

Second Floor Creative Space for Lease

4517 LORAIN AVENUE, CLEVELAND, OHIO 44102

★ ★ ★
OHIO CITY
COMMUNITY



AODK vision
architecture
branding

 **CUSHMAN &
WAKEFIELD**

CRESCO
Real Estate

4517 Lorain Avenue

- 2nd floor office/creative/retail space in 2024 gut rehab historic property on Lorain Avenue in Ohio City
- Perfect for creative or arts focused commercial user
- Brand new windows, HVAC, ceilings, bathrooms, and kitchenette
- Above the brand new Guitar Riot showroom and Freehearts Cleveland on the second floor
- Immediately next door to Arsenal Cider House and coming soon, the new Visible Voice Books, which include a brand new cafe, bar, and 135 seat performance venue featuring national touring acts

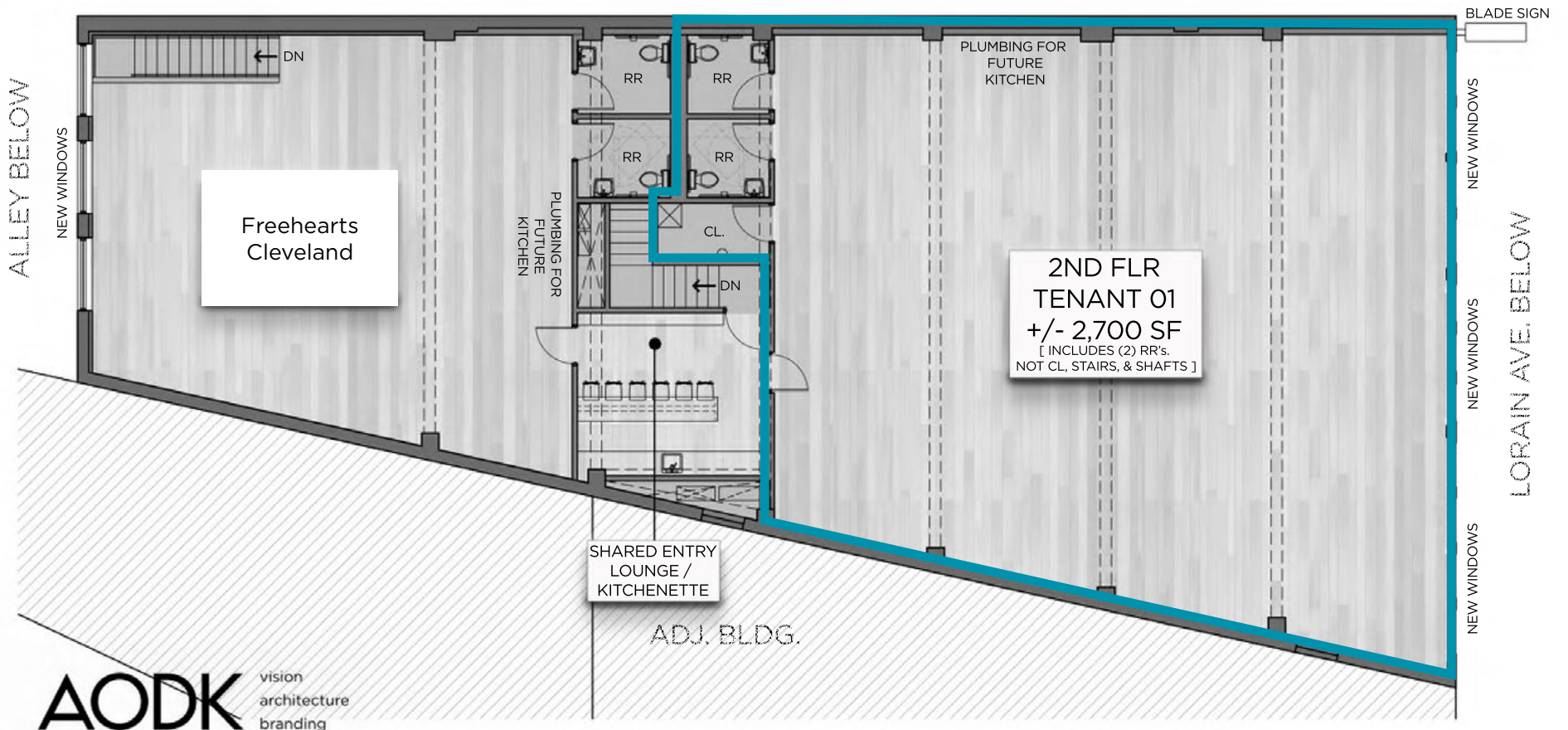


Quick Stats

Available 2nd Floor	± 2,700 SF
Available on	9/1/2024
Lorain Rd Traffic	9,473 VPD
Distance to I-90	0.1 Miles
Lease Rate	\$18.00/SF MG



