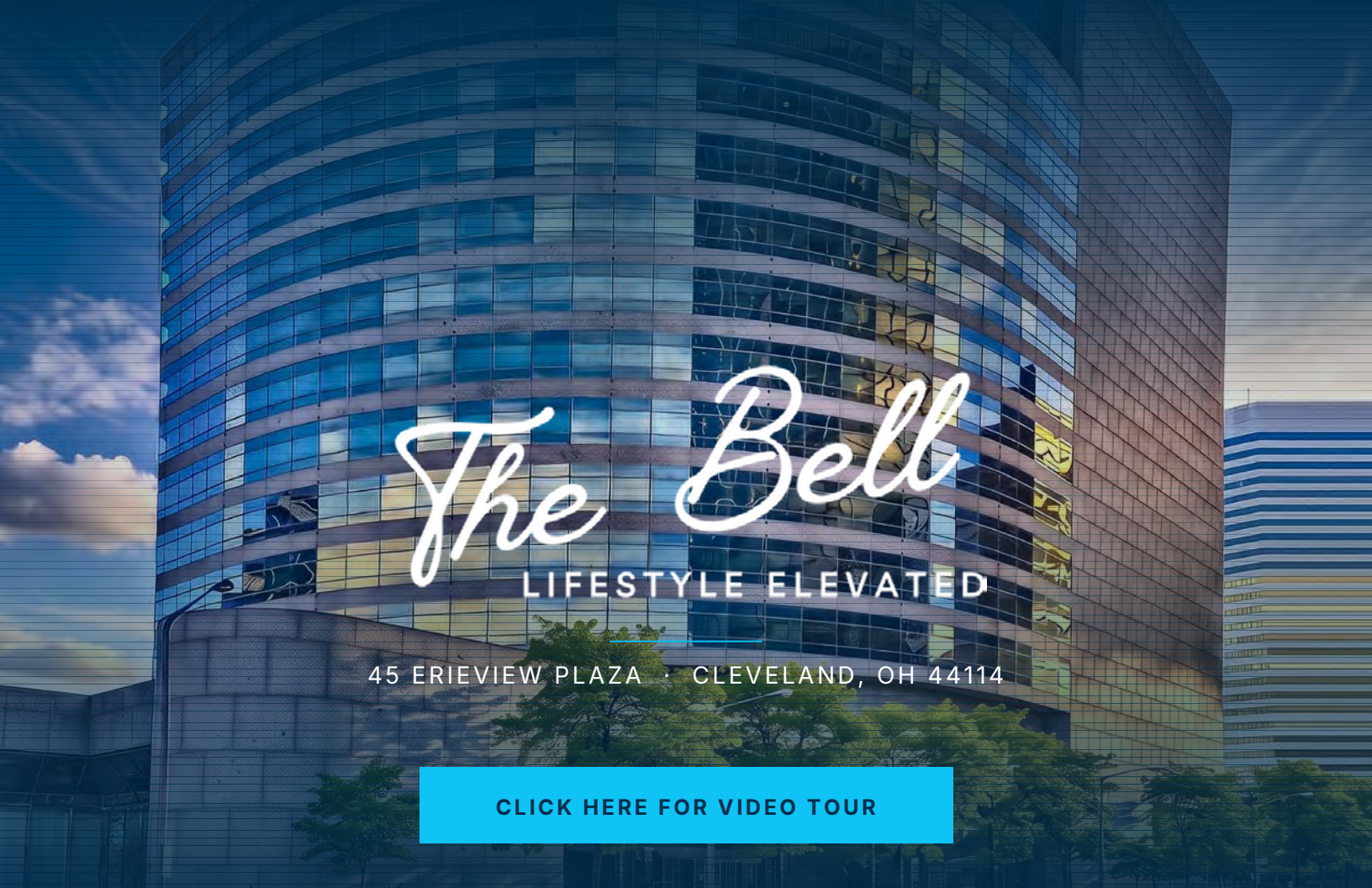




The Bell

LIFESTYLE ELEVATED

45 ERIEVIEW PLAZA • CLEVELAND, OH 44114

[CLICK HERE FOR VIDEO TOUR](#)

