

*Guardians*



UP TO 27,000 SF  
ON 3 FLOORS

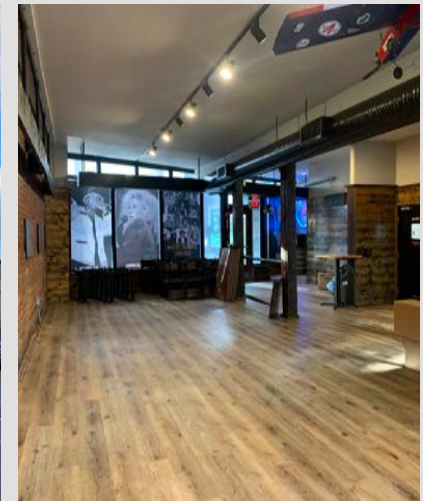
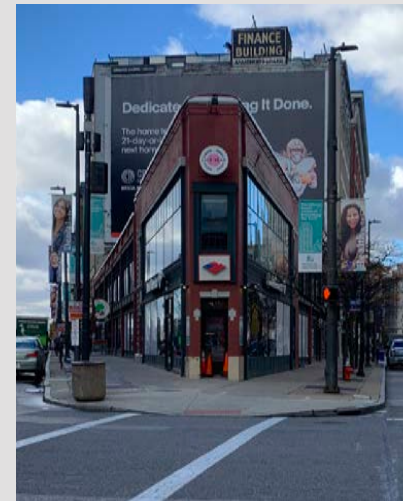
AVAILABLE

# POINTE AT GATEWAY FOR LEASE

811 HURON ROAD, CLEVELAND, OHIO 44115

# HIGHLIGHTS

- High profile second generation restaurant space for lease
- Centrally located near Progressive Field and Rocket Mortgage Fieldhouse, with close proximity to amenities of East 4th Street and Euclid Avenue
- 14,937 total SF of flagship restaurant space that includes a large kitchen and a 8,269 SF storage/prep kitchen that is fitted with beer cooler and a liquor/wine inventory area. Entire area is expandable by 9,200 SF with addition of space located on the second floor.
- Proposed plans for improved patio experience
- Abundant parking options surround the premises



## AVAILABLE SPACE

Multi-Tenant Option		Single Tenant Option	
Unit 1	5,317 SF	Restaurant*	6,668 SF
Unit 2	2,209 SF	Storage/Prep Kitchen	8,269 SF
		Optional Second Floor	9,200 SF
		<b>Total</b>	<b>27,056 SF</b>

*\*Can Be subdivided*

243,633  
**POPULATION**

110,892  
**HOUSEHOLDS**

34.6  
**MEDIAN AGE**

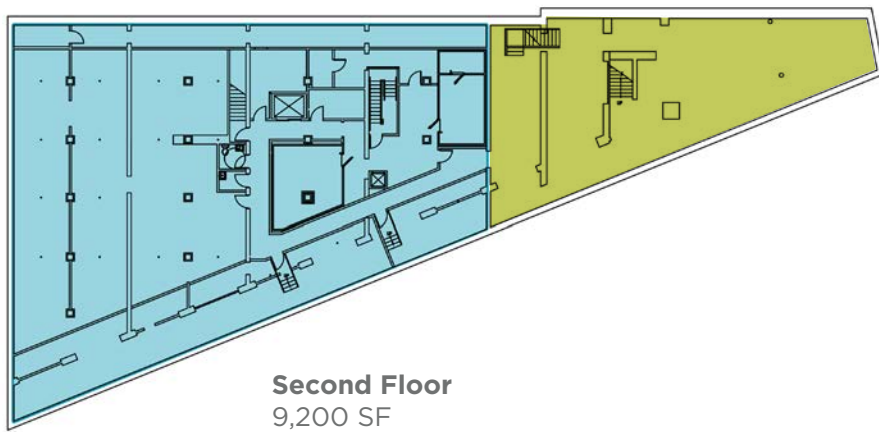
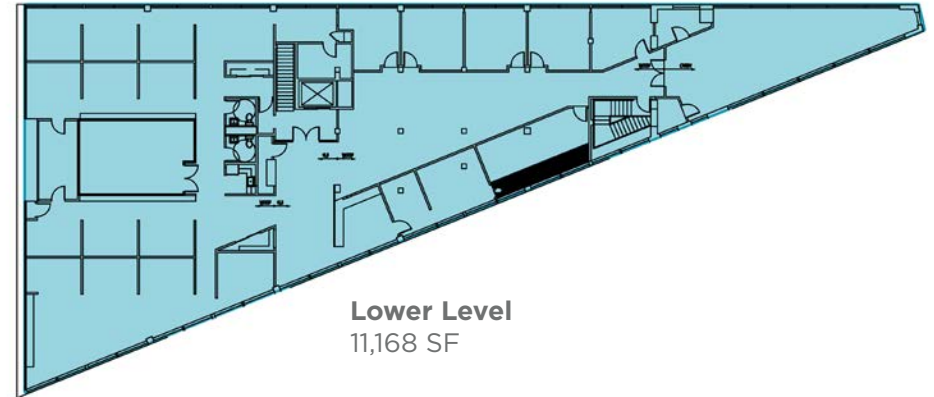
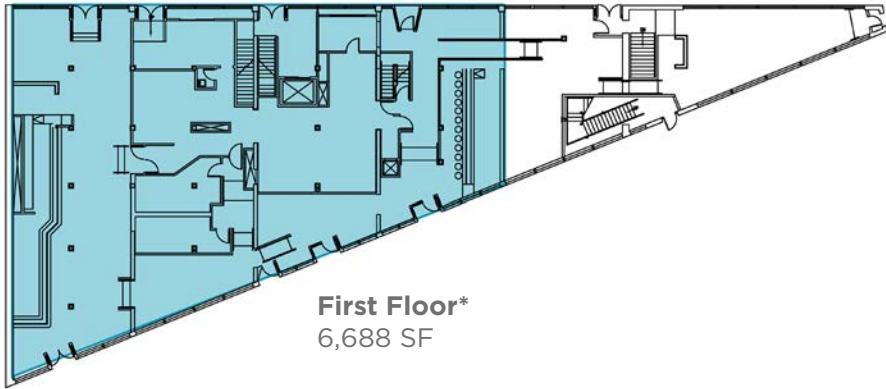
\$54,737  
**AVG HH INCOME**

