

100 PUBLIC SQUARE

# HIGBEE BUILDING

CLEVELAND, OHIO

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# 100 PUBLIC SQUARE



**100 Public Square** is a thirteen (13) story office building built in 1931 to house the Higbee department store. The historic 815,000 SF building overlooks the newly renovated Public Square. Large windows provide beautiful views of downtown Cleveland and the Flats. It features covered and surface parking available for tenants, major fiber optic backbones, easy access to many restaurants, hotels, banks, shopping, all public transportation (RTA), direct connectivity to the Avenue at Tower City, close proximity to highways and on-site building management. 100 public square was awarded LEED certification at the Gold level in 2010 by the U. S. Green Building Council.



## AREA / NEIGHBORHOOD AMENITIES

- EXCELLENT ACCESS TO ALL MAJOR FREEWAY SYSTEMS AND PUBLIC TRANSPORTATION
- GROWING RESIDENTIAL COMMUNITY
- HOME TO ALMOST 3,000 RESIDENTS
- 15 HOTELS WITH OVER 3,300 ROOMS CURRENTLY AVAILABLE IN OR ADJACENT TO THE CBD

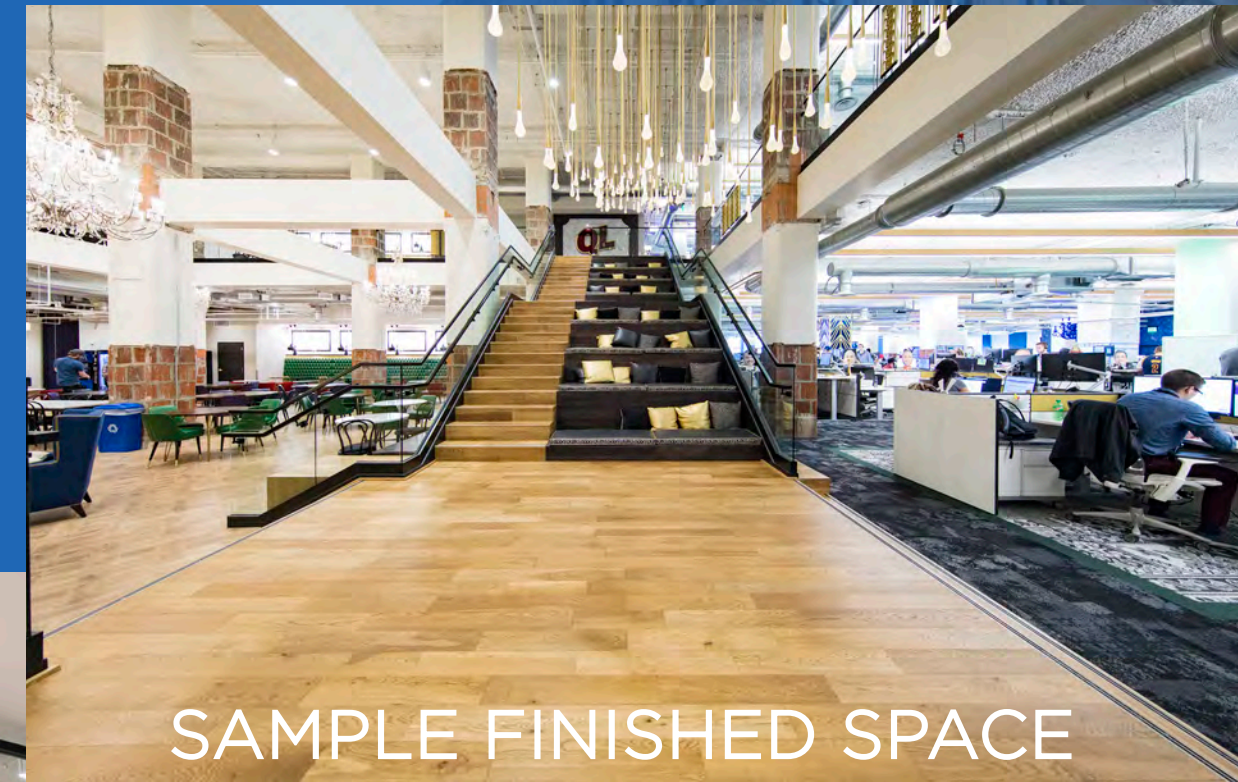
## WITHIN WALKING DISTANCE TO THE FOLLOWING

