

DOWNTOWN RETAIL LEASING OPPORTUNITIES

The Bell

LIFESTYLE ELEVATED

45 ERIEVIEW PLAZA • CLEVELAND, OH 44114

[CLICK HERE FOR VIDEO TOUR](#)

NOW LEASING — 28,700 SF TOTAL

2ND FLOOR

±18,576 SF

RAW SPACE

1ST FLOOR

±10,172 SF

±5,376 SF RESTAURANT & KITCHEN
±844 SF COFFEE SHOP & KITCHEN
±3,952 SF OFFICE

Terry Coyne

Executive Vice Chairman
t 216-218-0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker

John Iski

Transaction Services Manager
t 440-821-5802
John.Iski@nmrk.com
Licensed Real Estate Salesperson

Elizabeth Coyne

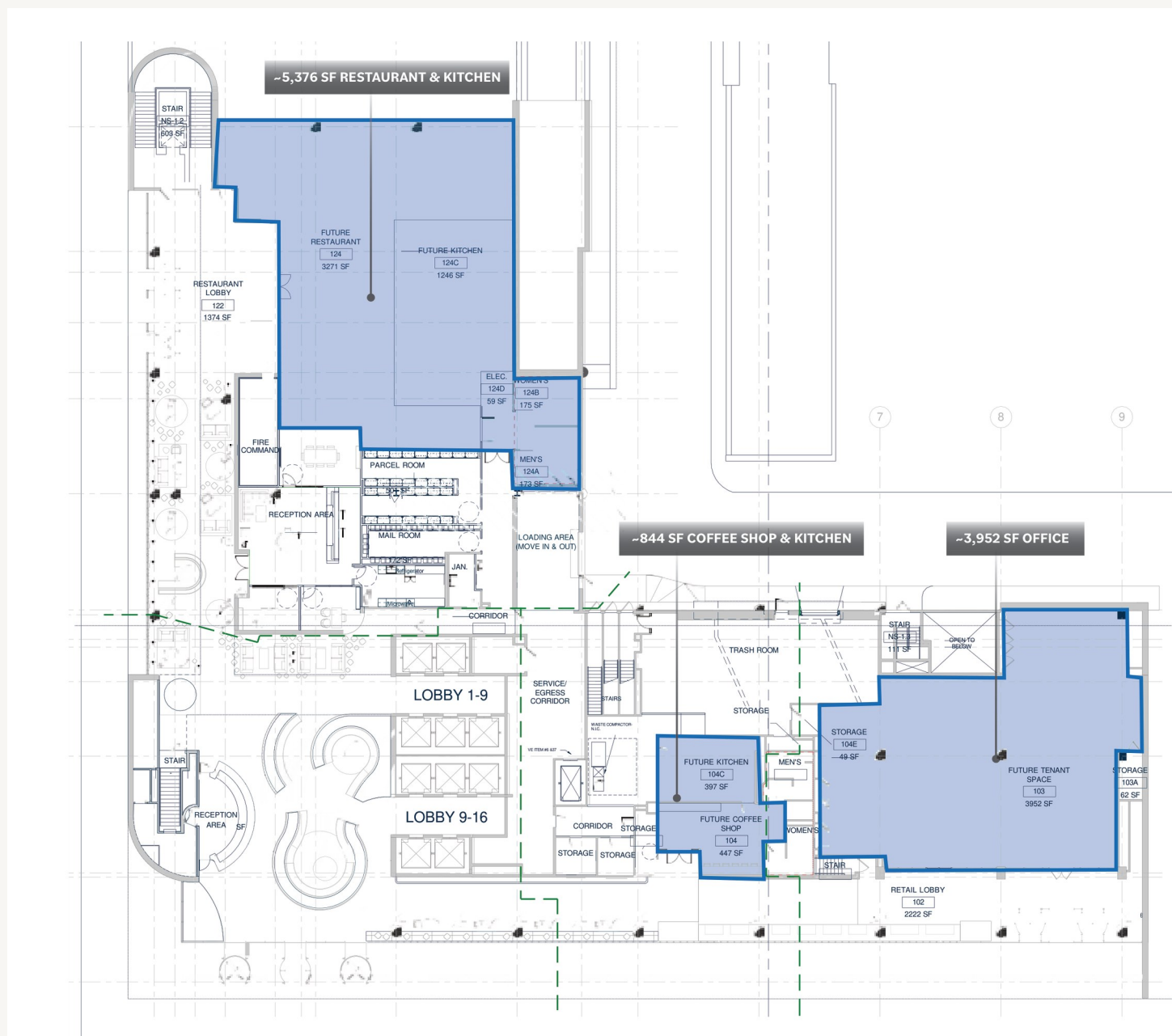
Director
t 216-319-2676
Elizabeth.Coyne@nmrk.com
Licensed Real Estate Salesperson

