

# 1020 BOLIVAR ROAD CLEVELAND, OHIO

FOR SALE OR LEASE  
4-STORY, 144,676 SF  
OFFICE BUILDING

[CLICK HERE FOR DRONE VIDEO](#)

NEWMARK

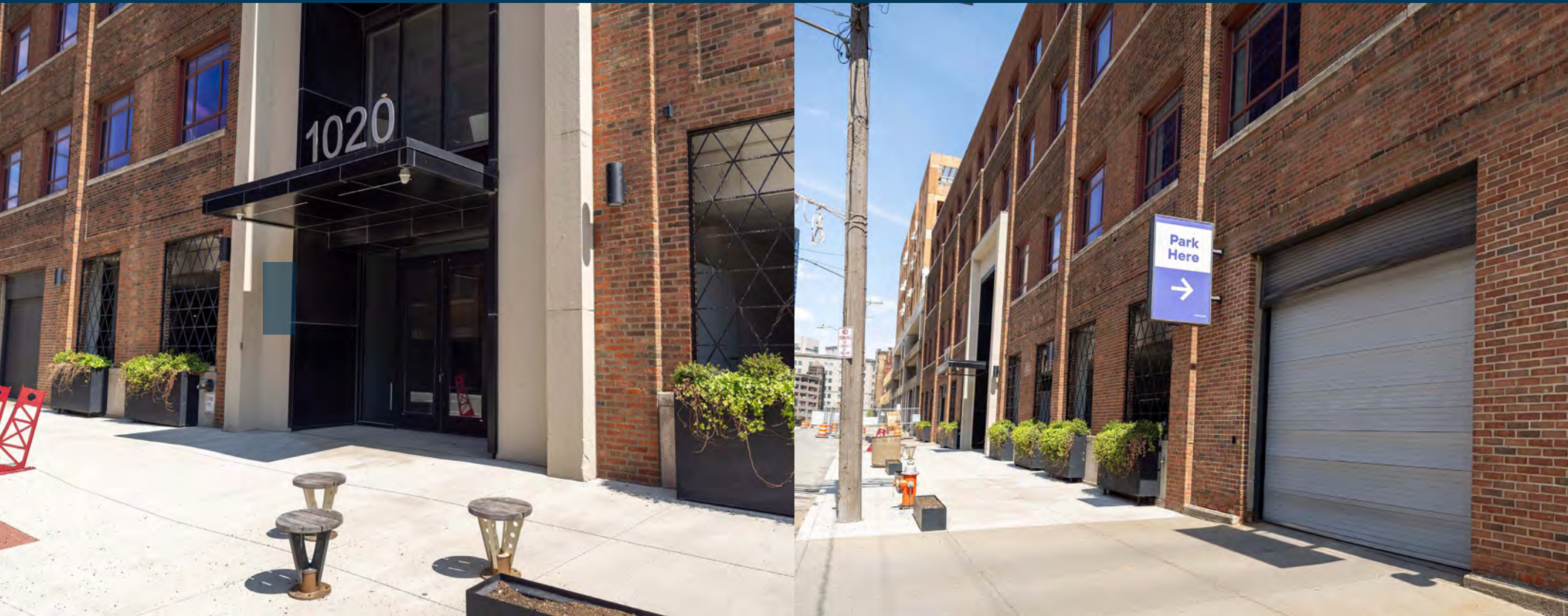
*Terry* COYNE.com



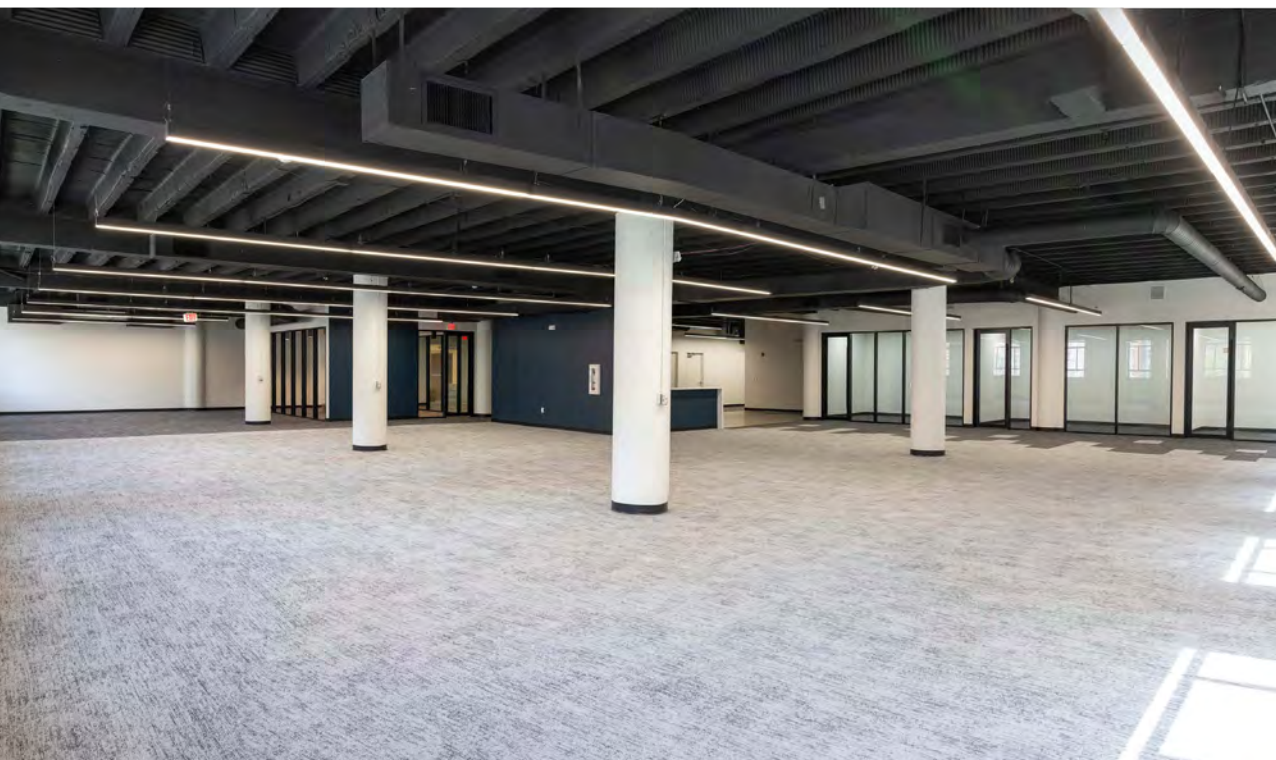
# PROPERTY OVERVIEW

1020 Bolivar, is a timeless 144,676-square-foot Class A office building strategically located within the thriving Gateway District in Downtown Cleveland. This prestigious property offers a unique blend of modern amenities, strategic location, and architectural charm with walk-ability to some of Downtown Cleveland's top dining, retail, hotel and entertainment venues. The Property is 34% leased making it a perfect property for an owner-user or aspiring investor.

**SALE PRICE: \$5,750,000 (\$39.74/SF) | LEASE RATE: \$17.50/SF MG**







PROPERTY OVERVIEW



**Property Address**  
1020 Bolivar Road  
Cleveland, Ohio 44115



**Building Size**  
144,676 SF



**Leased Space**  
34%



**Year Built/Year Renovated**  
1919/2021



**Floor Plate**  
36,169 SF



**Number of Floors**  
4



**Site Size**  
.9 Acres



**Garage Parking**  
75 Spaces



HIGHLIGHTS



**One-of-a-Kind Building**  
Unmatched in Distinctiveness  
Due to Its Distinctive Blend  
of Contemporary, Sleek, and  
Industrial Features