- THE RITZ CARLTON & RENAISSANCE HOTEL
- RTA CENTRAL STATION
- CANAL BASIN PARK
- QUICKEN LOANS ARENA
- PROGRESSIVE FIELD
- GREATER CLEVELAND AQUARIUM
- JACOBS PAVILION AT NAUTICA
- JACK CLEVELAND CASINO
- PLAYHOUSE SQUARE DISTRICT, HOME TO NUMEROUS ENTERTAINMENT & THEATRE VENUES AND RESTAURANTS
- RETAIL SHOPS
- WIDE RANGE OF FOOD ESTABLISHMENTS
- ROCK & ROLL HALL OF FAME & MUSEUM
- GREAT LAKES SCIENCE CENTER
- VOINOVICH PARK
- TOWER CITY CENTER
- LAKE ERIE

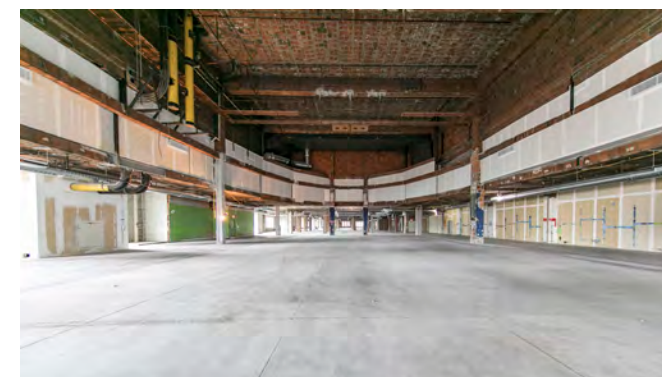
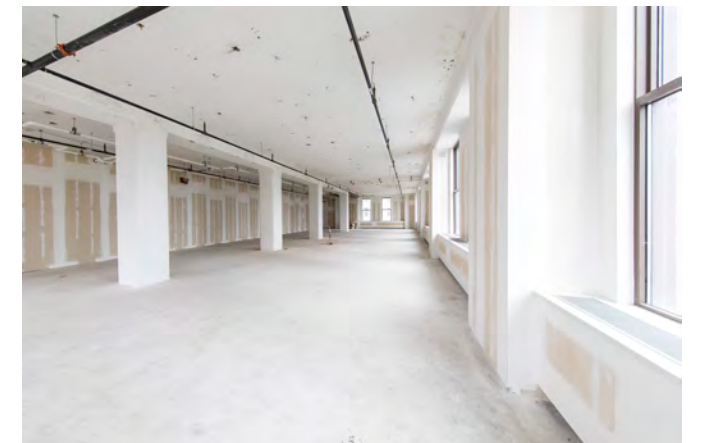
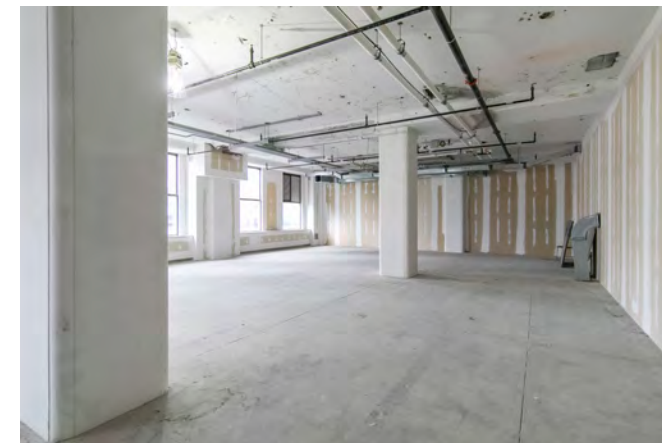
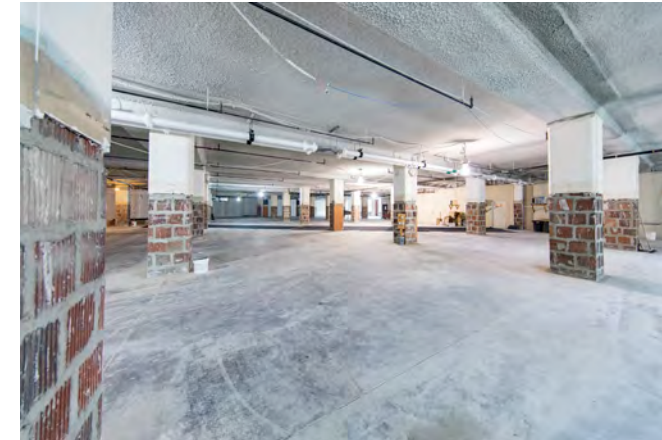