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK

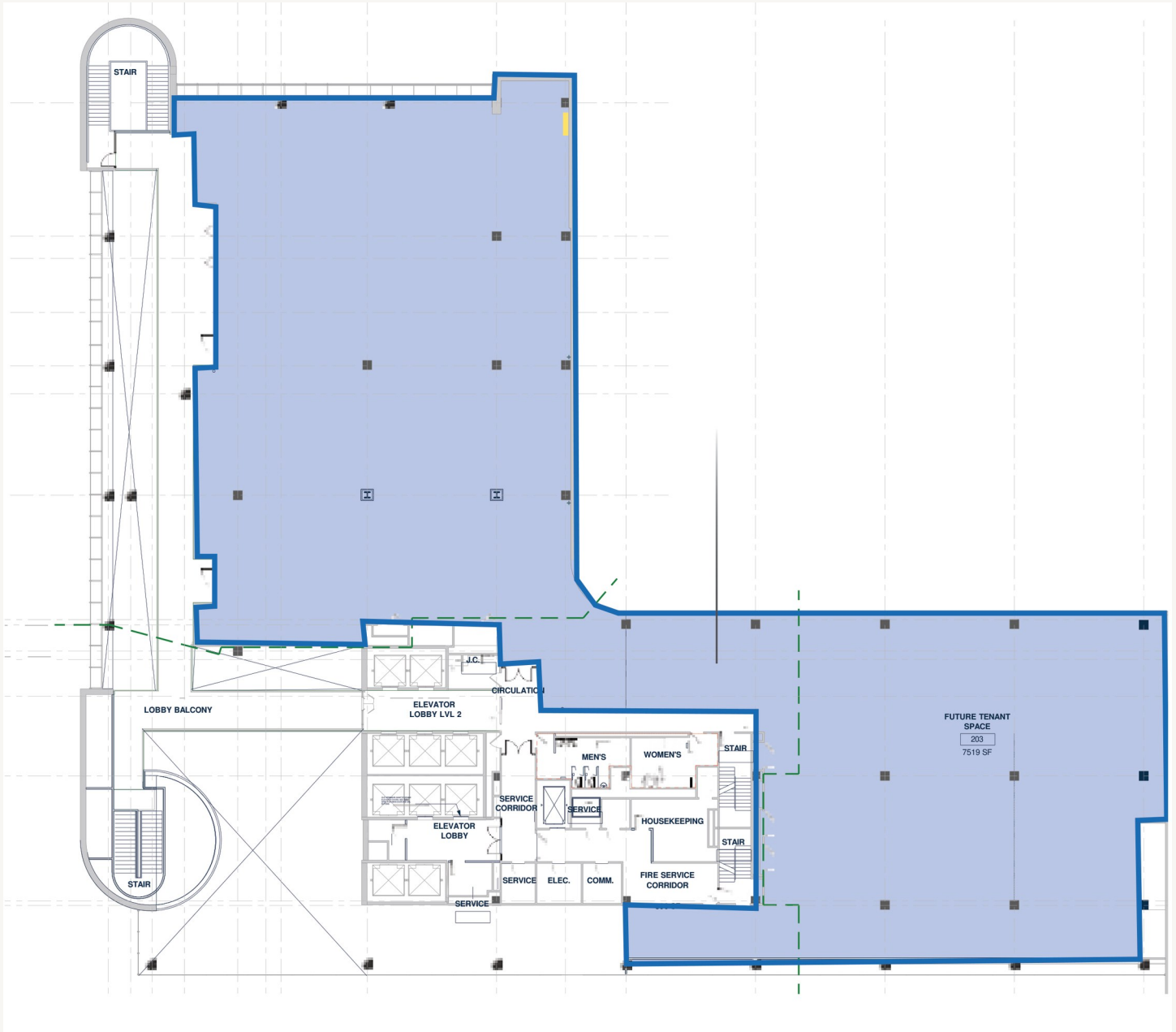
NMRK.COM

±5,376 SF RESTAURANT & KITCHEN | ±844 SF COFFEE SHOP & KITCHEN | ±3,952 SF OFFICE



2nd Floor — ±18,576 SF Raw Space

±18,576 SF CONTIGUOUS RAW SPACE | DELIVERED WHITEBOX | DIVISIBLE

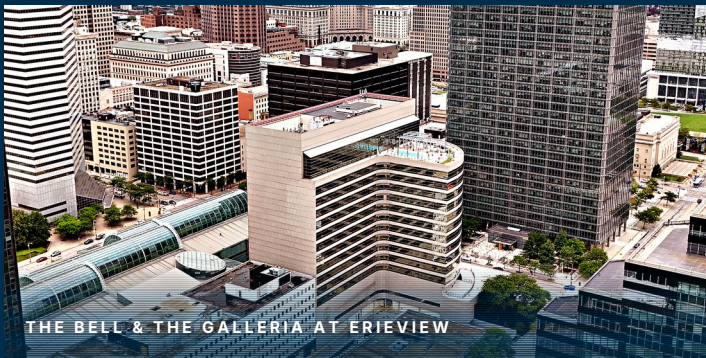


THE BUILDING TODAY

A Delivered, Fully Amenitized Landmark



THE BELL AT E 9TH STREET — AERIAL, AUGUST 2026



THE BELL & THE GALLERIA AT ERIEVIEW



LAKE ERIE & THE NORTH COAST

367

CLASS-A RESIDENCES

358

TOTAL PARKING SPACES

28,700 SF

RETAIL · RESTAURANT · OFFICE

PROJECT OVERVIEW

Historic conversion of a Cleveland modernist landmark into a luxury mixed-use community — 367 Class-A residences above 28,700 SF of ground- and second-floor retail, restaurant and office space.

RESIDENTIAL NOW OPEN

RETAIL & RESTAURANT AVAILABLE

BUILDING AMENITIES

Pet Spa
Dog Play Area

Movie Theater
Dining Rooms

Bike Repair & Storage
Concierge

16th-Floor Club Room
Rooftop Pool & Lounge

THE OPPORTUNITY | A delivered, fully amenitized residential base sits directly above 28,700 SF of available ground- and second-floor space.

TWO FLOORS • 1ST FLOOR ±10,172 SF • 2ND FLOOR ±18,576 SF

±28,700 SF Across Two Floors



FIRST FLOOR — ±10,172 SF, LOOKING ACROSS THE FLOOR



STRUCTURAL V-COLUMNS



GLASS LINE & NATURAL LIGHT



DEMISING WALLS FRAMED

1ST FLOOR
±10,172 SF

2ND FLOOR
±18,576 SF

COMBINED
±28,700 SF

DIVISIBLE
YES

FRONTAGE
E 9TH STREET

BEST SUITED FOR

- Full-service restaurant or food hall with its own at-grade entrance and identity
- Fitness, wellness or padel / pickleball concept needing clear span and height
- Medical, dental or specialty clinic serving 367 residences and 8.7M SF of office
- Creative office or showroom wanting one contiguous floor at street level

WHY IT MATTERS

The entire floor plate at grade, with direct plaza and E 9th Street frontage — 3,100 apartments sit within a half-mile and 8.7 million SF of multi-tenant office is in the immediate vicinity.

