

Own / Occupy / Invest in

CLEVELAND RIVERFRONT REVIVAL



CONFIDENTIAL OFFERING MEMORANDUM - TEASER

1400 W. 10th Street, Cleveland, Ohio 44113



**CUSHMAN &
WAKEFIELD**



Executive Summary

Cushman & Wakefield | CRESCO Real Estate is pleased to present the exclusive opportunity to acquire Settler's Pointe, a 34,047-square-foot, four-story trophy creative-office asset on the banks of the Cuyahoga River in Cleveland's Flats neighborhood.

Originally constructed in 1900 as part of Cleveland's industrial corridor and fully renovated in 2016 to institutional creative-office standard, the asset combines authentic loft character—exposed brick, heavy timber columns, and oversized industrial windows—with modern building systems, river-facing balconies on every floor, a shared rooftop tenant lounge, and a 32-space surface parking lot.

The Property is offered with a stabilized rent roll anchored by Accenture LLP (renewing for an additional three-year term at current rate), Sterling Associates Group, Welty Building Company, and Ruoff Mortgage (sublet to executive offices of Standard Wellness). One vacant suite of approximately 5,590 SF (Suite 100) presents an immediate owner-occupier opportunity to anchor the building, capture in-place imputed rent, and benefit from significant appreciation potential.

As a meaningful value-add component, the offering an idea for future development. "Lighthouse Tower, a planned 14-story, 25-unit luxury residential project on the contiguous parcel—providing optionality for future ground-up development on one of Cleveland's most coveted riverfront sites.