# 100 PUBLIC SQUARE

# BUILD IT



SAMPLE FINISHED SPACE



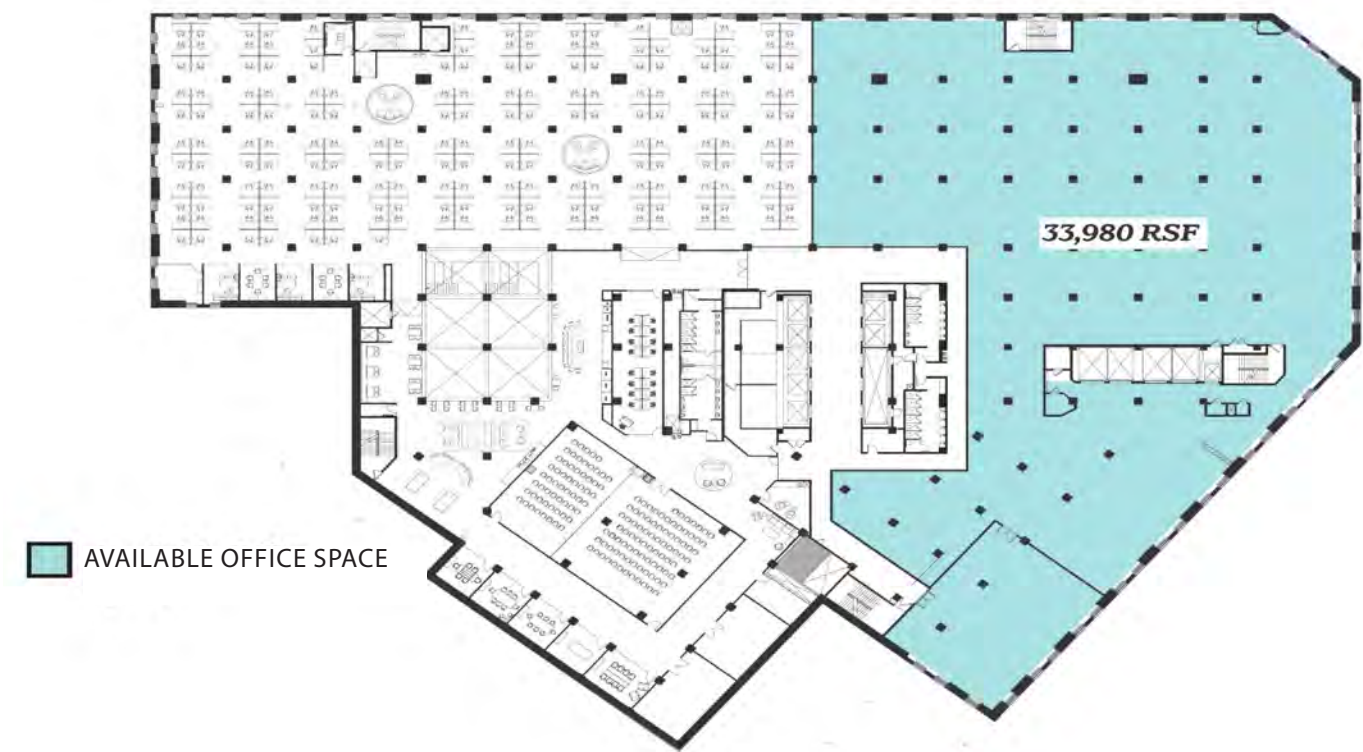
The Historic Higbee building offers redevelopment opportunities in the Cleveland Central Business District in the newly renovated Public Square. Build it your way and put yourself in the ever growing Heart of Cleveland.