AVAILABLE NOW • ±27,904 SF TOTAL

Now Leasing Downtown Retail

2ND FLOOR

±18,576 SF

1ST FLOOR

±9,328 SF

±5,376 SF RESTAURANT & KITCHEN
±3,952 SF OFFICE

LEASE RATE • \$20.00/SF, MODIFIED GROSS

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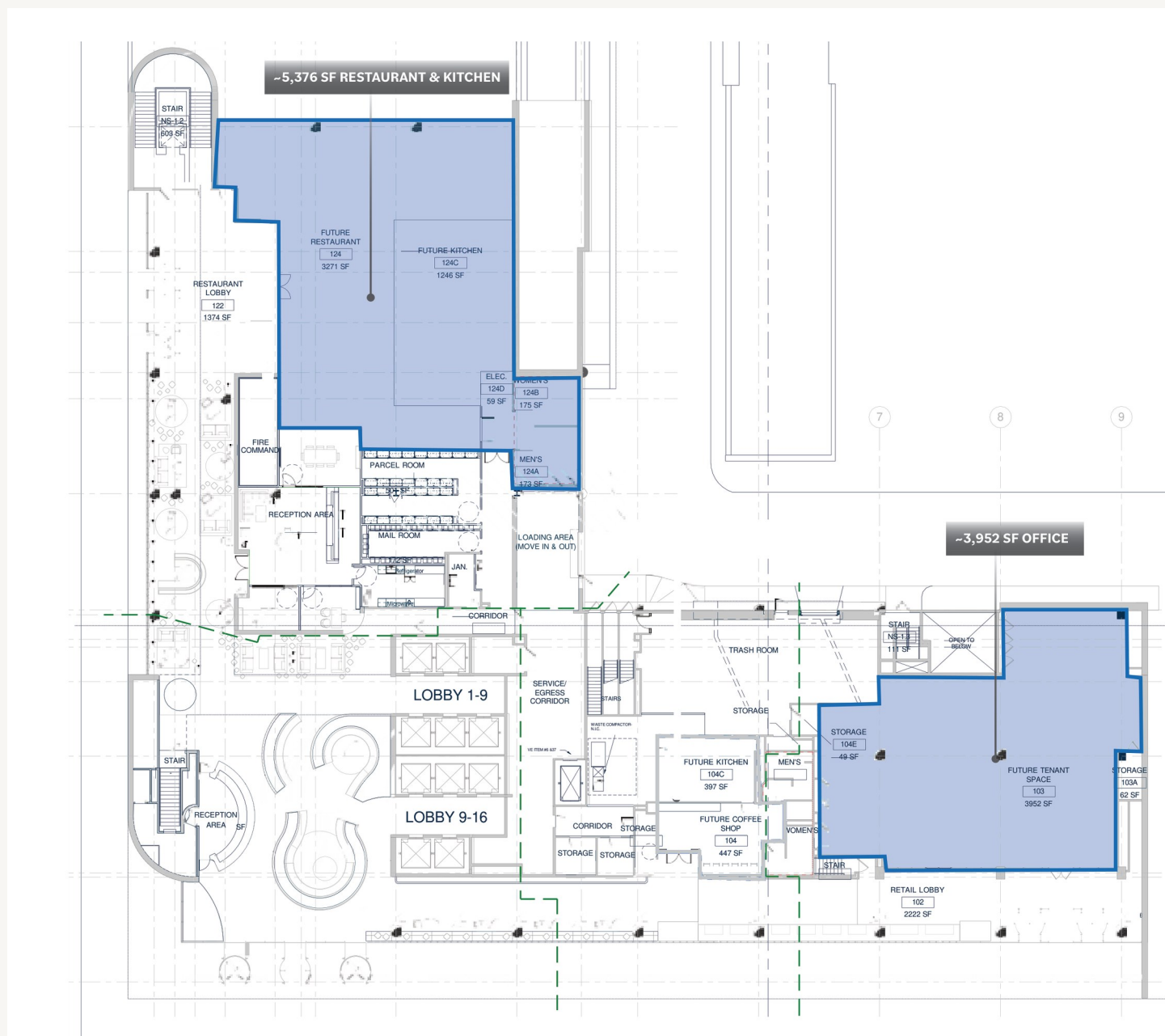
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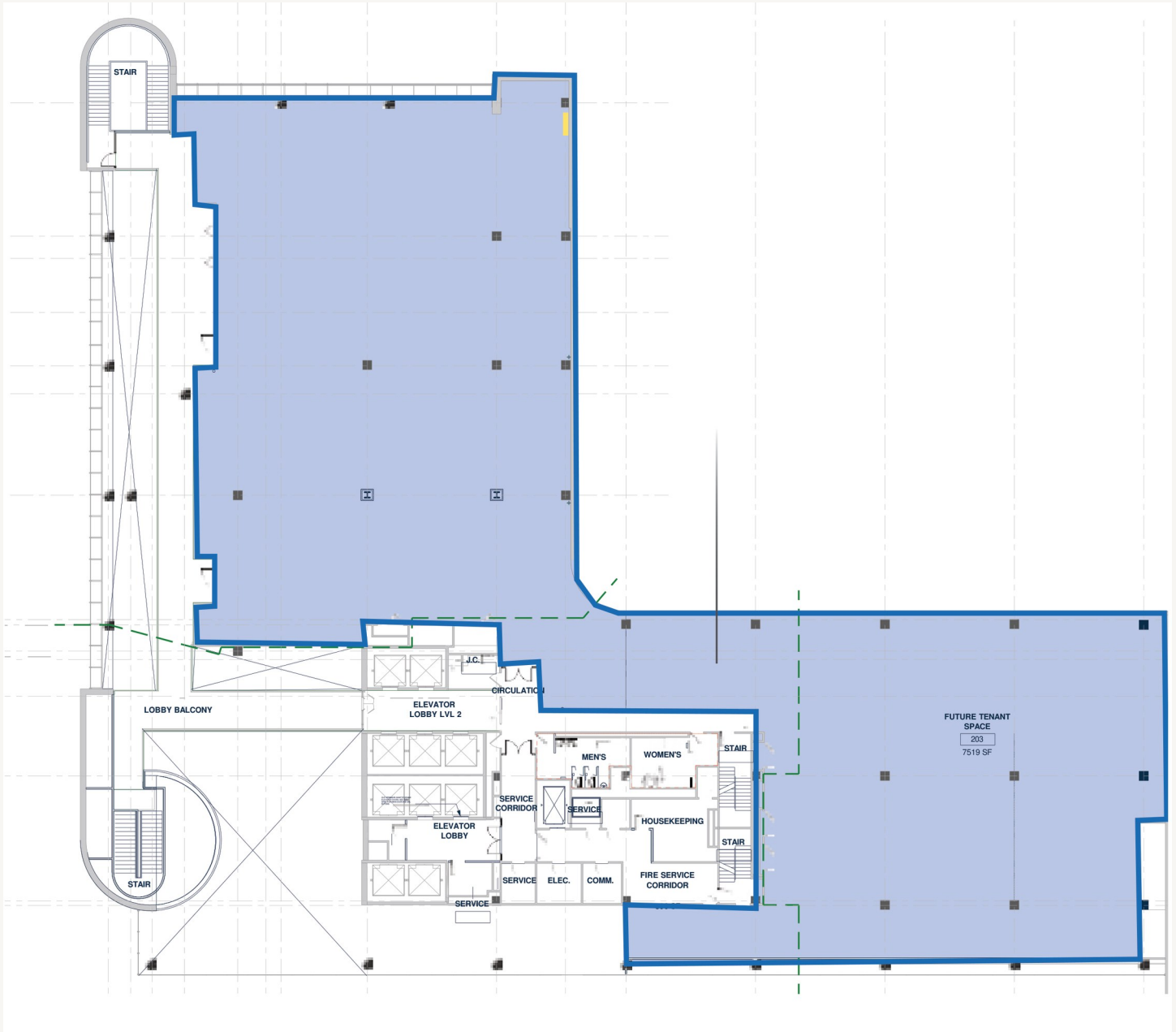
1st Floor — ±9,328 SF Available