**Walking Distance to Everything**  
Steps Away from Progressive Field,  
Rocket Mortgage Fieldhouse,



**Best-in-Class Amenities**  
Highlighted by a Rooftop  
Featuring Views of Progressive  
Field and an Excellent Co-working  
Space for Tenants



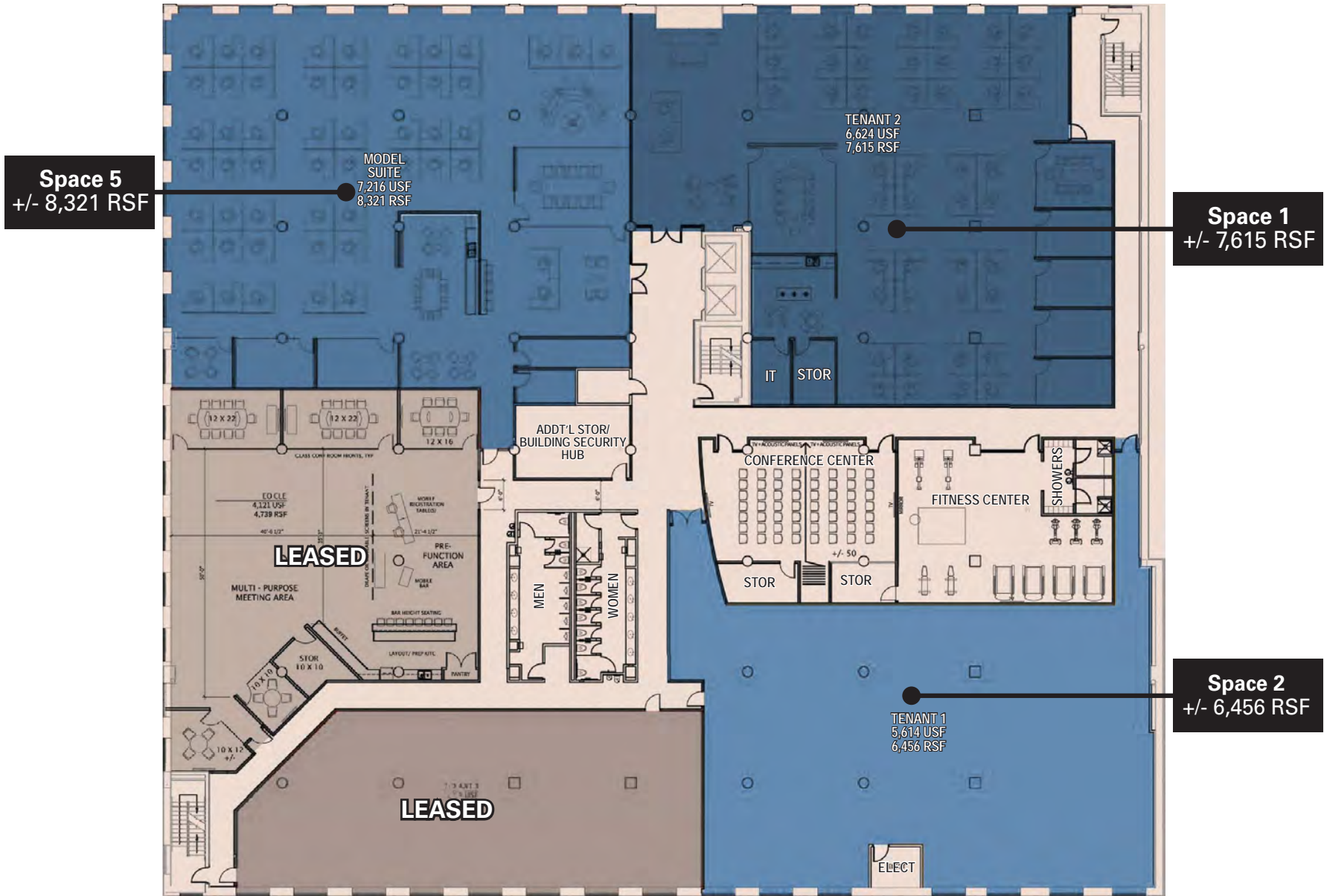
**State-of-the-Art Parking**  
Attached Parking Garage with  
Secure and Private Access That  
Is Digitally Accessed by App



ROOFTOP TERRACE



TENANT LOUNGE



- Ownership Delivering Move-in Ready Spec Suites
- 2 Spec Suites Leased
- Only 3 Remaining Suites!







