nucleus

Center of the City

Shopping • Living • Dining
nuCLEus is the missing link, the magnetic force that will energize the streets and the hub that will connect Downtown Cleveland’s most prized assets and economic generators.

Bound by major street fronts including East 4th, Prospect Avenue and Huron Road, nuCLEus is situated in the ideal location for high volume national retailers and restaurants. nuCLEus will have commercial critical mass of almost 200,000 SF of national restaurant and retail tenants, 650 apartment units, and 200,000 SF of executive office space. nuCLEus will capture powerful day time and night time pedestrian traffic that will drive high sales-per-square-foot, thanks to a growing number of city dwellers, a dynamic downtown work force, and millions of visitors every year.

nuCLEus will introduce laneways to downtown Cleveland, a unique form of urban place making originating in Melbourne, Australia. The laneway at nuCLEus will be a tight intimate space that offers al fresco eateries, one-off shops and cozy little bars, all nestled side-by-side in a unique alley setting with its own individual character and charm.

Downtown anchors and generators within walking distance of nuCLEus include:
- East 9th Street Financial District
- Quicken Loans Arena
- Progressive Field
- Cleveland Convention Center
- Medical Mart
- Playhouse Square
- The Horseshoe Casino
- The Rock & Roll Hall of Fame
- East 4th Street District
- First Energy Stadium

“As the legend goes, when the phoenix resurrects from the flames, she is even more beautiful than before.”
- Danielle LaPorte

11.5 million visitors were drawn to downtown Cleveland in 2013. Cleveland burst into 2014 with notable momentum. New projects in process account for almost two billion dollars of new development over the next three years. According to the Downtown Cleveland Alliance (DCA) housing development and business expansion is a direct result of the Millennial generation’s desire for walkable, work-live-play urban environments and the global movement back to the world’s urban centers.

15,000 residents grew to almost 199 percent increase of residents aged 25-34 since 2000.

Market rate housing occupancy remains strong at 98 percent.

Downtown anchors and generators within walking distance of nuCLEus include:
- East 9th Street Financial District
- Quicken Loans Arena
- Progressive Field
- Cleveland Convention Center
- Medical Mart
- Playhouse Square
- The Horseshoe Casino
- The Rock & Roll Hall of Fame
- East 4th Street District
- First Energy Stadium

“As the legend goes, when the phoenix resurrects from the flames, she is even more beautiful than before.”
- Danielle LaPorte

11.5 million visitors were drawn to downtown Cleveland in 2013. Cleveland burst into 2014 with notable momentum. New projects in process account for almost two billion dollars of new development over the next three years. According to the Downtown Cleveland Alliance (DCA) housing development and business expansion is a direct result of the Millennial generation’s desire for walkable, work-live-play urban environments and the global movement back to the world’s urban centers.

15,000 residents grew to almost 199 percent increase of residents aged 25-34 since 2000.

Market rate housing occupancy remains strong at 98 percent.

Downtown anchors and generators within walking distance of nuCLEus include:
- East 9th Street Financial District
- Quicken Loans Arena
- Progressive Field
- Cleveland Convention Center
- Medical Mart
- Playhouse Square
- The Horseshoe Casino
- The Rock & Roll Hall of Fame
- East 4th Street District
- First Energy Stadium

“As the legend goes, when the phoenix resurrects from the flames, she is even more beautiful than before.”
- Danielle LaPorte

11.5 million visitors were drawn to downtown Cleveland in 2013. Cleveland burst into 2014 with notable momentum. New projects in process account for almost two billion dollars of new development over the next three years. According to the Downtown Cleveland Alliance (DCA) housing development and business expansion is a direct result of the Millennial generation’s desire for walkable, work-live-play urban environments and the global movement back to the world’s urban centers.

15,000 residents grew to almost 199 percent increase of residents aged 25-34 since 2000.

Market rate housing occupancy remains strong at 98 percent.

Downtown anchors and generators within walking distance of nuCLEus include:
- East 9th Street Financial District
- Quicken Loans Arena
- Progressive Field
- Cleveland Convention Center
- Medical Mart
- Playhouse Square
- The Horseshoe Casino
- The Rock & Roll Hall of Fame
- East 4th Street District
- First Energy Stadium
From 2010 to 2014, more than $4.5 billion in development has been invested in Downtown Cleveland.

Downtown Cleveland is the most walkable neighborhood in Northeast Ohio.

There are nearly 125,000 office workers in Downtown Cleveland.

There are six new hotels under development.

The Downtown Cleveland housing occupancy rate is nearly 98% with almost 15,000 people living in the city, an all-time high.