±5,376 SF RESTAURANT & KITCHEN | ±3,952 SF OFFICE / FUTURE TENANT



2nd Floor — ±18,576 SF Raw Space

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



TWO FLOORS • 1ST FLOOR ±9,328 SF • 2ND FLOOR ±18,576 SF

±27,904 SF Across Two Floors



FIRST FLOOR — ±9,328 SF AVAILABLE, LOOKING ACROSS THE FLOOR



STRUCTURAL V-COLUMNS



GLASS LINE & NATURAL LIGHT



DEMISING WALLS FRAMED

1ST FLOOR
±9,328 SF

2ND FLOOR
±18,576 SF

COMBINED
±27,904 SF

DIVISIBLE
YES

FRONTAGE
E 9TH STREET

LEASE RATE
\$20.00/SF, MODIFIED GROSS

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 | Nearly 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 — OFFICE / FUTURE TENANT SPACE

±3,952 SF of Office at Grade



SUITE 103 — EXISTING OFFICE BUILD-OUT



SUITE 103 — OFFICE / FUTURE TENANT SPACE

±3,952 SF

Existing office build-out in place
At-grade frontage on the 1st floor
Offered as office or future tenant space
Part of the ±9,328 SF available 1st floor

ALSO AVAILABLE AT GRADE

±5,376 SF

RESTAURANT & KITCHEN (124)

±3,271 SF dining (124)
±1,246 SF kitchen (124C)
Loading area adjacent

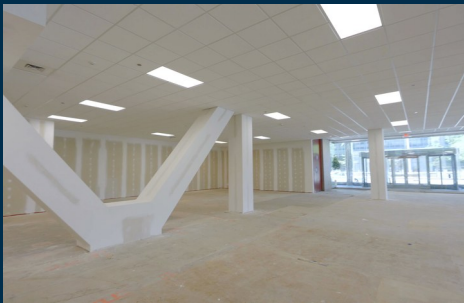
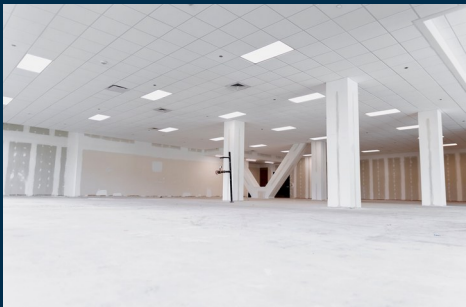
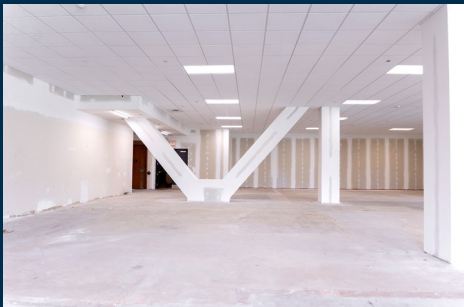
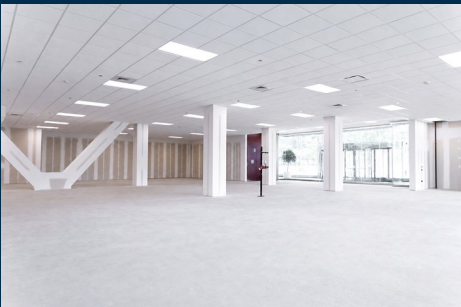
1ST FLOOR AVAILABLE
±9,328 SF

OFFICE (103)
±3,952 SF

RESTAURANT (124)
±5,376 SF

LEASE RATE
\$20.00/SF, MODIFIED GROSS

±5,376 SF Available at Grade



CEILING OPEN GRID	CONDITION WHITEBOX	DEMISABLE YES	DELIVERY IMMEDIATE	LEASE RATE \$20.00/SF, MODIFIED GROSS
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RESTAURANT & KITCHEN COMPONENTS

