

# 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

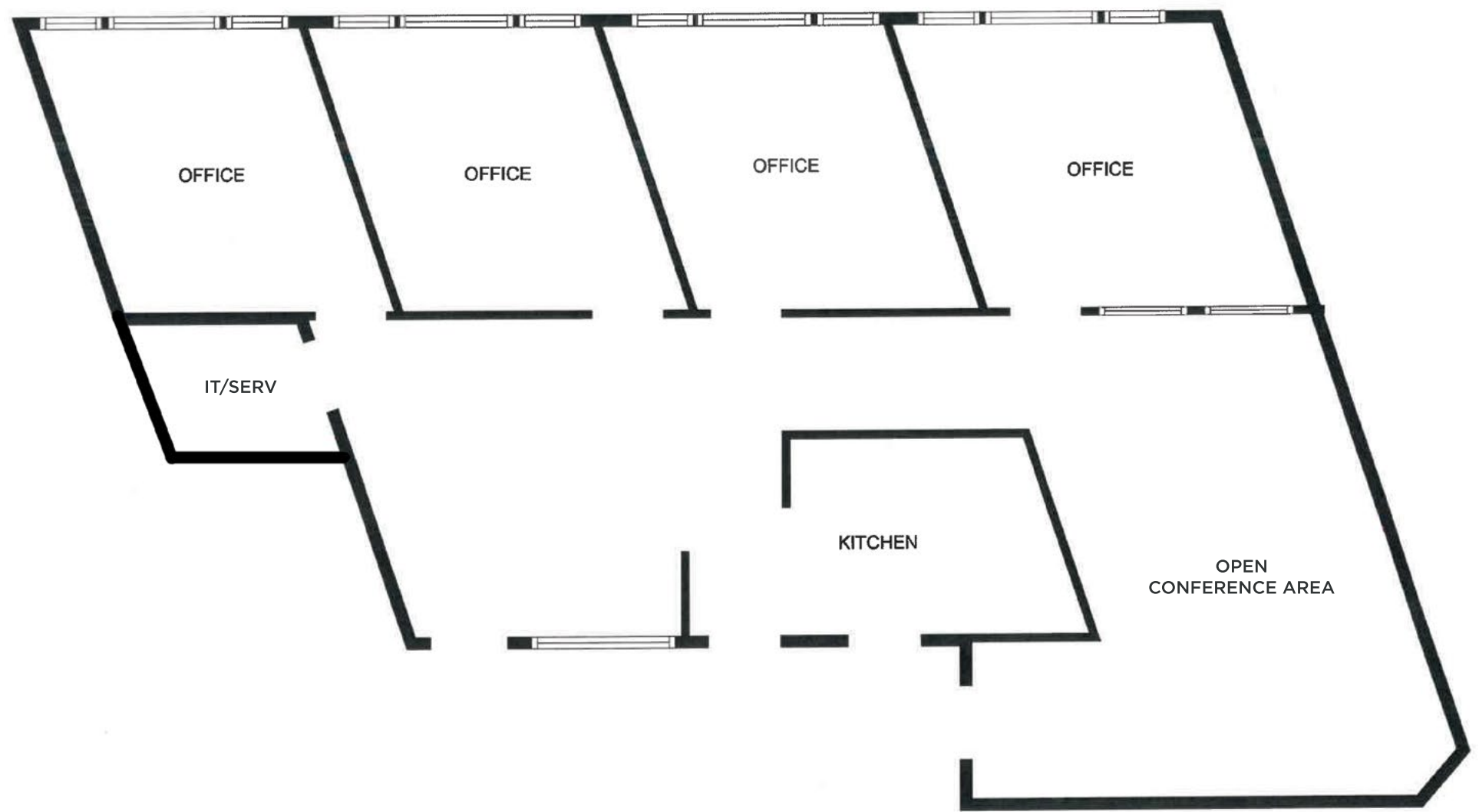
Lease Rate	\$21.00/SF
Available Space	1,571 SF
Primary Use	Office
# of Floors	Two (2)
Heat	Forced Air
Air Conditioning	Central



Interior



# 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 HILL  
Delivered in 2023  
267 Upscale Units  
11,000 SF Commercial Space



Firesone

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  
asian grill  
CHIPOTLE  
MEXICAN GRILL  
Panera  
POTBELLY  
SANDWICH SHOP  
Orangetheory  
FITNESS  
D.P. Dough  
planet  
fitness  
verizon

100  
CLEVELAND MUSEUM OF NATURAL HISTORY  
CLEVELAND botanical garden  
WILSON PARKS & 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  
CLEVELAND

University  
Hospitals

CASE  
WESTERN  
RESERVE  
UNIVERSITY  
JACK, JOSEPH AND MORTON  
WATSON SCHOOL  
OF BIOLOGICAL SCIENCES

1.1 Miles

HISTORIC LITTLE ITALY  
CLEVELAND'S CULINARY & FINE ART NEIGHBORHOOD

Mario's  
Italiana  
Etna  
Ristorante  
Frattoria  
EST. 1955  
Presti's  
Bakery  
TOLI  
Mama Sante's  
RESTAURANT  
PIZZERIA  
Guarino's  
EST. 1918  
Zaleno's  
RISTORANTE  
Lee Heinen  
Cleveland  
Montessori  
ROSSO  
CORBO'S  
Bakery  
Algebra  
Tea House  
La Dolce  
Vita  
MIA BELLA  
Angelina's  
Pasta  
Cucina and Pizzeria

**CEDAR FAIRMOUNT**

zbug  
STARBUCKS  
COFFEE  
at&t  
Vero  
CHIPOTLE  
MEXICAN GRILL  
Grocery  
Outlet  
BUFFALO  
WILD WINGS  
THE ASCENT  
Luna  
The Fairmount  
Avantika  
Bavaria  
The Fairmount  
Luna  
The Fairmount  
Luna

**The Neighborhood**





# Cedar Fairmount

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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

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**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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