**Available Space**  
4,000 SF - 94,730 SF  
(72,398 SF Contiguous Space)



**Open Layout**  
Customizable Layouts That Cator to  
Start-up and Established Businesses of  
All Sizes



**Security**  
Comprehensive Security  
Systems, Including Surveillance  
and 24-Hour Controlled Access



**Connected to a 189-Unit Apartment  
Building**  
This Creates a Multidimensional,  
Micro-Neighborhood between  
Progressive Field and Playhouse Square



**Conferencing**  
30 Seat Conference Room  
Available to All Tenants



**Fitness Center**  
With Shower Facilities



**HVAC**  
Central Heating and  
Air Conditioning



**Elevator**  
Elevator Exposure



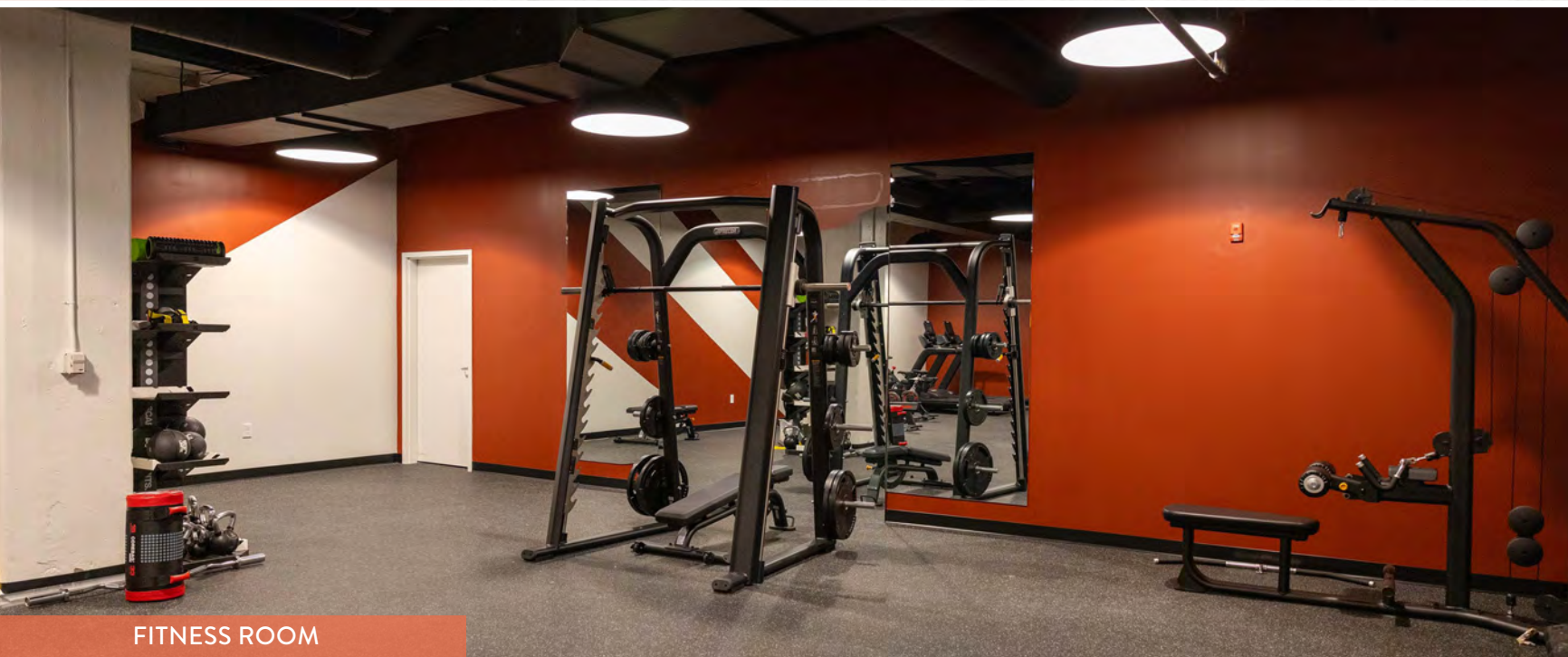
**Downtown Access**  
Easy Access to Several  
Restaurants, Hotels, Banks,  
Shopping and All Public  
Transportation