building sf
34,047 SF

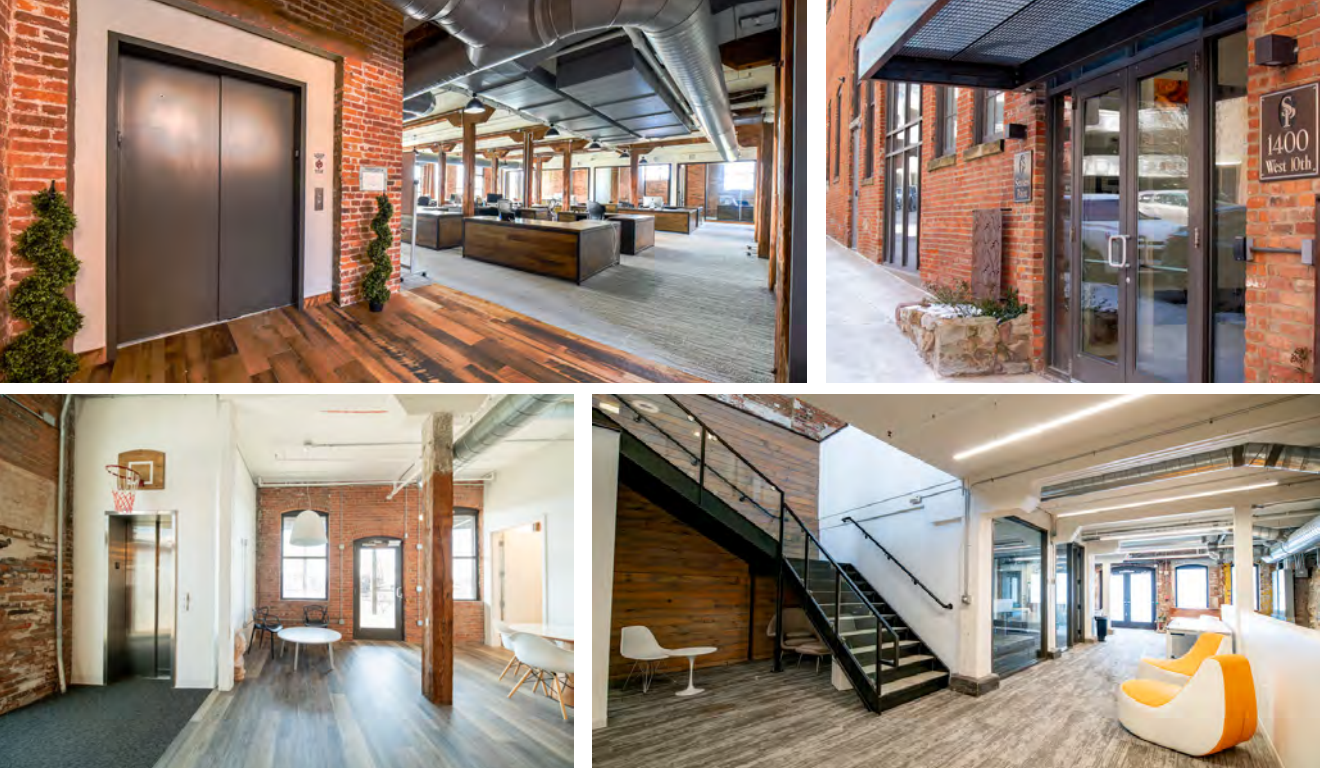
year built/reno
1900/2016

of floors
4

occupancy
86%

asking price
Contact Broker

parking spaces
32



Investment Highlights

TROPHY ADAPTIVE-REUSE ASSET

Authentic 1900-vintage industrial loft, fully reimagined in a 2016 institutional-grade renovation. Exposed brick, heavy timber columns, oversized windows, river-view balconies on every level, and a shared rooftop tenant lounge—Class-A creative office with character no new build can replicate.

CREDIT-ANCHORED RENT ROLL

Anchored by Accenture LLP (Fortune Global 500), with Sterling Associates Group, Welty Building Company, and Ruoff Mortgage rounding out a high-quality tenant base. Accenture is renewing for an additional three-year term, extending weighted-average lease term meaningfully.

OWNER-USER OPPORTUNITY

Approximately 5,590 SF (Suite 100) is currently vacant—ideal for an owner-occupier to anchor the building, capture imputed rent, and lock in long-term occupancy cost in one of Cleveland’s strongest submarkets.

IRREPLACEABLE RIVERFRONT LOCATION

Direct frontage on the Cuyahoga River, contiguous to Canal Basin Park (Cleveland’s 25-acre downtown greenspace) and Towpath Trail. Walk Score 88, Transit Score 80, RTA Waterline station nearby.

ADJACENT TO \$600M+ SHERWIN-WILLIAMS HQ

The 1.0 MSF Sherwin-Williams global headquarters, opening downtown in 2025, sits within a short walk—generating sustained employment density and tenant demand within the immediate trade area.

EMBEDDED DEVELOPMENT OPTIONALITY

Acquisition includes possible “Lighthouse Tower,” a 14- story, 25-unit luxury residential development designed for the contiguous parcel—preserving long-term upside without underwriting risk into Year-1 returns.