1ST FLOOR — HOW IT DEMISES

±5,376 SF and ±844 SF at Grade



FIRST FLOOR — EXISTING CONDITION, PRIOR OFFICE BUILD-OUT



OPTION A — RESTAURANT & KITCHEN

±5,376 SF

±3,271 SF dining (124)
±1,246 SF kitchen (124C)
±1,374 SF restaurant lobby (122)
Loading area adjacent — move in & out
Dedicated restrooms (124A / 124B)

OPTION B — COFFEE SHOP & KITCHEN

±844 SF

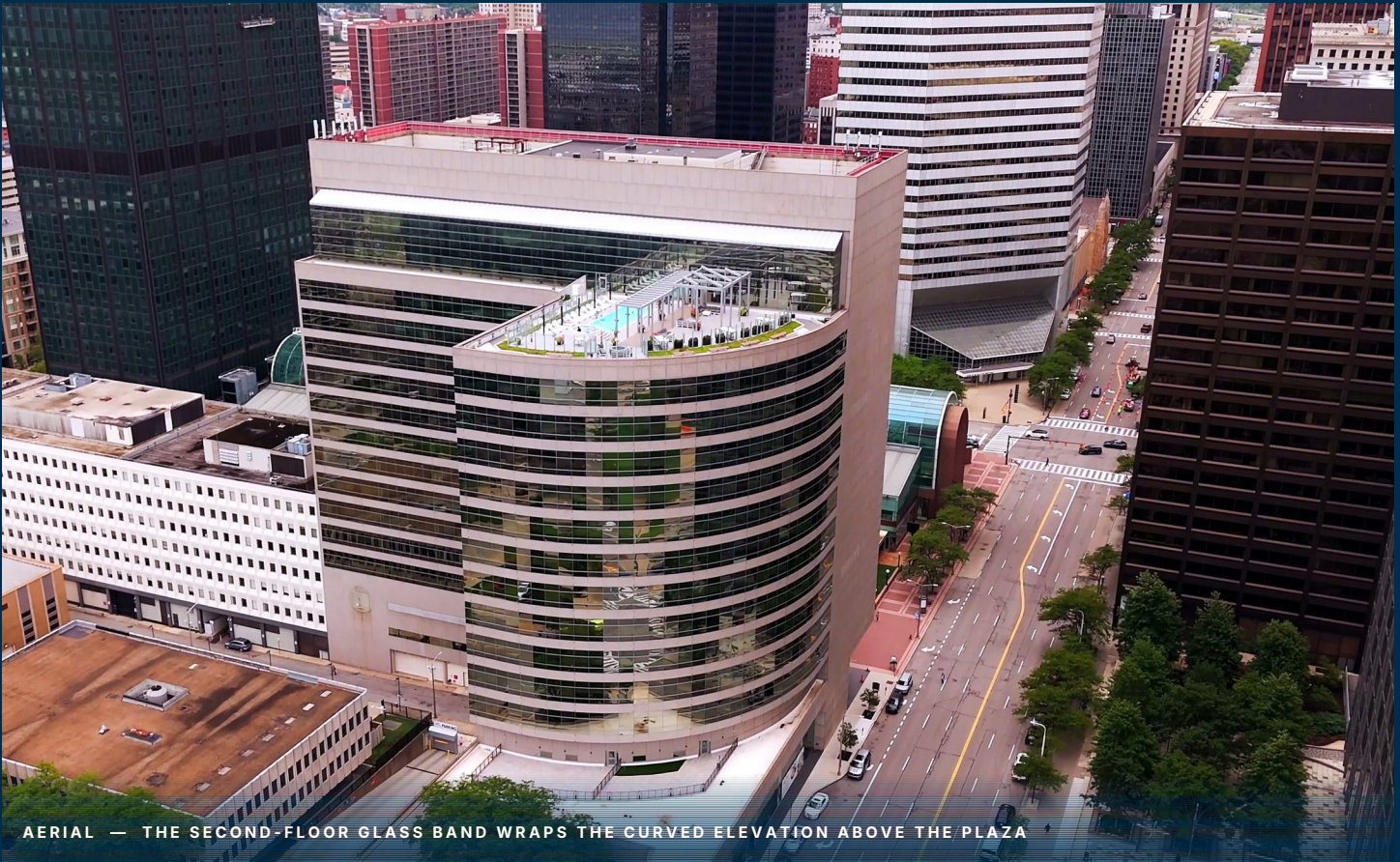
±447 SF servery (104)
±397 SF kitchen (104C)
Opens to the ±2,222 SF retail lobby (102)
Direct residential lobby exposure