# YOUR WAY.



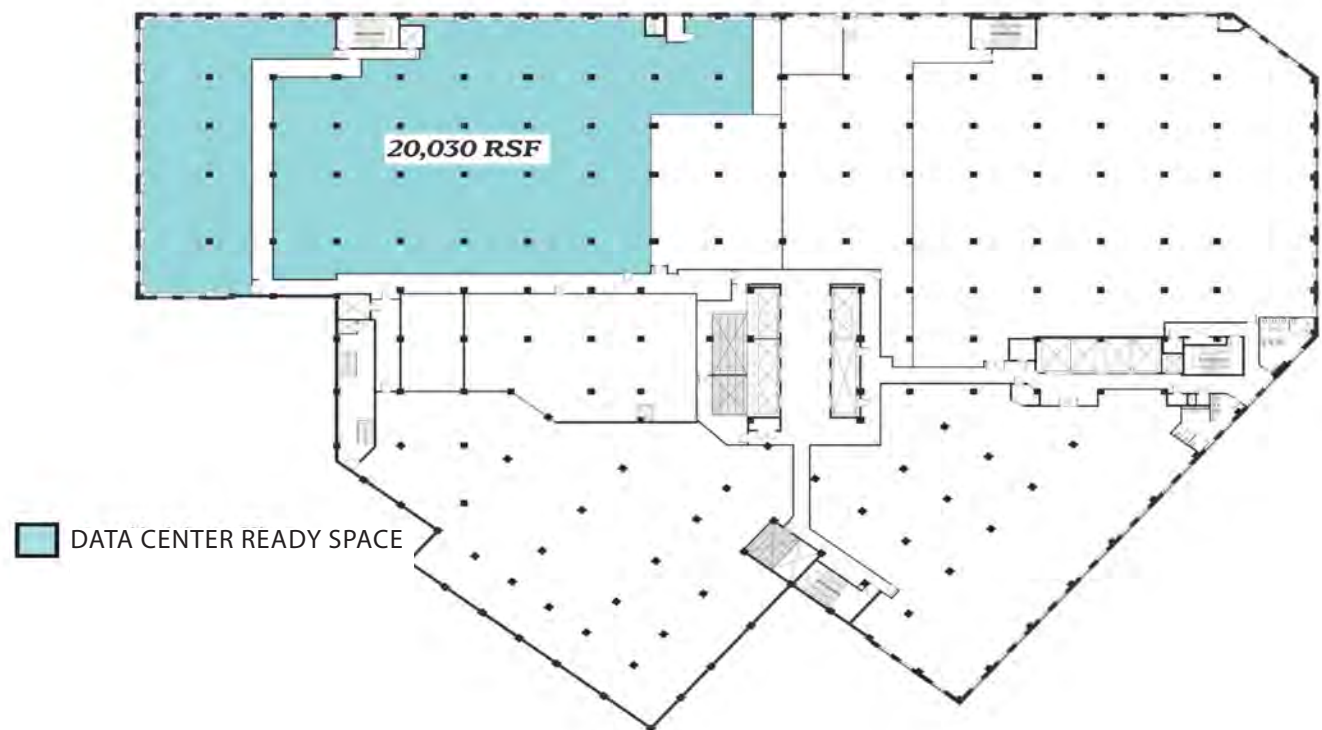
# 100 PUBLIC SQUARE

FIFTH FLOOR • SUITE 510 • TOTAL | 33,980 RSF



5<sup>TH</sup>

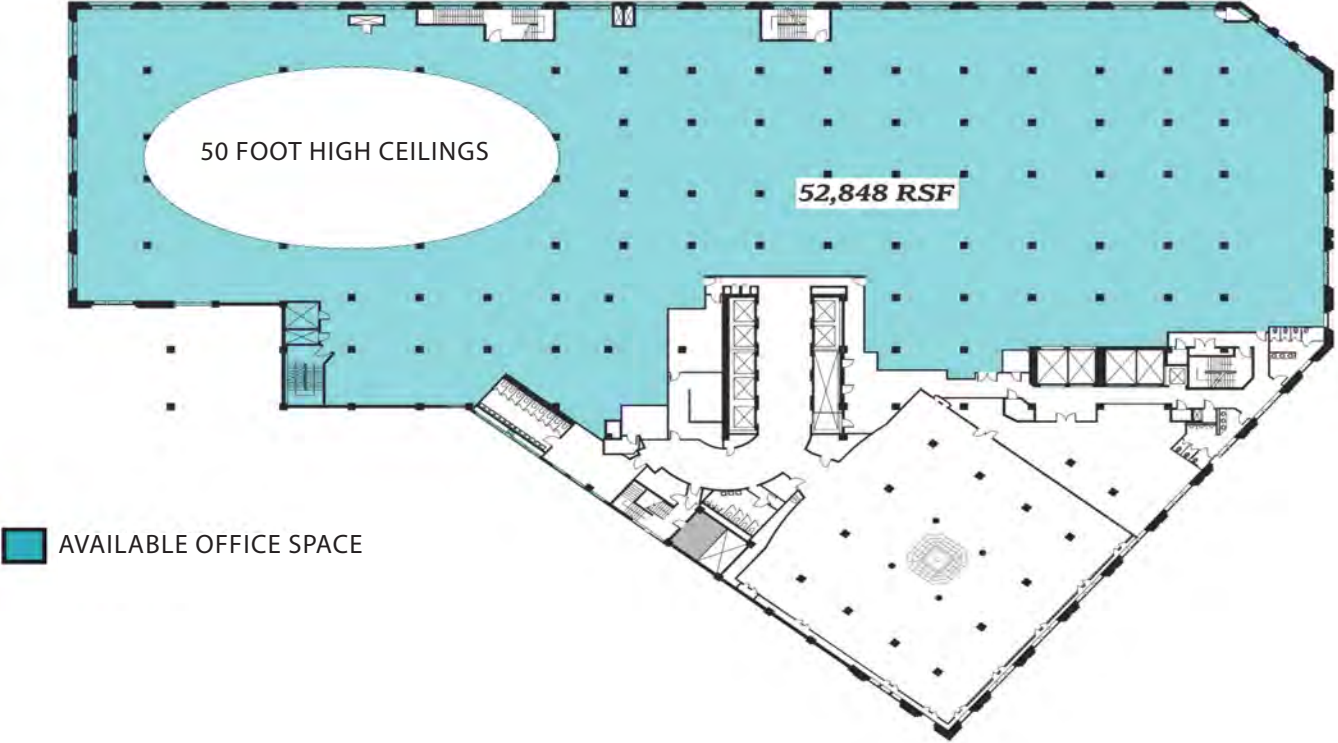
SEVENTH FLOOR • SUITE 700 • TOTAL | 20,030 RSF



