

Cedar Grandview Office Loft

For Lease | 12438 Cedar Road, Cleveland Heights, Ohio 44106



12438 Cedar Road

- Meticulously Maintained Asset: Owner-occupied and professionally cared for, showcasing long-term commitment and attention to detail
- Creative & Professional Office Appeal: Warm, light-filled suite with a flexible layout-ideal for law firms, consultants, design studios, and other boutique professional users
- Prime Cleveland Heights Location: Nestled in the vibrant Cedar Fairmount District, located directly above the newly opened Grocery Outlet and walkable access to cafés, boutique retail, and neighborhood amenities
- Rare On-Site Parking: Dedicated surface parking available for tenant and guests-an uncommon perk in this highly walkable area
- Culturally Rich Surroundings: Minutes from University Circle, Case Western Reserve, and the historic Little Italy neighborhood-offering access to world-class institutions and local character alike



Quick Stats

Lease Rate	\$21.00/SF
Available Space	1,571 SF
Primary Use	Office
# of Floors	Two (2)
Heat	Forced Air
Air Conditioning	Central

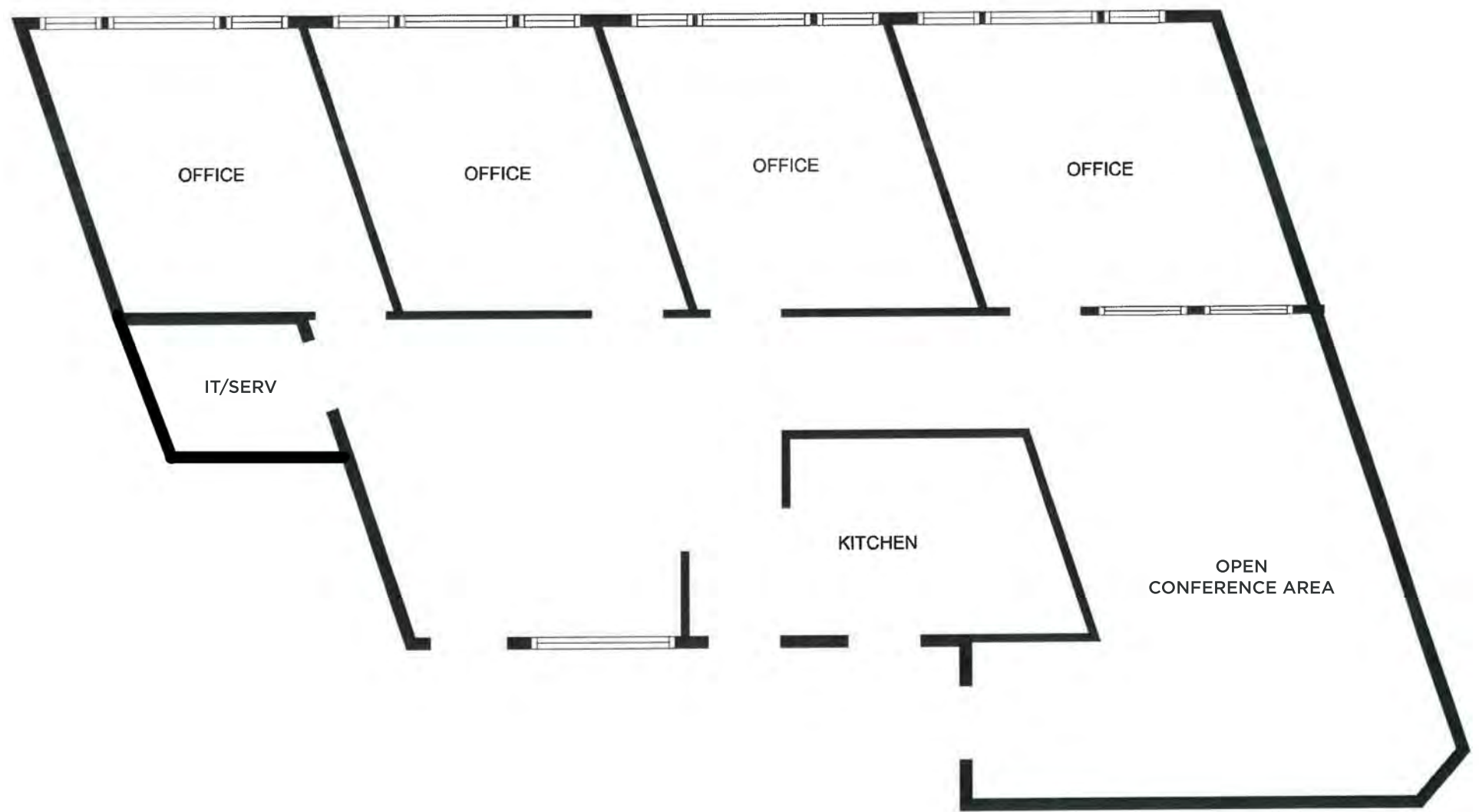
Interior



Exterior



Floor Plan | Unit 7: 1,571 SF



Cedar Fairmount

EUCLID HEIGHTS BLVD | 16,998 VPD



CEDAR RD | 19,847 VPD

FAIRMOUNT BLVD | 7,212 VPD


THE ASCENT
TOP OF THE HILLS
Delivered in 2023
267 Upscale Units
11,000 SF Commercial Space



Firestone

12438 Cedar Road



333,444
Population
(2025 | 5 Mile)

36.9
Median Age
(2025 | 5 Mile)

149,384
Households
(2025 | 5 Mile)

\$81,788
Household Income
(2025 | 5 Mile)

14,422
Total Businesses
(2025 | 5 Mile)

162,336
Total Employees
(2025 | 5 Mile)

UPTOWN

plum
BIBIBOP
CHIPOTLE
Panera
POTBELLY
Orangetheory
D.P. Dough
planet fitness
verizon

100
CLEVELAND MUSEUM OF NATURAL HISTORY
CLEVELAND BOTANICAL GARDEN
WILSON FORESTS & GARDENS
CIA
Cleveland Institute of Art
THE CLEVELAND MUSEUM OF ART

1.4 Miles
UNIVERSITY CIRCLE INC

Cleveland Clinic

UPTOWN

MOCA
MUSEUM OF CONTEMPORARY ART

University Hospitals

CASE WESTERN RESERVE
UNIVERSITY
JACK, KENNETH AND MICHIGAN
WANGS CHAIRS
OF MEDICAL SCIENCES

1.1 Miles

HISTORIC LITTLE ITALY
CLEVELAND'S CULINARY & ARTS NEIGHBORHOOD