**Freeway Access**  
Minutes to I-71, I-77 and I-90



CONFERENCE ROOM



















FITNESS ROOM

ADDITIONAL HIGHLIGHTS

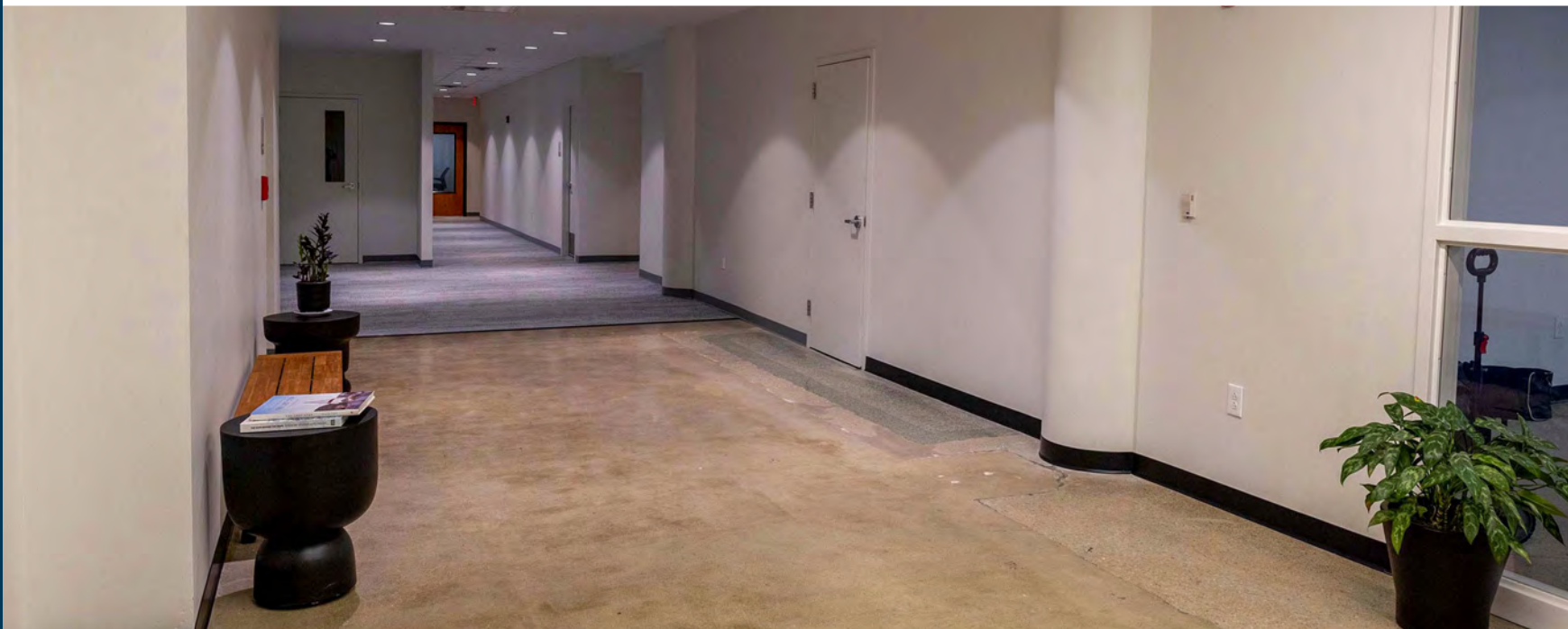
# EMPLOYMENT OVERVIEW (15 MILE RADIUS)

