

Premier Office Opportunity Overlooking Progressive Field

For Lease | 1020 Bolivar Road, Cleveland, Ohio 44115



1020 Bolivar Road

- Under New Ownership with Capital Invested: Recently renovated with modern improvements and move-in-ready suites
- Premier Gateway District Location: Walkable to East 4th Street, Progressive Field, Rocket Mortgage FieldHouse, hotels, dining, RTA transit, and downtown amenities
- Rooftop Terrace with Stadium & Skyline Views: One-of-a-kind outdoor amenity overlooking Progressive Field and the Cleveland skyline
- Attached, Secure Parking Garage (73 Spaces): Rare downtown office feature with controlled, app-enabled access
- Flexible Floor Plates & Spec Suites: Open layouts supporting full-floor users, headquarters opportunities, and scalable tenancy
- Best-in-Class Tenant Amenities: Shared conference center, tenant lounge, fitness center with showers, and secure building access



Availability

Space 1	8,321 SF Div. to 3,232 SF
Space 2	6,456 SF Div. to 2,639 SF
Space 5	8,321 SF
Third Floor	Full Floor - 36,169 SF
Fourth Floor	Full Floor - 36,169 SF

Amenities



Rooftop w/ View of Progressive Field



Coworking Space for Tenants



Attached & Secure Parking Garage



30 Seat Conference Room



Fitness Center w/ Shower Facilities



Second Floor

Space 5
8,321 SF

Space 1
8,321 SF

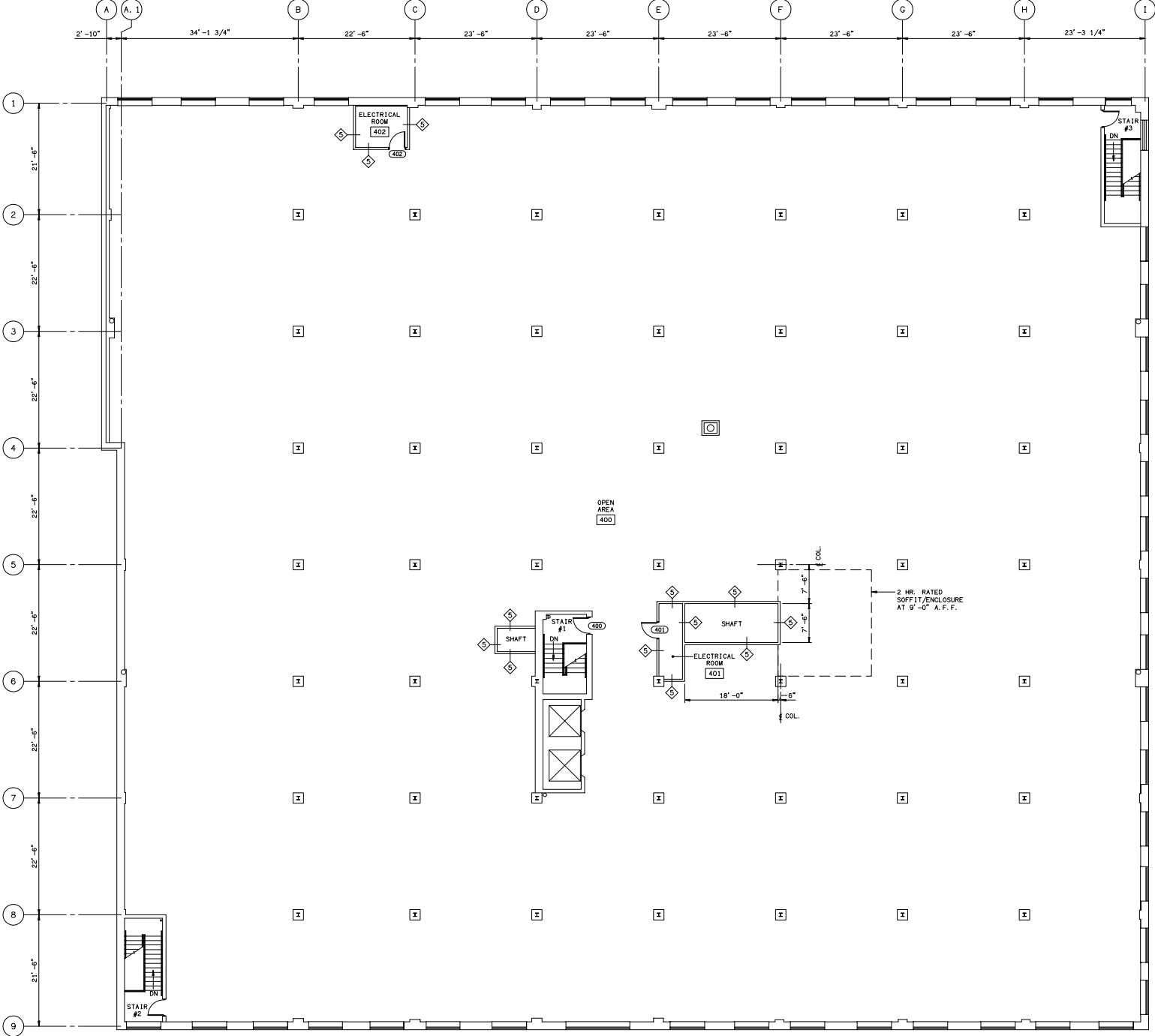


Space 2
6,456 SF

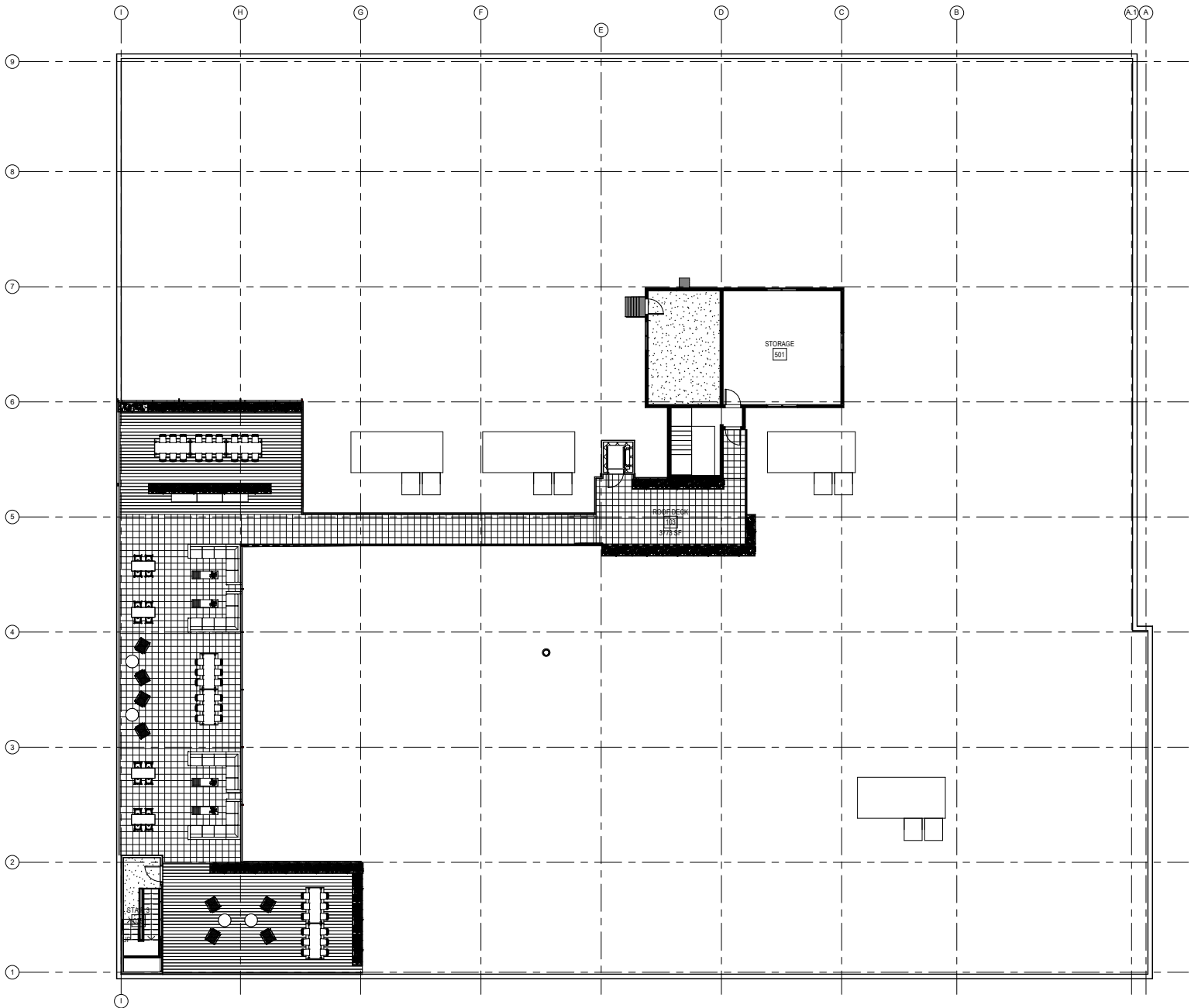
Third Floor



Fourth Floor



Rooftop Terrace



264,643

Population
(2025 | 5 Mile)

34.6

Median Age
(2025 | 5 Mile)

123,298

Households
(2025 | 5 Mile)