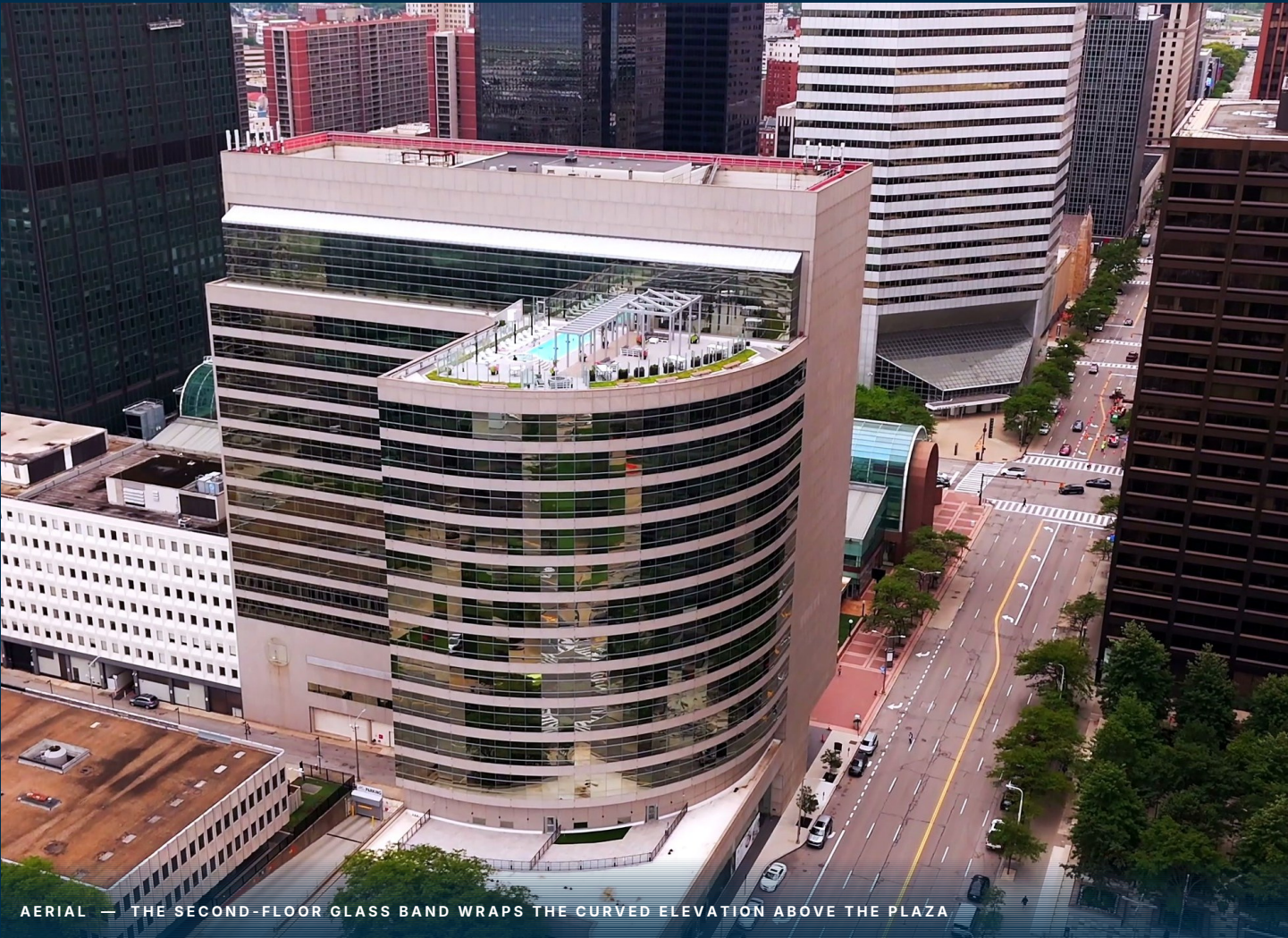
- ±3,271 SF dining (124)
- ±1,246 SF kitchen (124C)
- ±1,374 SF restaurant lobby (122)

- Loading area adjacent — move in & out
- Dedicated restrooms (124A / 124B)
- Delivered white-box with at-grade frontage

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

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 ERIEVIEW PLAZA ENTRANCE CANOPY, E 9TH STREET



THE CURVED GLASS ELEVATION IN THE E 9TH STREET CORRIDOR

TOTAL ±18,576 SF	CONDITION RAW	DIVISIBLE YES	DELIVERY NEGOTIABLE	LEASE RATE \$20.00/SF, MODIFIED GROSS
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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

