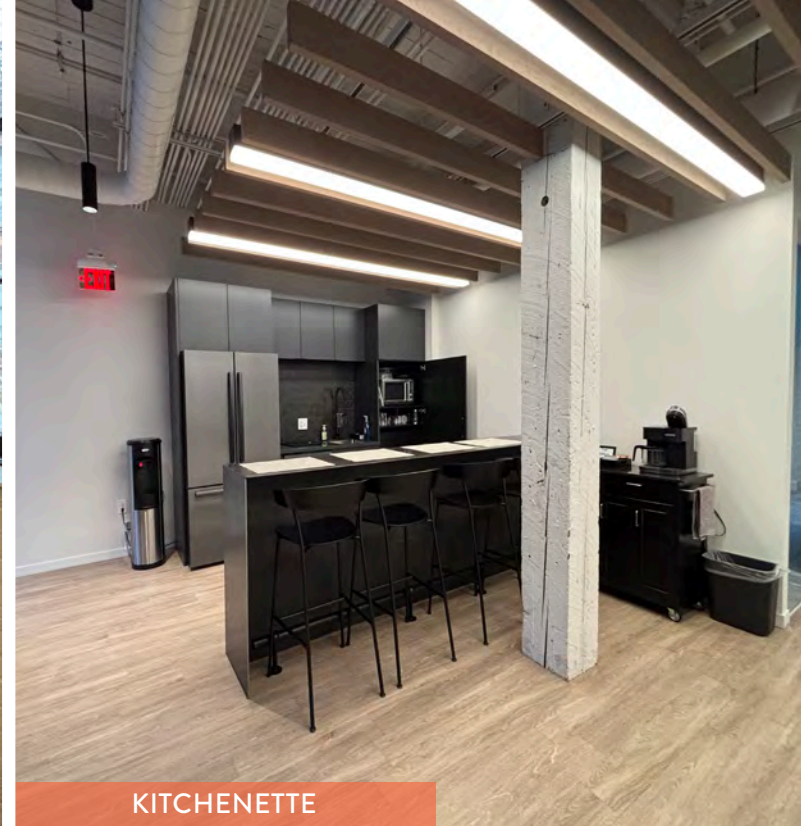


1 OF 5 GLASS ENCLOSED OFFICES

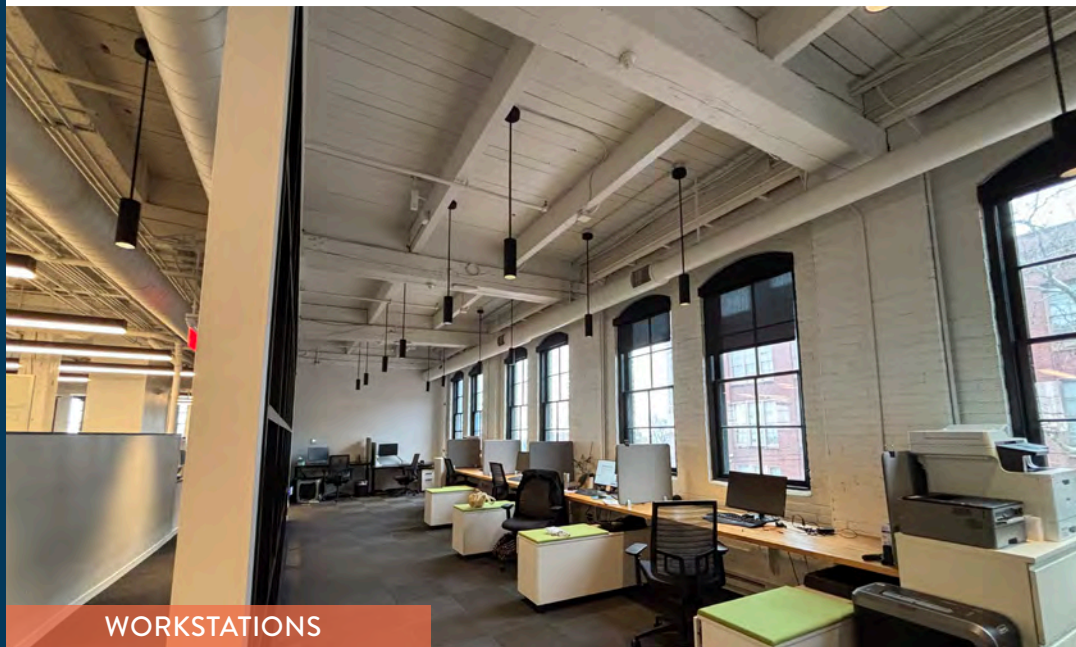
LEASED SPACE PHOTOS



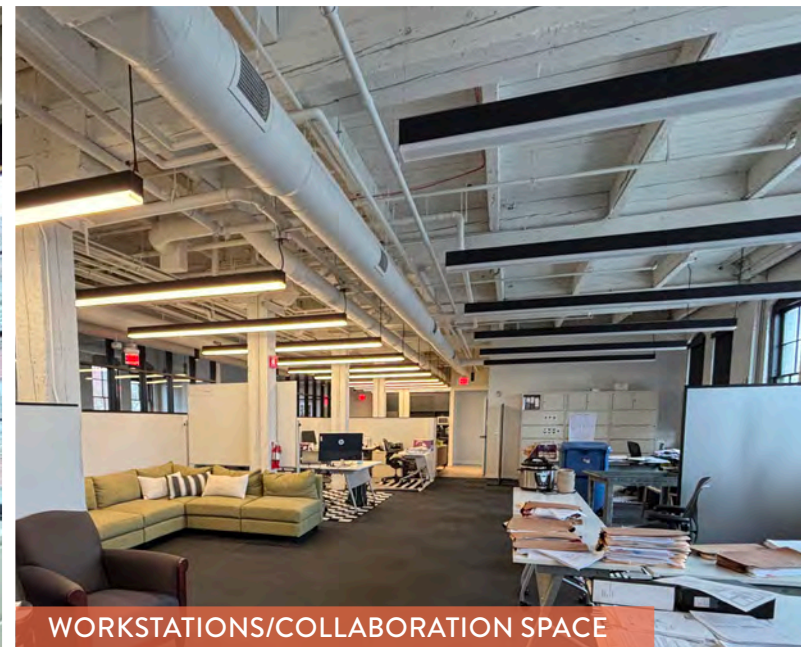
CONFERENCE ROOM



KITCHENETTE

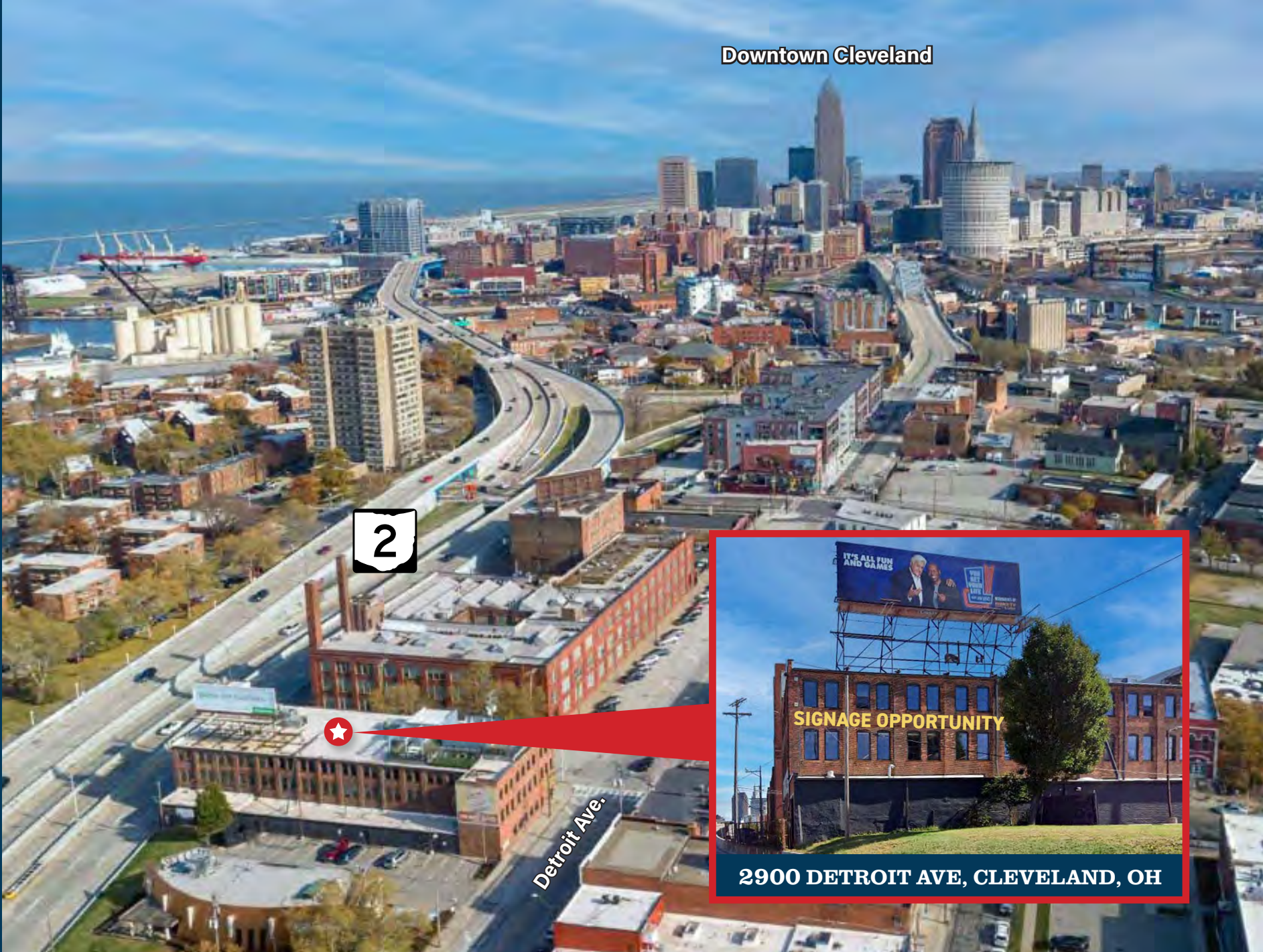


WORKSTATIONS



WORKSTATIONS/COLLABORATION SPACE