\$68,103

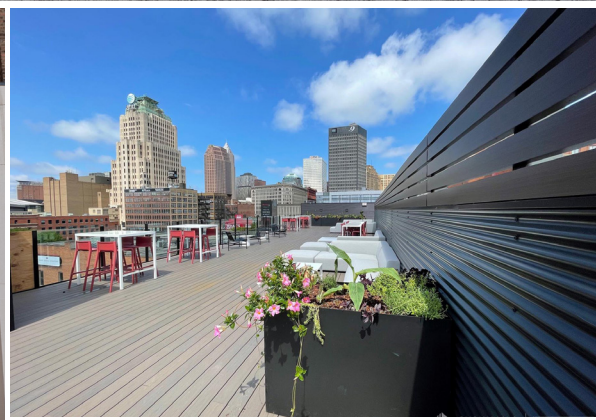
Household Income
(2025 | 5 Mile)

12,572

Total Businesses
(2025 | 5 Mile)

182,761

Total Employees
(2025 | 5 Mile)



Flats East Bank

AlleyCat
PUNCH BOWL SOCIAL
Lay's
WELCOME TO THE FARM
John Deere
THE LAKEHOUSE
"LIFE IS BETTER AT THE LAKE"
COCKY'S
bagel sandwiches + more

Warehouse District

insomnia cookies
WARM. DELICIOUS. DELIVERED.
JJ
C
STARBUCKS COFFEE
BLUE POINT
TAZA
SUBWAY

CLEVELAND BROWNS
GREAT LAKES Science Center
Stay Curious.
ROCK & ROLL HALL OF FAME

Terminal Tower

CHAMPS
CHARLIE'S
DTLR
DUNKIN'
JACK CLEVELAND CASINO
MOTION'S
RENAISSANCE CLEVELAND HOTEL



Opening Soon

East 4th

Bitcher Brothers
HOUSE OF BLUES
FLANNERY'S
THE CORNER ALLEY
MABEL'S BBQ
Cordelia
WONDER BAR
BLUE AGAVE
HILARITIES
GOMA

ROCKET Mortgage
by Quicken Loans

Huntington
Cleveland Clinic

MARBLE ROOM

SHAKE SHACK

PNC

heimens

★ 1020 Bolivar Rd

Playhouse Square

HB
Downtown Cleveland Alliance
YOURS TRULY
ALEX THEATER
WILD EAGLE SALOON
THE FRUIT STAND
Fuel Cafe
Ben & Jerry's
GHOST LIGHT





NEIGHBORHOOD

Downtown Cleveland

Downtown Cleveland offers a vibrant, walkable environment that blends historic charm with modern development, making it an ideal location to open a restaurant. With a growing residential population, strong daytime workforce, and a steady stream of visitors attending sports games, concerts, and conventions, the area provides consistent foot traffic and diverse clientele. Downtown is home to major attractions like Playhouse Square, Rocket Mortgage FieldHouse, and the Cleveland Convention Center, creating ample opportunity to capture business from both locals and tourists. Its mix of office towers, hotels, apartments, and cultural landmarks makes it a dynamic setting for restaurants looking to thrive in a high-visibility, high-energy district.



Total Residents: **21,000**

May 2025 Metrics

Source: Placer.ai



1.6M
Total Visits

(represents **out-market visitors:**
those who visit but do not live or
work downtown)



614.5K
Employee Visits

(includes office, service, and hospitality
inbound commuter visits)



57%
Return to Office

*compared to 2019

Downtown Retail

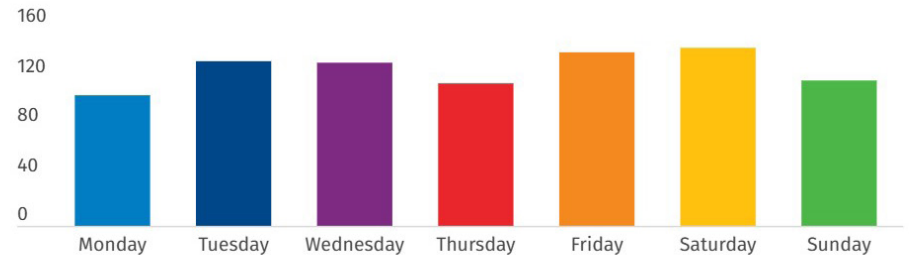


13
New Store
Openings
2025



200+
Total Stores +
Restaurants

Average Daily Foot Traffic (in thousands)



Source: Placer.ai, Total Visits and Average Daily Foot Traffic look at Visitors, Employees, and Residents. Employee foot traffic looks at office, restaurant, and hospitality workers. Return to Office Rate looks at Placer.ai, key card swipes, and office surveys.



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CLEVELAND, OH 44115**

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