7<sup>TH</sup>

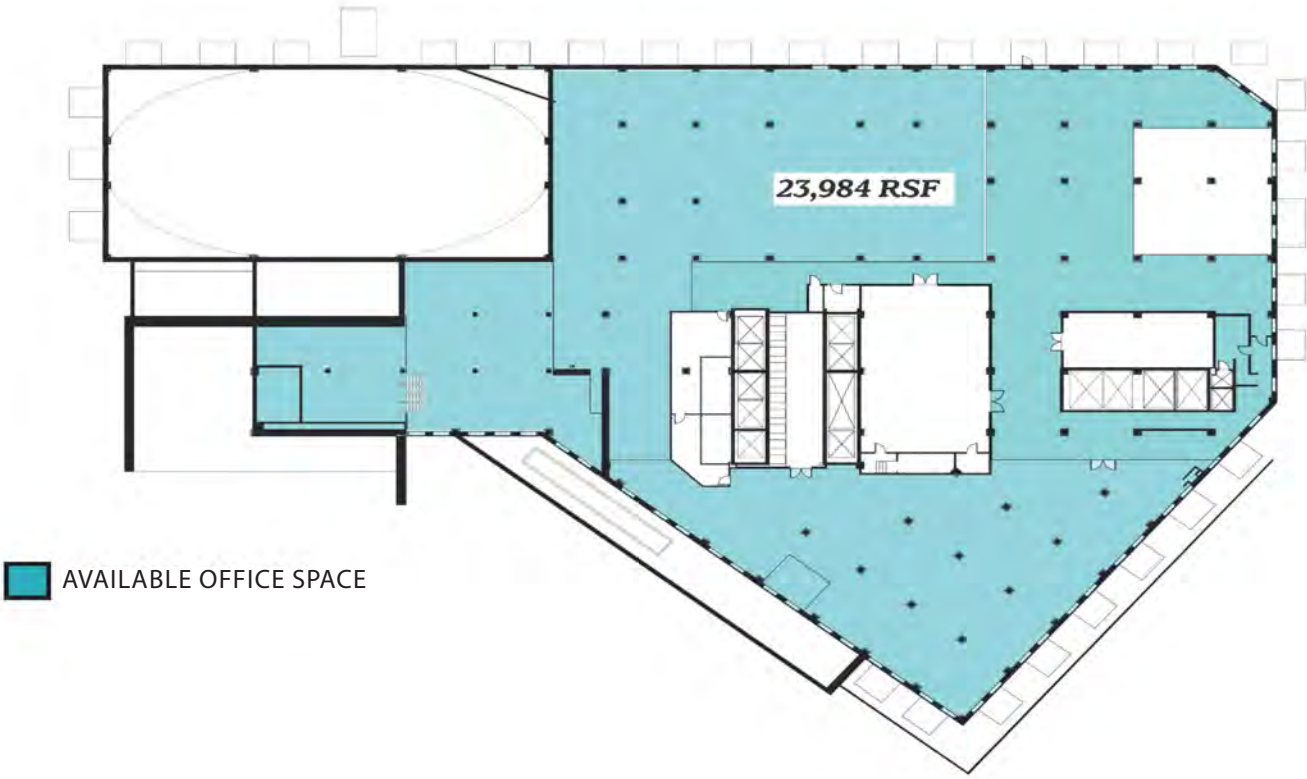
# 100 PUBLIC SQUARE

TENTH FLOOR • SUITE 1010 • TOTAL | 52,848 RSF



10<sup>TH</sup>

TWELFTH FLOOR • SUITE 1200 • TOTAL | 23,984 RSF



12<sup>TH</sup>





**Huntington Convention Center of Cleveland**  
9 minutes

**JACK Cleveland Casino**  
2 minutes

**Cleveland Arcade**  
4 minutes

**Playhouse Square**  
15 minutes

**Wolstein Center**  
15 minutes

**Progressive Field**  
5 minutes

**Quicken Loans Arena**  
4 minutes

**Tower City Center**  
2 minutes

**Canal Basin Park**

**Public Square**  
2 minutes

**The Flats**  
10 minutes

**Settler's Landing**  
8 minutes

- RESTAURANTS**  
**4TH STREET**  
Chinato  
Butcher & the Brewer  
Mabel's BBQ  
Lola  
Pickwick & Frolic  
Harry Buffalo  
Chocolate Bar  
Red The Steakhouse  
Saigon Restaurant & Bar  
Hilarities  
House of Blues  
Flannery's Pub  
The Greenhouse Tavern  
Wonder Bar  
3 minutes

**100 PUBLIC SQUARE**



Centrally Located in the  
Cleveland Central Business District

**100 Public Square (the Higbee Building)** is located in Cleveland's Central Business District. The CBD is the center of Cleveland and now features a wide and exciting variety of commercial, entertainment and residential venues - mixing rich history with today's new developments. Within walking distance of Cleveland's Warehouse District, E. 4th Street, Progressive Field, Quicken Loans Arena, Canal Basin Park, Public Square, The Flats, JACK Cleveland Casino and Tower City Center, your entertainment and amenity options are endless.

[illegible]