Downtown Cleveland has more transit options than anywhere else in Ohio.

“A city in the midst of a renaissance”

ABC’s Meet the Press
THE GENERATORS IN CLE

Quicken Loans Arena
Convention Center
The Flats & Riverfront
Horseshoe Casino

East 4th Street District
Great Lakes Science Center
First Energy Stadium
Playhouse Square District

Cleveland State University
Progressive Field
Cleveland Medical Mart
Rock 'n Roll Hall of Fame
LEBRON JAMES RETURNS TO CLEVELAND

The greatest player on the planet could be an economic catalyst for the Rust Belt city. More fans will flock to Quicken Loans Arena to see James play, more staff will be needed at the arena to handle those larger crowds, more money will be spent during games at local bars and restaurants, and all of that will get pumped back into the region. The result, says LeRoy Brooks, a professor of finance at the Boler School of Business at John Carroll University in suburban Cleveland, could be nearly $500 million added to the local economy. Call it the LeBron Effect.

-Time.com

WE ARE ALL WITNESSES.
“For the first time since 1936 we’re going to have an opportunity to showcase our great state and our city of Cleveland,” said Sen. Rob Portman, R-Ohio. “The RNC couldn’t have picked a better city to demonstrate what our party’s all about,” he said, adding that “Cleveland’s in the midst of a ‘rebirth.’”

-USAToday.com
JOHNNY MANZIEL BRINGS NEW HOPE TO THE CLEVELAND BROWNS

Browns fans wasted no time in changing Johnny Manziel’s nickname from “Johnny Football,” interrupting his post-draft press conference at Radio City Music Hall with chants of “John-ny Cleve-land!”

Manziel has become the city’s newest savior.

In the 16 hours after drafting Manziel, the Browns sold 2,000 new season tickets. It took only slightly longer for Manziel’s No. 2 jersey to become the best-selling in the NFL since April 1. The league’s official website store sold almost as many Manziel jerseys during draft weekend as it did Robert Griffin III, Tim Tebow and Andrew Luck jerseys during their draft weekends combined.

-Athlionsports.com
nuCLEus will introduce laneways to downtown Cleveland, a unique form of urban place making originating in Melbourne, Australia. The laneway at nuCLEus will be a tight intimate space that offers al fresco eateries, one-off shops and cozy little bars, all nestled side-by-side in a unique alley setting with its own individual character and charm.*

*source: ThatsMelbourne.com
nuCLEus SITE AND SURROUNDING GENERATORS

First Energy Stadium
Convention Center
Medical Mart
Public Square
Tower City
Horseshoe Casino
nuCLEus
E 9th Street
Financial & Business District
Playhouse Square
Cleveland State University
Medical Mart
Quicken Loans Arena
Progressive Field
Huron Rd.
nuCLEus SITE AND SURROUNDING RESTAURANTS

1. 1890 Restaurant & Lounge
2. 21 Lounge
3. 4th Street Bar & Grille
4. American Bar & Grill
5. Bar Louie
6. Barley House
7. Blue Point Grille
8. Brasa Grill Brazilian Steak
9. Chinato
10. Chocolate Bar
11. Cibreo Cleveland
12. Cleveland Chop
13. Cowell & Hubbard
14. D'Vine Wine Bar
15. David’s Restaurant
16. District
17. Flaming Ice Cube
18. Flannery’s Pub
19. Hard Rock Café
20. Hodge’s
21. Horseshoe Casino Cleveland
22. Houlihan’s
23. House of Blues
24. Hyde Park Prime Steakhouse
25. Johnny’s Downtown
26. Kevin’s Martini Bar & Pickwick & Frolic
27. Lola Bistro
28. Mallorca
29. Metropolitan Café
30. Morton’s The Steakhouse
31. Muse
32. Osteria Di Valerio
33. Pimentos
34. Potbelly Sandwich Shop
35. Pura Vida by Brandt Evans
36. Red
37. Saigon
38. Society Lounge
39. Stonetown
40. Sushi 86
41. Sweetwater’s Café Sausalito
42. Table 9 Restaurant & Lounge
43. Taza: A Lebanese Grill
44. The Greenhouse Tavern
45. Tilted Kilt
46. Urban Farmer
47. Winking Lizard Tavern
48. XO Prime Steaks
49. Zocalo
nuCLEus SITE AND SURROUNDING PARKING

Public Parking Garage

Public Parking Garage

Public Valet Parking

Public Parking Garage

Public Parking Lot

Public Parking Garage

Public Parking Lot

nuCLEus CENTER OF THE CITY