11,389  
**BUSINESSES**

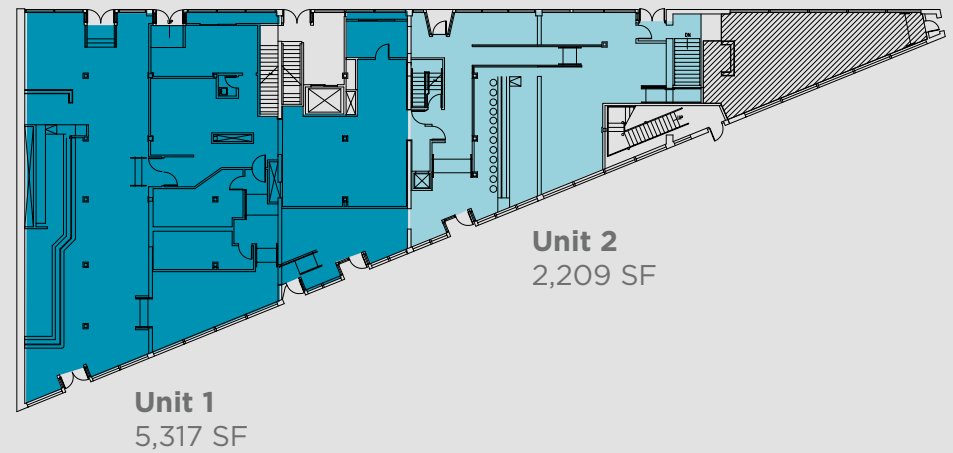
188,970  
**EMPLOYEES**



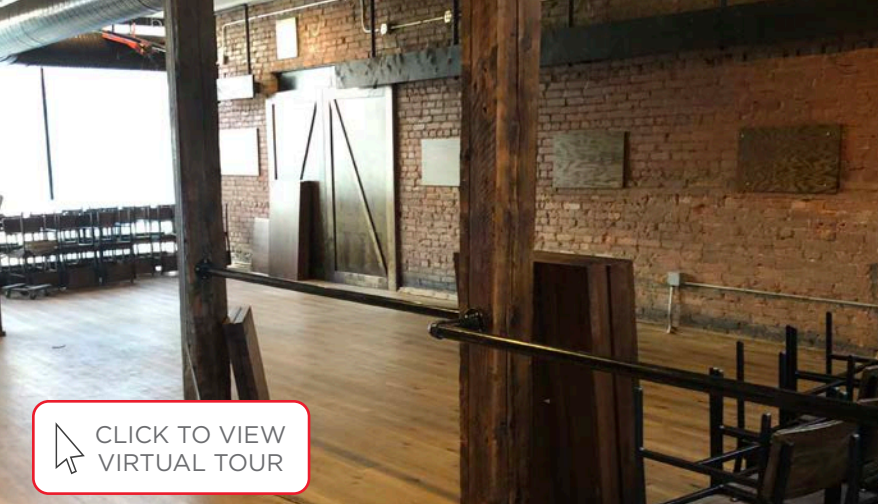
# FLOOR PLANS



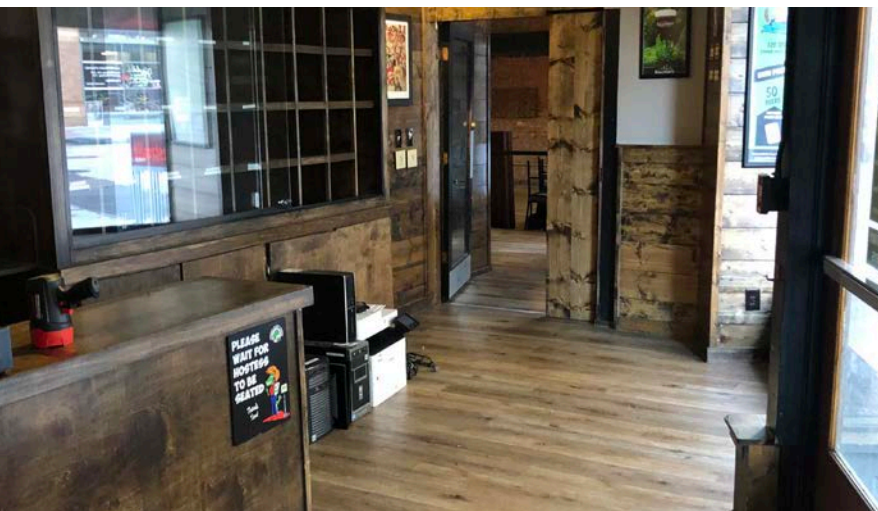
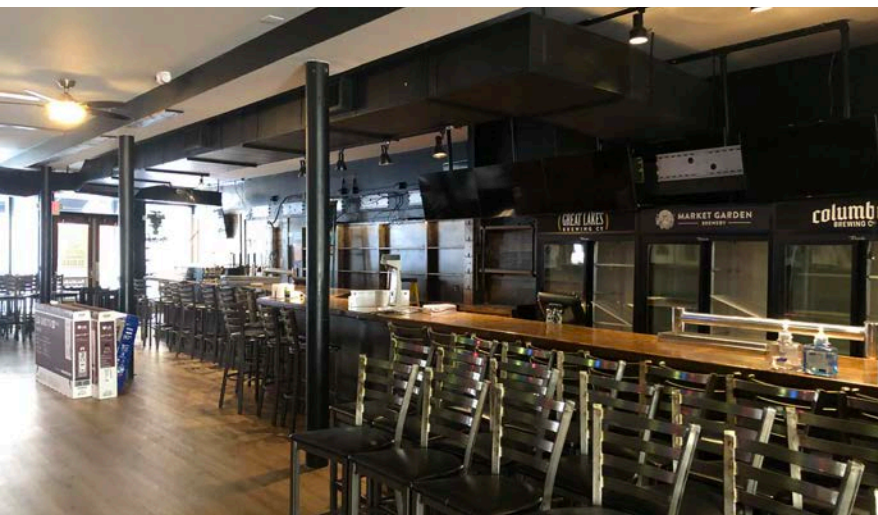
## MULTI-TENANT OPTION FIRST FLOOR



\*Can Be subdivided



CLICK TO VIEW  
VIRTUAL TOUR

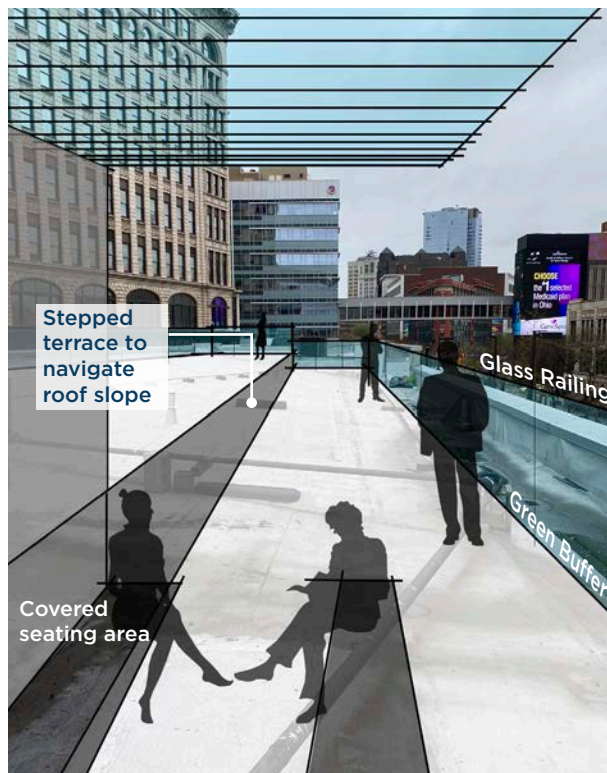


## Entrance Canopy

A new entrance canopy along Prospect would help create an identity and presence for the new 2nd floor tenant.

According to City of Cleveland zoning regulations, a new canopy would be allowed to project out 6' from the face of the building.

This canopy material could also extend into the building to tie in the existing elevator lobby and entrance space. A cohesive entry sequence gives the second floor tenant a presence at ground level.



## Rooftop Terrace

Assuming the historic easement is for the airspace above the building, a rooftop terrace should be allowable with a few considerations. Any rooftop terrace will need to step back from building parapet so as not to be highly visible from street level. Elements such as railings around perimeter should be glass or not visible from street level. Structures such as pergolas should be permissible as long as they are not enclosed or conditioned which would constitute an additional level.



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