1020 BOLIVAR ROAD

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT			
 <b>1,231,046</b> Population	 <b>24.6%</b> High School Diploma	 <b>\$54,600</b> Median Household Income	 <b>44.5%</b> White Collar	 <b>15.9%</b> Services		
 <b>42.5</b> Median Age	 <b>27.8%</b> Some College	 <b>\$29,545</b> Per Capita Income	 <b>39.6%</b> Blue Collar	 <b>4.4%</b> Unemployment Rate		
 <b>551,510</b> Households	 <b>35.5%</b> Bachelors/Graduate/ Professional Degree	<th>COMMUTERS</th> <td colspan="2"> <th>BUSINESS</th> </td>	COMMUTERS	<th>BUSINESS</th>		BUSINESS
 <b>\$49,014</b> Median Disposable Income		 <b>13.5%</b> Spend 7+ hours commuting to and from work per week	 <b>1,241</b> Total Businesses	 <b>15,695</b> Total Employees		



ADDITIONAL HIGHLIGHTS



1020 BOLIVAR ROAD



WALKABILITY AERIAL



WALK SCORE® WALKER'S PARADISE (93/100)

1020 BOLIVAR ROAD



OVERALL AERIAL



1020 BOLIVAR ROAD

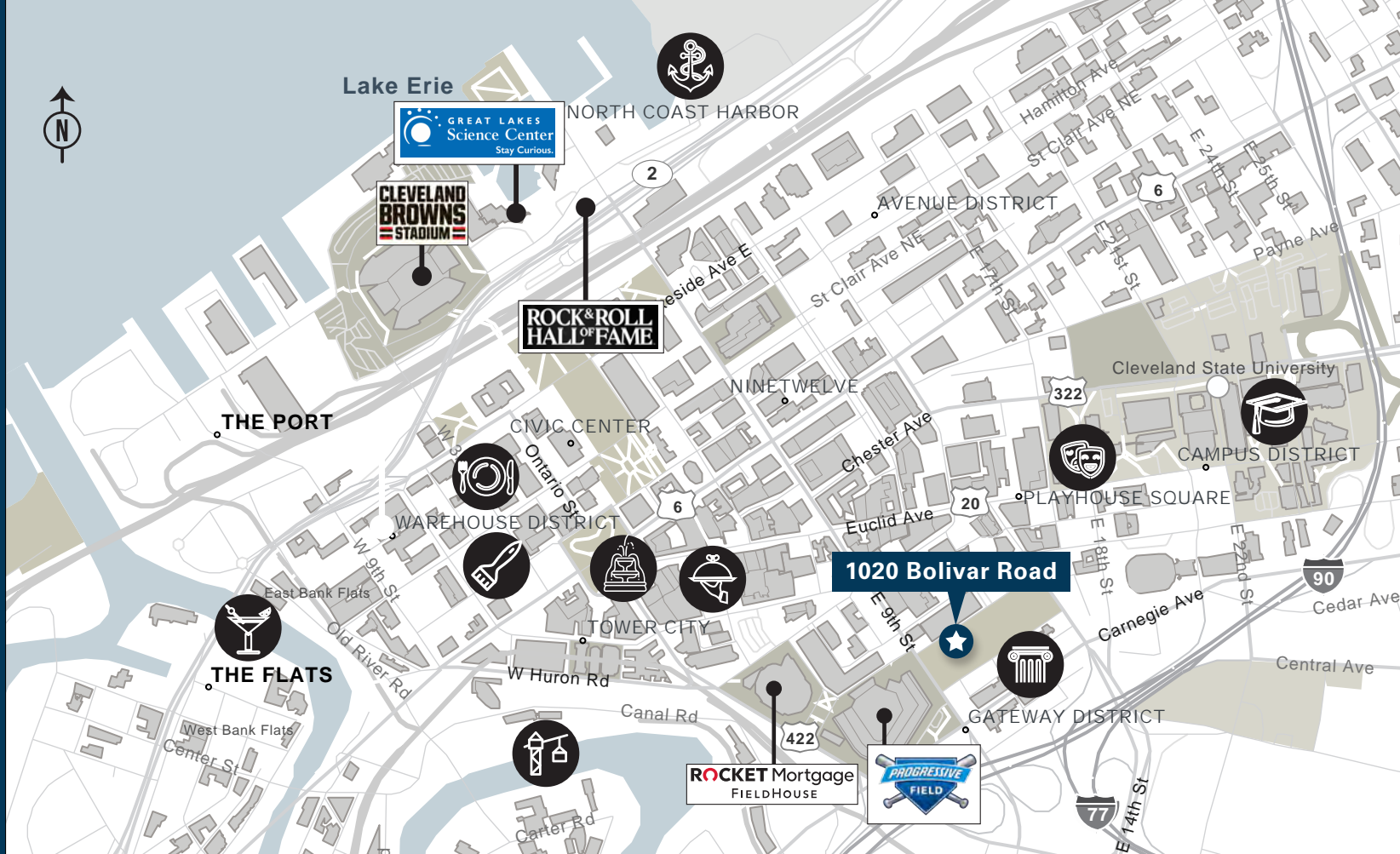













REGIONAL AERIAL





# LOCATION MAP



-  **North Coast Harbor**  
Home to world-class museums, parks, and unique entertainment.
-  **Warehouse District**  
A destination for fine dining, vibrant nightlife, impressive architecture, and unique residential living.
-  **The Flats**  
The Flats East Bank and West Bank is a one-of-a-kind destination, with cutting edge waterfront living, dining and entertainment.
-  **Public Square**  
Featuring a revitalized park with historic statues, Public Square is Cleveland's premier outdoor venue.
-  **Gateway District**  
Cleveland's largest geographic area of adaptive re-use and historical preservation.