Mario's
Eina Ristorante
Frattoria
Presti's Bakery
TOLI
Mariano's Restaurant
Guarino's
Zaleno's Restaurant
Lee Heinen
ROSSO
CORBO'S
Algebra TeaHouse
La Dolce Vita
MIA BELLA
Angelo's

CEDAR FAIRMOUNT

zhug
Starbucks Coffee
Verde
at&t
Chipotle
Aladdin's
Grocery Outlet
Buffalo Wild Wings
Luna
The Fairmount
Barron's
The Ascent

The Neighborhood



Cedar Fairmount

Cedar Fairmount neighborhood, nestled in the heart of Cleveland Heights, Ohio, exudes a distinct charm and character. Known for its historic architecture, tree-lined streets, and vibrant community spirit, Cedar Fairmount offers a unique blend of residential tranquility and urban convenience. With its eclectic array of shops, boutiques, restaurants, and cafes, residents and visitors alike can explore a diverse range of culinary delights and one-of-a-kind retail experiences. The neighborhood's proximity to cultural attractions, such as the Cleveland Museum of Art and Severance Hall, enriches its cultural tapestry. Moreover, Cedar Fairmount fosters a strong sense of community through its active engagement in local events, festivals, and initiatives, making it a cherished destination for those seeking a harmonious blend of tradition and modernity in a picturesque setting.



Things to do

Explore the Historic Little Italy – stroll down the hill to discover charming streets filled with Italian restaurants, art galleries, and iconic events like the annual Feast of the Assumption.

Dine and unwind – Whether you're craving artisan crêpes from Luna Bakery or cocktails on the patio at The Fairmount, Cedar Fairmount offers cozy cafés, creative cuisine, and inviting vibes from morning to late night.

Explore nearby art and cultural gems – Just minutes away, discover University Circle's world-renowned attractions like the Cleveland Museum of Art, the Cleveland Botanical Garden, and Case Western Reserve University.

Join the neighborhood energy – From sidewalk festivals to art walks and community events, Cedar Fairmount is always buzzing with local flavor and friendly faces.



**12438 CEDAR ROAD
CLEVELAND HEIGHTS, OHIO 44106**

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