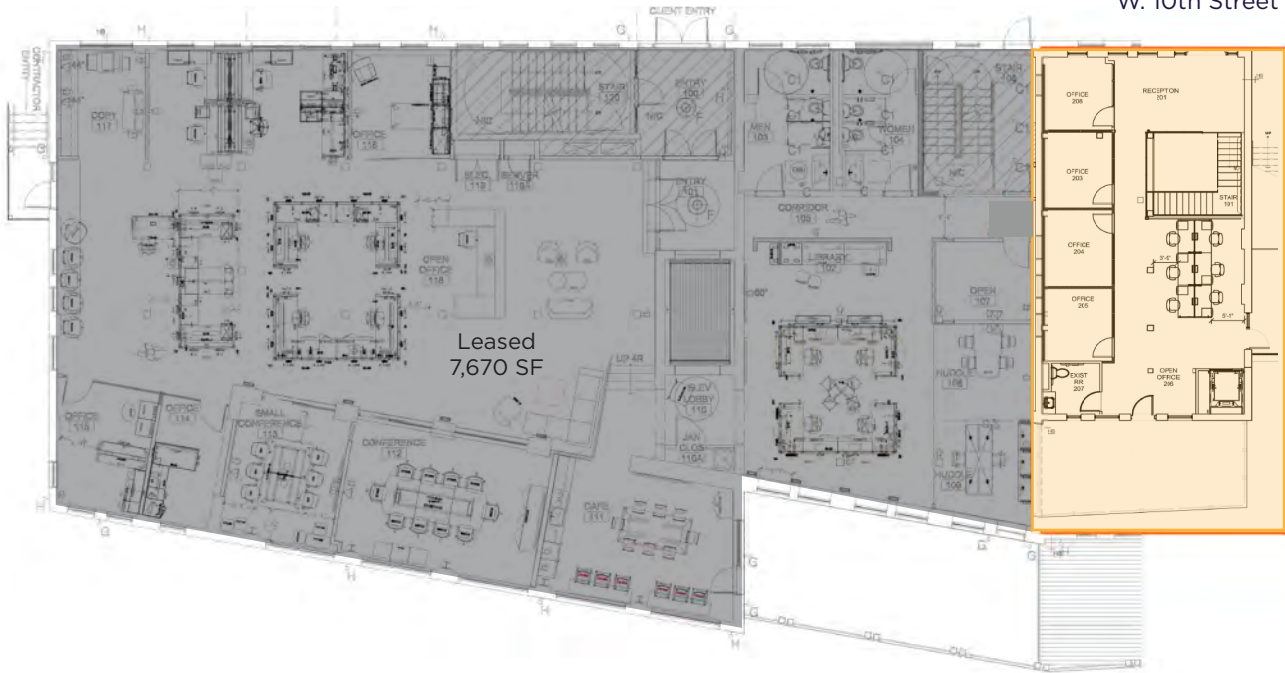
Quick Specs

Building SF	34,047 SF
# of Floors	Four (4) plus penthouse
# of Buildings	One (1)
Year Built	1900
Year Reno	2016
Occupancy	86%
Building Class	Class A
Land Area	0.46 Acres
Parking Spaces	32
Construction Type	Masonry
Roof Type	EPDM
Heat	HVAC
A/C	100%
Lighting	LED
Sprinkler	Yes