PARKING BELOW



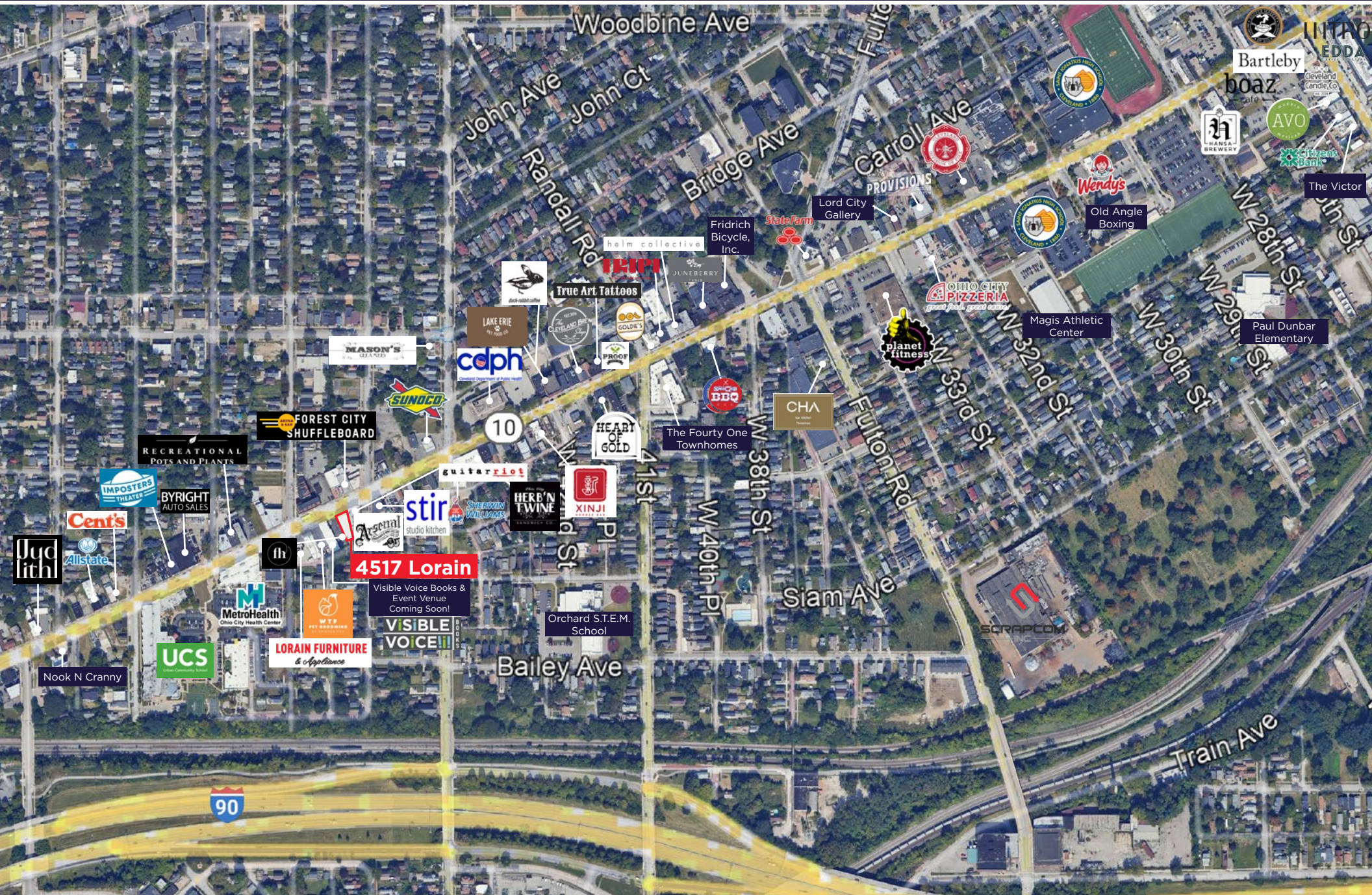
292,668
Population
(2025 | 5 Mile)

35.6
Median Age
(2025 | 5 Mile)

135,061
Households
(2025 | 5 Mile)

\$72,172
Household Income
(2025 | 5 Mile)

13,618
Total Businesses
(2025 | 5 Mile)





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CLEVELAND, OHIO 44102**

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