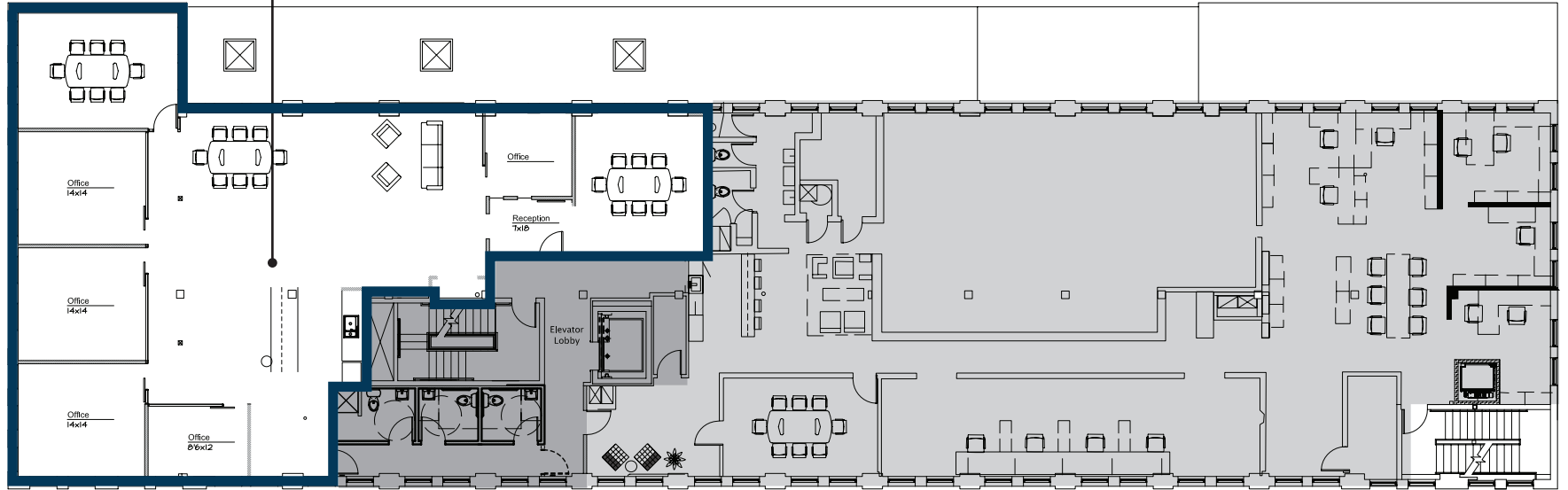
Downtown Cleveland



2900 DETROIT AVENUE

## Second Floor

**3,667 SF Suite Available for Lease or Owner-User**



**FLOOR PLAN**



















**ROOF DECK**



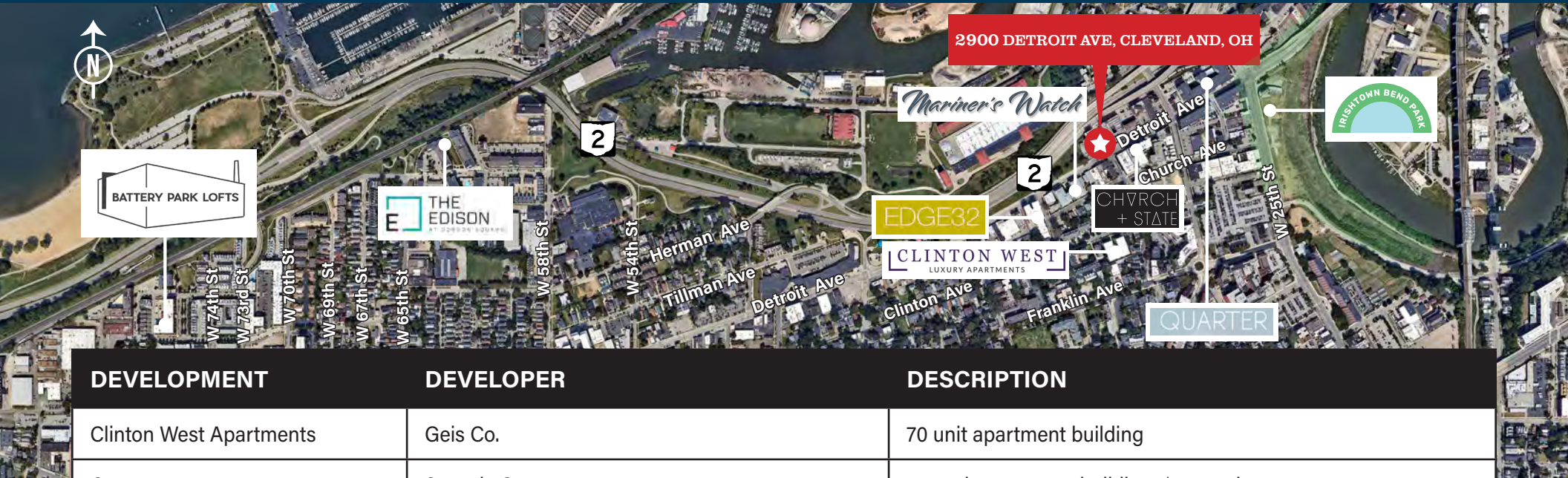
**BUILDING LOBBY**

2900 DETROIT AVENUE

# EMPLOYMENT OVERVIEW (15 MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>1,237,042</b> Population	 <b>23.6%</b> High School Diploma	 <b>\$61,882</b> Median Household Income	 <b>64.9%</b> White Collar	 <b>16.6%</b> Services
 <b>41.0</b> Median Age	 <b>26.8%</b> Some College	 <b>\$41,992</b> Per Capita Income	 <b>18.6%</b> Blue Collar	 <b>4.7%</b> Unemployment Rate
 <b>553,590</b> Households	 <b>37.9%</b> Bachelors/Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 <b>\$52,942</b> Median Disposable Income		 <b>13.9%</b> Spend 7+ hours commuting to and from work per week	 <b>49,732</b> Total Businesses	 <b>853,360</b> Total Employees