Potential Owner-Occupier Suite

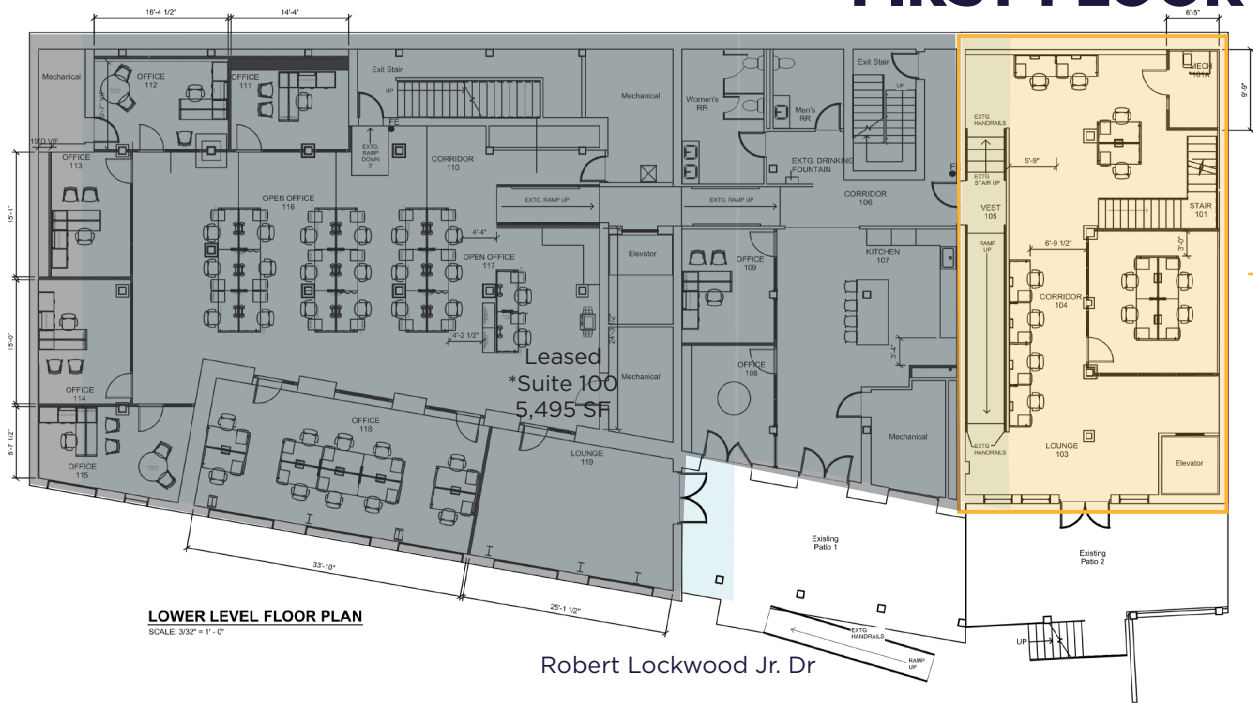
SECOND FLOOR

W. 10th Street



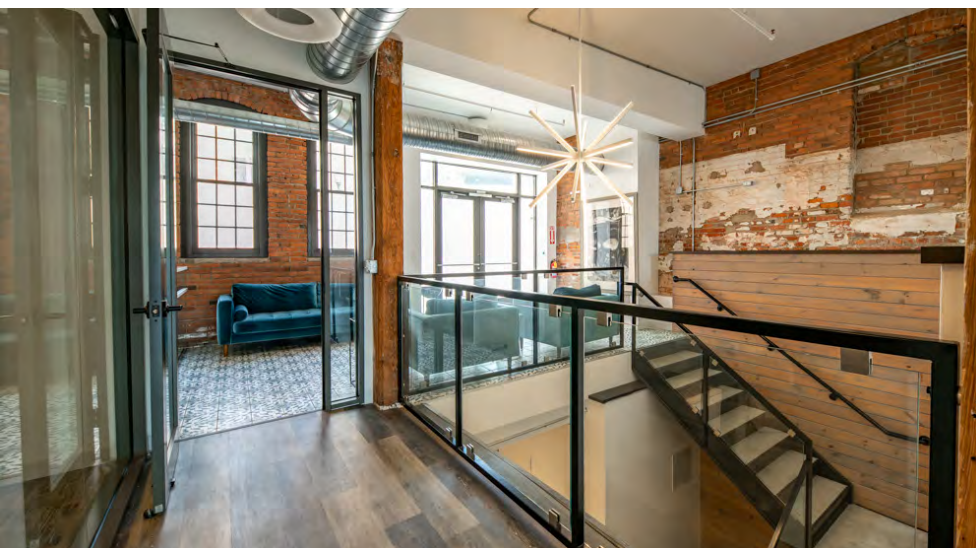
AVAILABLE
*2-Level Suite
5,090 SF

FIRST FLOOR



LOWER LEVEL FLOOR PLAN
SCALE 3/32" = 1'-0"

Robert Lockwood Jr. Dr



Rooftop Tenant Lounge





GROUND-UP DEVELOPMENT

Optional Value-Add Component



LIGHTHOUSE TOWER | PROPOSED RESIDENTIAL HIGH-RISE

Settler's Pointe is offers a 14-story, 25-unit luxury residential development designed for the contiguous parcel by Dimit Architects, LLC. The study was prepared in 2015 and provides a meaningful long-term optionality layer to the underlying real estate.

The proposed tower includes two levels of structured parking (25 spaces), a lobby and conference/business center, an amenity mezzanine with fitness center, twelve typical residential floors with two units each (Units A & B), and a single-unit penthouse floor (Unit C) topping the building.

Every unit is designed with private deck space and unobstructed Cuyahoga River and downtown Cleveland views—product type currently in extremely short supply within the immediate trade area.