1. Mallorca
2. Brasa Grill - Brazilian Steakhouse
3. Camino
4. TOMO Sushi & Hibachi
5. Cleveland Chop
6. Blue Point Grille
7. Hanabi Japanese
8. Barley House Cleveland
9. Karl's Inn of the Barristers
10. Bar Louie
11. Taza
12. Johnny's Downtown
13. East End
14. Nautica Queen
15. Coastal Taco Bar & Chill
16. Beerhead Bar
17. Punch Bowl Social Cleveland
18. Muse Restaurant
19. Hyde Park Prime Steakhouse
20. Constantino's Marketplace
21. Gillespie's Map Room
22. Jimmy John's
23. XO Prime Steaks
24. Osteria di Valerio e al

1. Greater Cleveland Aquarium
2. Jacob's Pavilion at Nautica
3. JACK Cleveland Casino
4. Smallbox
5. Portside Distillery & Brewery
6. Tower City Center





CLEVELAND SKYLINE



# 100 PUBLIC SQUARE

DOWNTOWN CLEVELAND ALLIANCE (DCA) IS A  
NOT-FOR-PROFIT ORGANIZATION COMMITTED TO MAKING  
DOWNTOWN CLEVELAND THE MOST COMPELLING PLACE

[WWW.DOWNTOWNCLEVELAND.COM](http://WWW.DOWNTOWNCLEVELAND.COM)

# Cleveland

TO WORK, PLAY AND LIVE.

## WORK

Downtown Cleveland is a dynamic work environment that is home to thriving, innovative organizations. As Northeast Ohio's largest jobs center, Downtown Cleveland is full of transportation, entertainment and dining options that attract workers and employers who want to be surrounded by excitement and vibrancy.