# MAJOR DEVELOPMENTS



DEVELOPMENT	DEVELOPER	DESCRIPTION
Clinton West Apartments	Geis Co.	70 unit apartment building
Quarter	Snively Group	194 unit apartment building; \$60mm investment
The Edison at Gordon Square	NRP Group	306 suite rental community; \$30mm investment
Battery Park Vintage	DSCDO & Vintage Development Group	328 unit apartment building; \$100mm investment
Cleveland Lakefront West Project	DSCDO	Improved way to connect Cleveland to Lake Erie, biking and walking paths; \$70mm investment
Edge 32	DSCDO & Vintage Development Group	60 private luxury apartments; \$70mm investment
Mariner's Watch	My Place Group	62 unit apartment building; \$5mm investment
Church & State	Hingetown Holdings & Hemingway Development	Two-building mixed-use community; 158 apartment homes, retail and a public plaza; \$62mm investment
Irishtown Bend Park Project	Cleveland Metroparks, LAND Studio, Ohio City, Inc., Port of Cleveland, West Creek Conservancy	25-Acre green space, connecting Downtown and Cleveland neighborhoods to the Cuyahoga River and Lake Erie; \$100mm investment

# INDUSTRY MAP



2900 DETROIT AVE, CLEVELAND, OH

**Garrett Morgan School of Engineering & Innovation**  
Gateway to the World

**BOP STOP**  
The Music Settlement

**LEKKO**  
COFFEE

**PATRON SAINT**  
**JUKEBOX**  
RESTAURANT



**THE HARP**  
IRISH PUB AND RESTAURANT

**Amba**  
Modern Indian Cuisine

W 54th St  
Herman Ave  
Tillman Ave  
W 49th St  
W 50th St

Church Ave  
Clinton Ave

Transformer Station  
Gallery  
THE CLEVELAND  
MUSEUM OF ART

W 28th St

**BANANA BLOSSOM**  
THAI CUISINE

W 25th St

**DOUPONT**

**KOVALSKI**  
HEAT TREATING COMPANY

**SOUCY**  
BREW WORKS

**Hudec**  
Dental

2900 DETROIT AVENUE

# DOWNTOWN CLEVELAND BY THE NUMBERS

NORTHEAST OHIO IS THE 15TH LARGEST MARKET IN THE UNITED STATES AND HAS A \$200+ BILLION ECONOMY. IT HAS A REGIONAL WORKFORCE OF 2 MILLION AND DRIVES NEARLY 40% OF OHIO'S ECONOMY, WITH A ROBUST REGIONAL SUPPLY CHAIN IN MANUFACTURING, AUTOMOTIVE, PLASTICS AND POLYMERS, FINANCIAL SERVICES AND HEALTH CARE.



## EMPLOYMENT



- 125,000 jobs+
- Largest concentration of employment in Ohio
- 4000+ jobs added over the last 5 years

## HOSPITALITY



- 65-70% hotel occupancy
- \$95-\$110 Rev PAR rating
- 5,500+ hotel rooms
- +20 million annual visitors

## RESIDENTIAL



- 21,000+ Downtown Cleveland residents
- 25,000 residents projected by 2030
- 4,000+ residential units added since 2015
- 86% apartment occupancy rate
- Average rental rate for new construction: \$2.75/SF+

## DEVELOPMENT



- \$5+ billion in development projects underway and planned
- More than \$1.2 billion in projects completed or delivered during 2025

## OFFICE



- Over 35 million square feet of office space in the Central Business District
- 85% Class A occupancy
- \$25.00/SF Class A average asking lease rate