Also available on the 1st floor — ±3,952 SF office / future tenant space (103).

WHY IT MATTERS | Two at-grade footprints sized for a chef-driven restaurant and a daily-traffic coffee concept, both fed by 367 residences directly above.

2ND FLOOR — THE LARGE RETAIL VACANCY

±18,576 SF, Raw and Divisible



AERIAL — THE SECOND-FLOOR GLASS BAND WRAPS THE CURVED ELEVATION ABOVE THE PLAZA



THE PODIUM AND ITS UPPER GLASS LINE



THE CURVED GLASS ELEVATION IN THE E 9TH STREET CORRIDOR

TOTAL
±18,576 SF

CONDITION
RAW

DIVISIBLE
YES

FLOOR
SECOND

DELIVERY
NEGOTIABLE

BEST SUITED FOR

- Fitness, wellness or padel / pickleball concept needing clear span and height
- Entertainment, event or social club use wanting a single large floor
- Medical, dental or specialty clinic serving 367 residences and 8.7M SF of office
- A single flagship user, or a multi-tenant demise off a shared upper lobby

It's All About the Destination.



39.5M

VISITORS TO DOWNTOWN CLEVELAND IN 2025 — THE REGION'S DESTINATION MARKET

116.5K

DAYTIME POPULATION IN THE DOWNTOWN CORE

21,000

RESIDENTS LIVING IN DOWNTOWN CLEVELAND — 888 UNITS ADDED IN 2025

3.74M

PEOPLE IN THE CLEVELAND-AKRON-CANTON CSA — 17TH LARGEST IN THE U.S.

\$5B+

OF DEVELOPMENT UNDERWAY OR PLANNED — \$458.1M COMPLETED IN 2025

10

FORTUNE 500 HEADQUARTERS IN NORTHEAST OHIO

82% storefront occupancy in downtown's key retail corridors — 22 new storefronts opened in 2025, a net gain of 12 businesses

80.2% office occupancy at a \$20.84 PSF average asking rent — a stable daytime employment base

70% of downtown retail spending comes from outside Cuyahoga County — destination-driven demand

Serious crime down 26% and auto theft down 39% year over year in the downtown district

MAJOR EVENT HOST CITY

2025 NCAA March Madness Rd 1 & 2

2019 MLB All-Star Game

2021 Rock & Roll Hall of Fame Induction

2024 NCAA Women's Final Four

2016 Republican National Convention

2021 NFL Draft

2022 NBA All-Star Game

2024 Pan-American Masters Games

SOURCES: DOWNTOWN CLEVELAND INC., STATE OF DOWNTOWN: MOMENTUM + IMPACT (2026 REPORT, 2025 DATA) · U.S. CENSUS BUREAU VINTAGE 2025 POPULATION ESTIMATES, JULY 1, 2025 · FORTUNE 500, 2026 · CBRE CLEVELAND OFFICE FIGURES, Q1 2026

WHY IT MATTERS | A deep, dense and still-growing downtown consumer base — the demand engine behind The Bell's ground-floor retail.