Downtown Cleveland's strong talent base and employment growth fuel the office market. The most recently available data indicates that Downtown Cleveland employers increased employment 3.4 percent from 91,583 to 100,439 between 2011 and 2014. The Greater Downtown area experienced similar growth, increasing 5.5 percent from 124,098 to 130,902 during the same time period. This trend continued in 2015, with 53 employers committing to create or retain nearly 5,000 downtown jobs.

## PLAY

There's so much going on in Downtown Cleveland!

Downtown Cleveland is an entertainment hub. From concerts at the House of Blues to the Broadway shows in Playhouse Square, Downtown Cleveland has it all!

The DCA team also produces a large amount of events that take place year round. From Downtown Cleveland Restaurant Week to Winterfest, Walnut Wednesday to North Coast Namaste, it's all here.

## LIVE

Downtown Cleveland has six residential neighborhoods brimming with attractions, world-class restaurant and entertainment options to fit all lifestyles.

As Northeast Ohio's fastest growing neighborhood, Downtown Cleveland has big city amenities and neighborhood communities. Today, a diverse population of more than 14,000 people live in Downtown Cleveland.



A photograph of a theater lobby. In the foreground, there are two dark green leather chairs. A white diagonal banner with the text 'PLAYHOUSE SQUARE' in black capital letters is overlaid across the image. The background shows a brightly lit theater entrance with people and cars outside.

THE CLEVELAND ARCADE

A photograph of a modern building with a glass facade, featuring the text "PUBLIC SQUARE" overlaid diagonally.The Rock & Roll Hall of Fame logo is a diagonal white banner with the words "ROCK & ROLL HALL OF FAME" in black, uppercase, sans-serif font. The banner is set against a background of a blue sky with white clouds and a dark, silhouetted building.

REBOL

A black and white photograph of the Tower City Center building entrance. The image shows a modern glass-fronted building with a paved plaza in front. A diagonal white line with the text "TOWER CITY CENTER" in a bold, sans-serif font is overlaid across the image, starting from the top left and extending towards the bottom right. The text is positioned above the building's entrance.

**Work. Play.**

# Live. Play.

Cleveland's Central Business District offers tenants access to a historic downtown feel with today's modern elements. With an expansive mix of restaurants, shopping and fun, the CBD is the best place to work.



# PARKING



## Key Parking Data Points

- Lots range in cost from \$7.00 to \$50.00 per day and \$130.00 to \$230.00 per month.
- Average daily rate = Starting at \$6.00.
- Average monthly rate = \$145.00
- Early Bird daily prices range from \$7.00 to \$9.00 per day.
- 11 lots are gated and manned.
- +/- 3,500 spaces for tenants and visitors at Tower City Center
- Valet and shuttle services available

# Play. Live.



**8:30a**

## STARBUCKS COFFEE

Grab a quick morning coffee on your way in the office at Starbucks, which is conveniently located in Tower City, attached to 100 Public Square



**10:30a**

## STUDIO PALMIERI

Area service in the Warehouse District to stop in for a quick cut midway through your work day



**11:30a**

## LUNCH AT LINCOLN TAP HOUSE

Located in the lobby of 100 Public Square, Lincoln Tap House has a wide variety of lunch favorites.



the greenhouse  
tavern

**7:30p**

## THE GREENHOUSE TAVERN

After enjoying a few appetizers and cocktails, make your way across the street to the award-winning Greenhouse Tavern for a delicious meal made with local, organic, non-gmo food.

## Everything you need, on and off the clock.

At 100 PUBLIC SQUARE, everything you need is at your fingertips. You can work, eat, shop and relax, all within the neighborhood. Here's what your average weekday might look like.



**10:00a**

## REBOL

Directly across the street from 100 Public Square, REBOL is conveniently located so you can grab a mid morning snack or healthy breakfast.



**5:30p**

## E. 4TH STREET

Walk a few blocks over to one of Cleveland's most famous entertainment areas for some quick after-work shopping, yoga or a quick game of bowling



**6:30p**

## PATIO DRINKS AND APPETIZERS

Wind down from the workday with cocktails & appetizers on the patio or in the dining room at Butcher and the Brewer





**Discover a whole  
new way to work.**

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**CUSHMAN &  
WAKEFIELD**



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