LIGHTHOUSE TOWER | PROGRAM SUMMARY

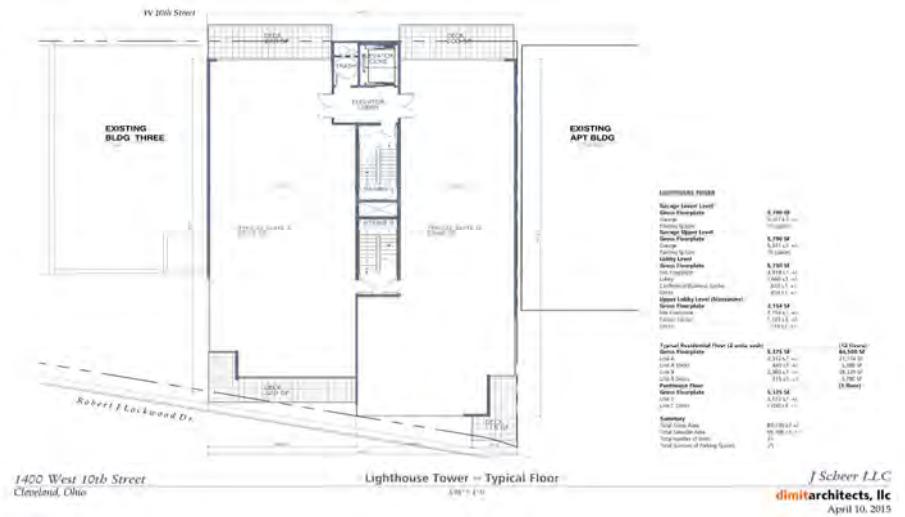
Stories	14 stories
Total Gross Area	89,339 SF
Total Saleable Area	59,766 SF
Residential Units	25 units
Parking Spaces	25 spaces (2 levels)
Garage Lower Level	5,790 SF 15 spaces
Garage Upper Level	5,790 SF 10 spaces
Lobby Level	5,730 SF gross
Amenity Mezzanine	2,154 SF (fitness)
Typical Floor (12 floors)	5,375 SF gross 2 units
Penthouse Floor	5,375 SF 1 unit (3,672 SF)
Architect	Dimit Architects

Architectural Plans

LOBBY LEVEL



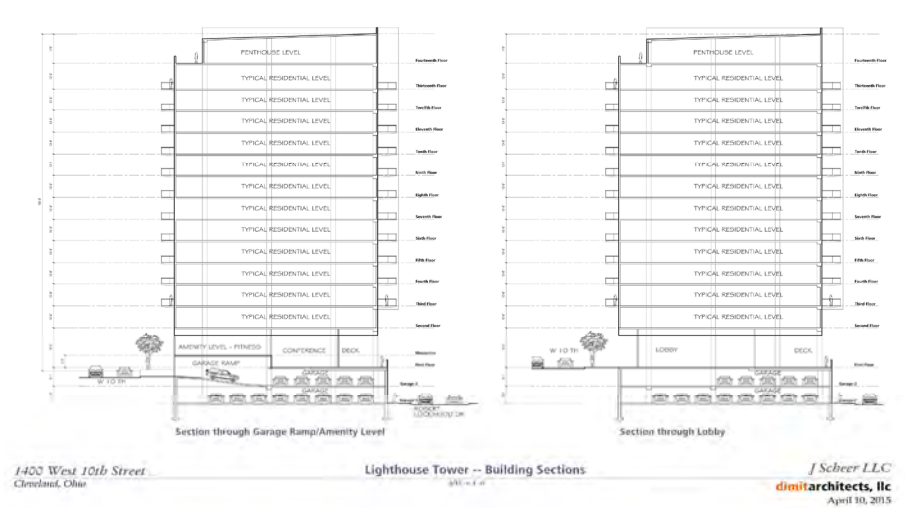
TYPICAL RESIDENTIAL FLOOR (2 UNITS)



LOWER PARKING LEVEL (15 SPACES)



BUILDING SECTIONS / ELEVATION



Google earth





Location

The City of Cleveland is positioning Northeast Ohio to meet the demands and expectations associated with a changing economy. While the region's past has relied on manufacturing and heavy industry to provide wealth and jobs, it is clear that its future is rooted in an economic development strategy that recognizes research, innovation and entrepreneurship as keys to successful transformation.

With this recognition comes a newfound appreciation for the quality of life amenities necessary to lure the new class of “knowledge workers” and “millennials” to our area. It is known that exciting cultural attractions and extensive recreational opportunities rank high within their requisite quality of life package.

To this end, the Towpath Trail management team has worked to extend the popular Towpath Trail Greenway into downtown Cleveland. Canal Basin Park will serve as a gathering place, interpretive park and connective hub at the northern end of the towpath.

Canal Basin Park includes parcels that were once occupied by the canal itself. It is ground zero in the history of the canal; the place where the canal poured into the Cuyahoga River; a place where greater Cleveland's agricultural products were shipped eastward to New York City and, in turn, where the manufactured items - the tools, hardware, clothing and household items - were unloaded for Cleveland consumers.

Creative Office Space on the Cuyahoga River

SETTLER'S POINTE

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Confidential Offering Memorandum - Teaser

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