## RETAIL

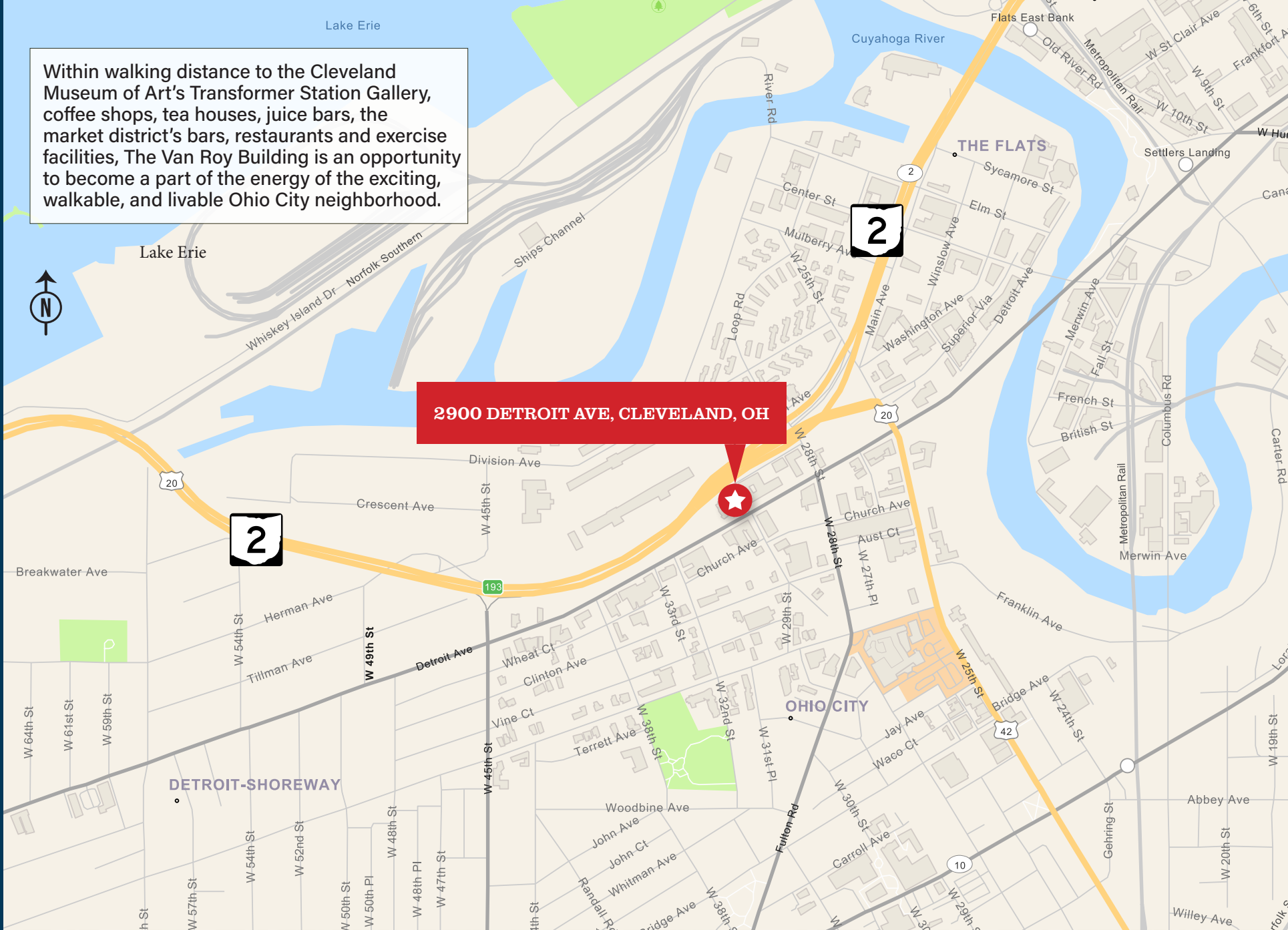


- 3.5 million total square feet in the CBD
- 82% occupancy
- \$20-\$30/SF average asking lease rates
- 500+ dining, retail, entertainment, and service businesses

2900 DETROIT AVENUE

LOCATION MAP

Within walking distance to the Cleveland Museum of Art's Transformer Station Gallery, coffee shops, tea houses, juice bars, the market district's bars, restaurants and exercise facilities, The Van Roy Building is an opportunity to become a part of the energy of the exciting, walkable, and livable Ohio City neighborhood.



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CONTACT



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