-  **East Fourth Street Entertainment District**  
Premier entertainment destination with dining, entertainment, and modern living.
-  **Professional Sports**  
Progressive Field (home of the Cleveland Guardians), Cleveland Browns Stadium, and Rocket Mortgage Field House (home of the Cleveland Cavaliers and Lake Erie Monsters).
-  **Playhouse Square**  
The second largest performing arts center in the U.S. features entertainment, dining, and residential spaces.
-  **Campus District**  
This district houses Cleveland State University, is a short distance to Case Western Reserve University, and incorporates unique and thriving primary and secondary schools.
-  **Sherwin Williams HQ**  
The new Sherwin Williams headquarters campus will consist of three buildings: a two-story pavilion acting as the front porch to Public Square, a 36-floor office tower and an attached multi-level parking garage.
-  **Cuyahoga Riverfront Master Plan**  
The 35-acre plan is intended to bring thousands of residential units, office space, public parks and promenades, and other opportunities for recreation, retail and entertainment.

1020 BOLIVAR ROAD

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**Richard Sheehan**  
Managing Director  
216.577.4832  
Richard.Sheehan@nmrk.com  
Licensed Real Estate Salesperson



**Terry Coyne**  
Vice Chairman  
216.218.0259  
Terry.Coyne@nmrk.com  
Licensed Real Estate Broker



**Claire Coyne McCoy**  
Director  
216.453.3015  
Claire.Coyne@nmrk.com  
Licensed Real Estate Salesperson