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

\$5 BILLION OF DEVELOPMENT UNDERWAY AND PLANNED DOWNTOWN

Within Walking Distance

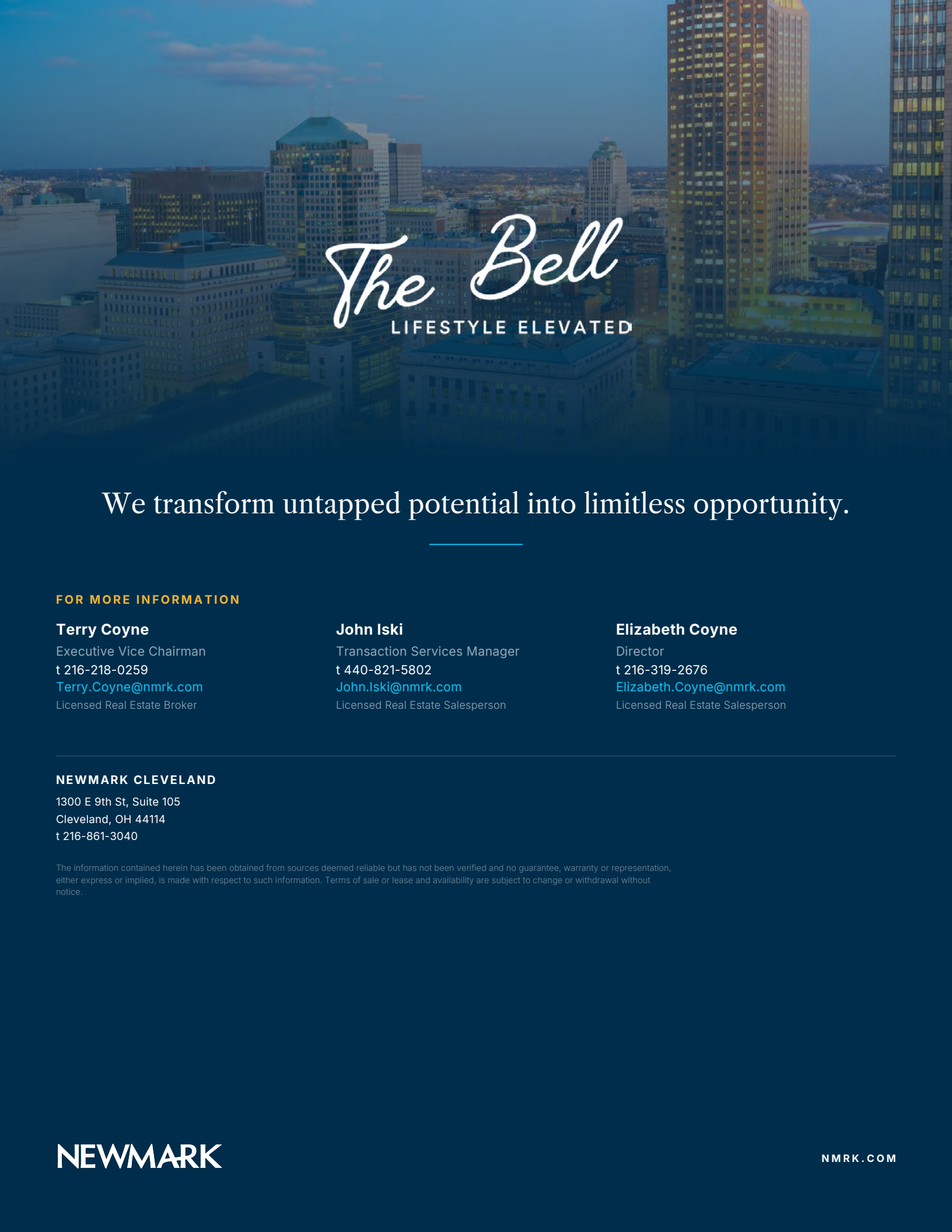


29 NOTABLE DEVELOPMENTS WITHIN THE CENTRAL BUSINESS DISTRICT

● 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.



The Bell

LIFESTYLE ELEVATED

We transform untapped potential into limitless opportunity.

FOR MORE INFORMATION

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