\$5 BILLION OF DEVELOPMENT UNDERWAY AND PLANNED DOWNTOWN

Within Walking Distance



29 NOTABLE DEVELOPMENTS WITHIN THE CENTRAL BUSINESS DISTRICT

● DELIVERED ● PLANNED / UNDER CONSTRUCTION

- | | | |
|--|---|--|
| 1 The Bell
367 Class-A residences | 11 The Standard
287 units | 21 City Club Apartments
304 apartments |
| 2 Tower at Erieview
227 apartments + 210-key W hotel | 12 Residences at Leader
220 units + retail + office | 22 Residences at Terminal Tower
Historic conversion |
| 3 Harbor Verandas
16 luxury condos + retail | 13 The Garfield
124 units | 23 Fidelity Cleveland Hotel
Boutique hotel |
| 4 Browns Lakefront Development
Mixed-use district | 14 The Athlon
164 units + retail + office | 24 The May
308 units + retail |
| 5 Hilton Cleveland
600 guest rooms | 15 The Beacon
187 units | 25 Rockefeller Phase I
436 units |
| 6 The Lumen
318 units + retail | 16 Public Square North
Mixed-use | 26 Bedrock 20/30
Vision for the Valley |
| 7 Euclid Grand
240 units | 17 Worthington Yards
Loft residential | 27 700 Prospect
130 luxury apartments |
| 8 The Centennial
Residential / retail / office | 18 Residences at Halle
122 units + retail + office | 28 Thunderbird
Brewdog Great Lakes Brewing + 600 units |
| 9 Flats Phase 3
Mixed-use waterfront | 19 Nucleus
Residential / retail / office | 29 Flats South Development
Luxury mixed-use |
| 10 75 Public Square
114 units | 20 55 Public Square
156 apartments + office | |

WHY IT MATTERS | Twenty-nine projects delivered, planned or under construction within the CBD surrounding 45 Erieview Plaza.

±10,172 SF of Open Retail Canvas at Grade



CEILING OPEN GRID	CONDITION WHITEBOX	DEMISABLE YES	DELIVERY IMMEDIATE
----------------------	-----------------------	------------------	-----------------------

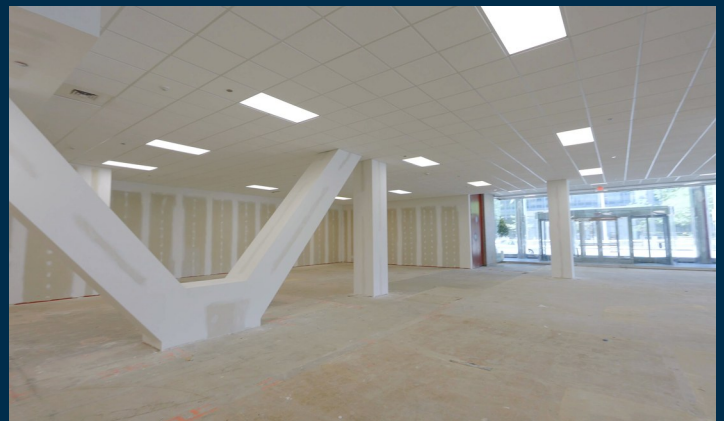
DELIVERED IN WHITE-BOX CONDITION

Full-height storefront glazing, generous ceiling heights and a wide, flexible floor plate — ready for a single flagship or a multi-tenant demise.

