

# Industrial Charm. Historic Soul. Move-In Ready.

For Sale or Lease | 1730 - 1736 Columbus Road, Cleveland, Ohio 44113





# 1730-1736 Columbus Road

- Flexible opportunity 6,450 SF of move-in ready office space, expandable up to 16,000 SF
- Industrial bones with historic character, perfect for creative buildouts.
- Planned amenities include rooftop deck and indoor/outdoor fitness center to be delivered as part of the greater redevelopment vision.
- Prime location just minutes from Downtown, Ohio City, and Tremont with strong walkability and transit access.
- A fit for forward-thinking companies, creative firms, or owner-occupants looking to plant a flag in one of Cleveland's most energized neighborhoods.

**Lease Rate: \$15.95/SF NNN**

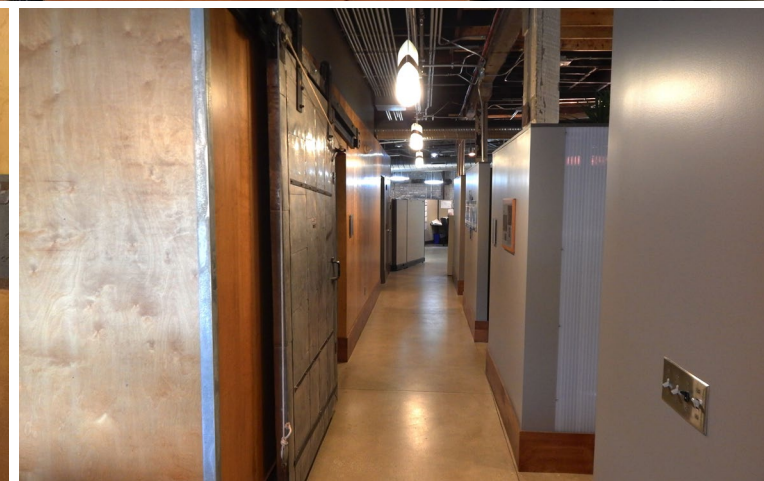
**Purchase Price: \$2,100,000 (For Entire Project)**



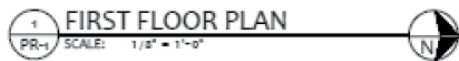
## Demographics (5-Mile, 2025)

Population	260,220
Median Age	35.2
Households	121,461
Household Income	\$70,703
Total Businesses	12,276
Total Employees	181,813











# Great Location







# Neighborhood

1730-1736 Columbus Road is centrally positioned at the gateway between Downtown Cleveland, Ohio City, and Tremont, placing it at the heart of some of the city's most active districts. Its location offers excellent visibility and connectivity with quick access to major highways, public transit, and the Cuyahoga River.



**Cleveland** is a city on the rise, blending historic character with ongoing revitalization. Its central business district offers a strong employment base, while surrounding neighborhoods continue to attract residents and businesses with walkable streets, cultural institutions, and access to Lake Erie. The city's growing food, arts, and healthcare sectors add to its appeal as a dynamic place to live and work.

Immediately west of Downtown, **Ohio City** is one of Cleveland's most vibrant neighborhoods. Known for the historic West Side Market, craft breweries, and a wide mix of restaurants and shops, it has become a hub for both locals and visitors. Highly walkable and diverse, Ohio City combines historic housing stock with new development, making it one of the city's most in-demand areas for young professionals and families.



Just south of Ohio City, **Tremont** offers a slightly more residential but equally lively atmosphere. Centered around Lincoln Park, the neighborhood is recognized for its historic churches, art galleries, and a thriving restaurant scene. With its tree-lined streets, easy access to Downtown, and a strong sense of community, Tremont balances old-world charm with modern urban living.



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CLEVELAND, OHIO 44113**

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