A Storefront on Erieview Plaza



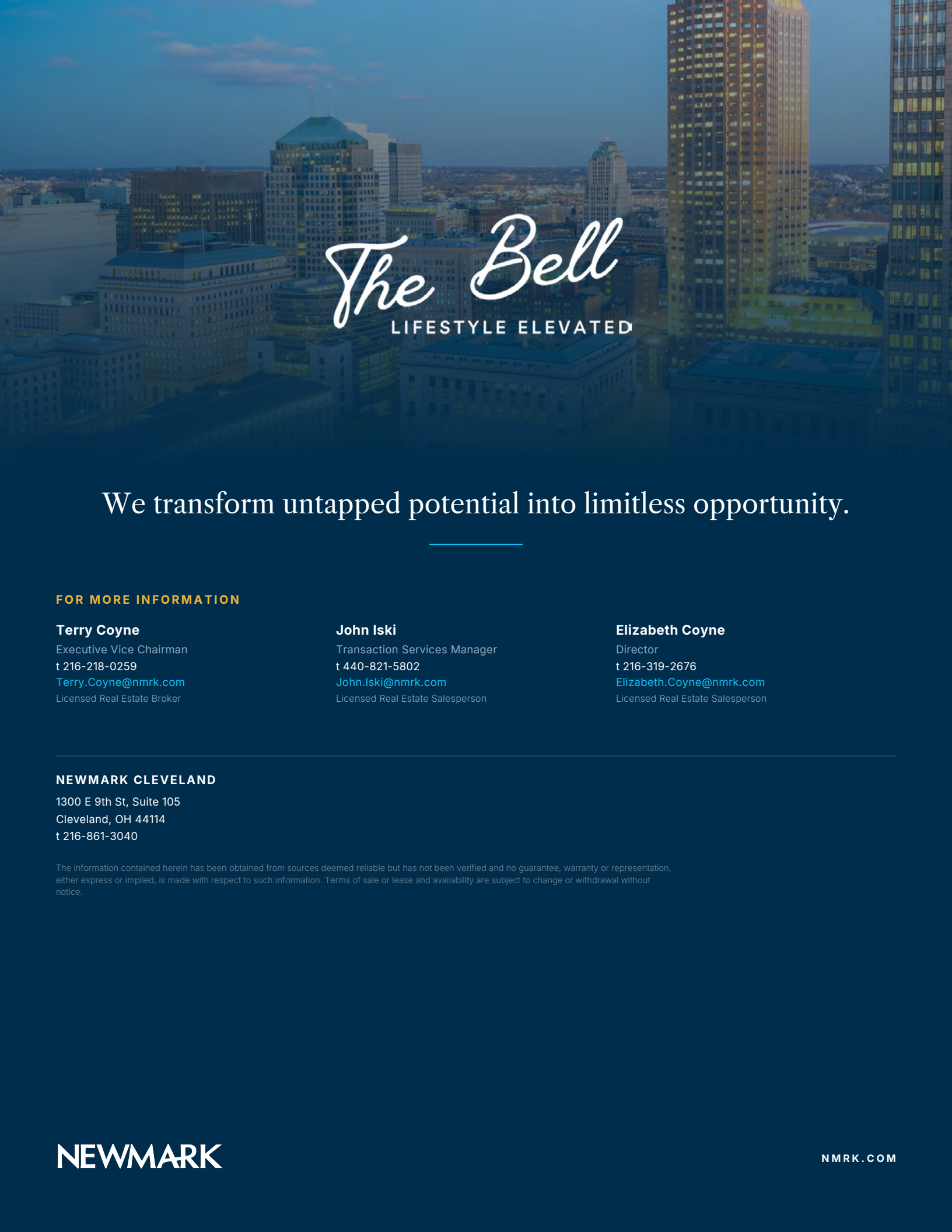
E 9TH STREET — THE ERIEVIEW PLAZA ENTRANCE CANOPY



WHY THE FRONTAGE WORKS

A continuous glass line wraps the floor plate with daylight and sightlines onto the plaza — signage-ready frontage on one of downtown's busiest pedestrian corners.

VIDEO TOUR Watch the full walk-through of the building and the available space



The Bell

LIFESTYLE ELEVATED

We transform untapped potential into limitless opportunity.

FOR MORE INFORMATION

Terry Coyne

Executive Vice Chairman

t 216-218-0259

Terry.Coyne@nmrk.com

Licensed Real Estate Broker

John Iski

Transaction Services Manager

t 440-821-5802

John.Iski@nmrk.com

Licensed Real Estate Salesperson

Elizabeth Coyne

Director

t 216-319-2676

Elizabeth.Coyne@nmrk.com

Licensed Real Estate Salesperson

NEWMARK CLEVELAND

1300 E 9th St, Suite 105

Cleveland, OH 44114

t 216-861-3040

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.