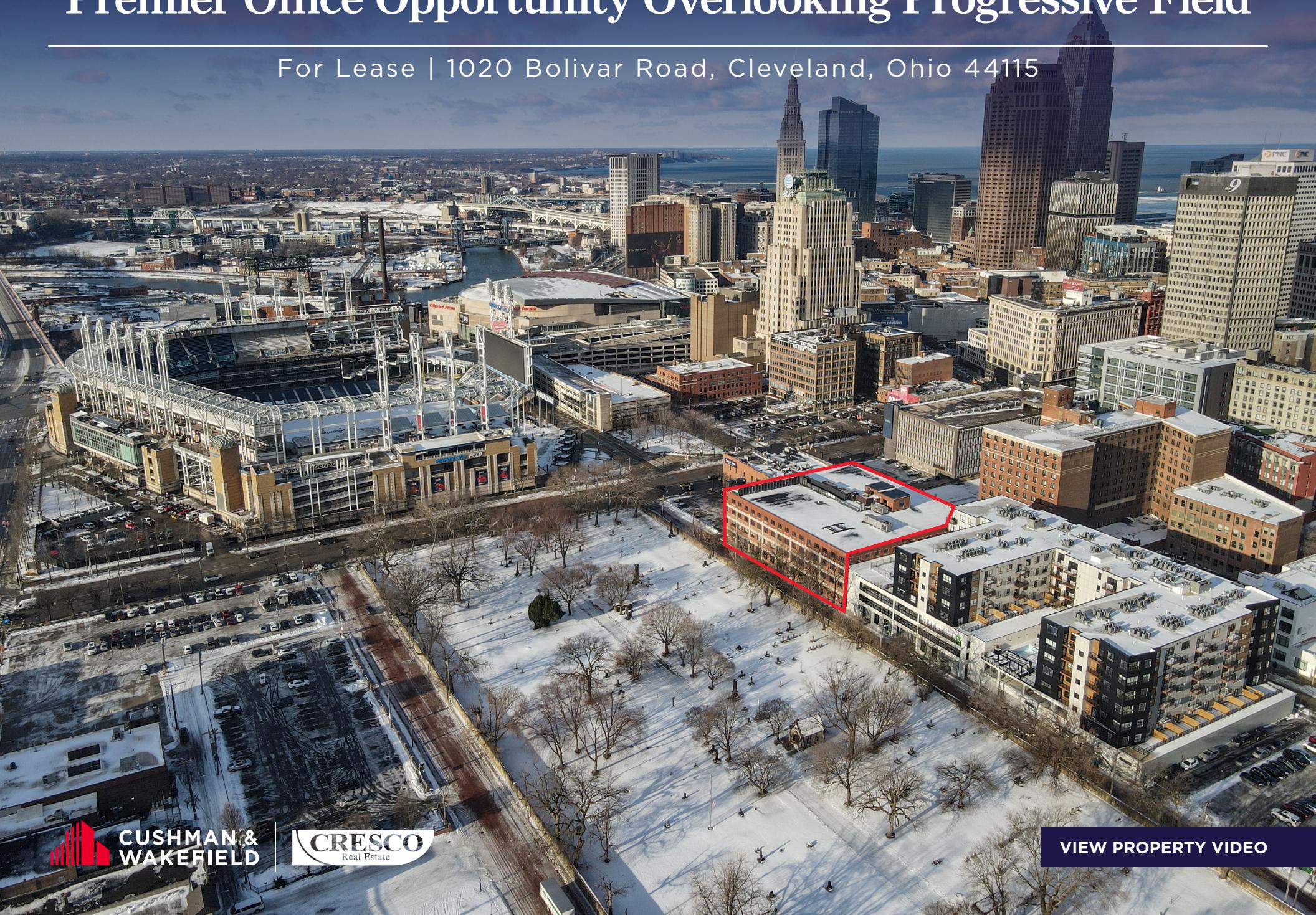


Premier Office Opportunity Overlooking Progressive Field

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



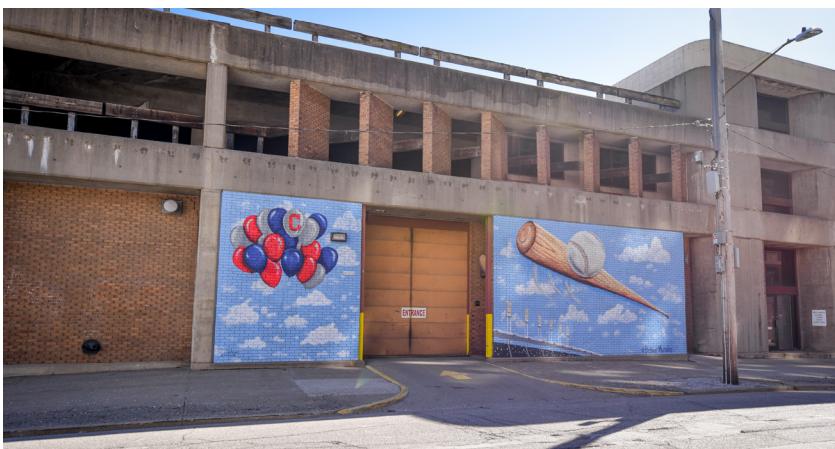
Rooftop w/ View of Progressive Field



Coworking Space
for Tenants

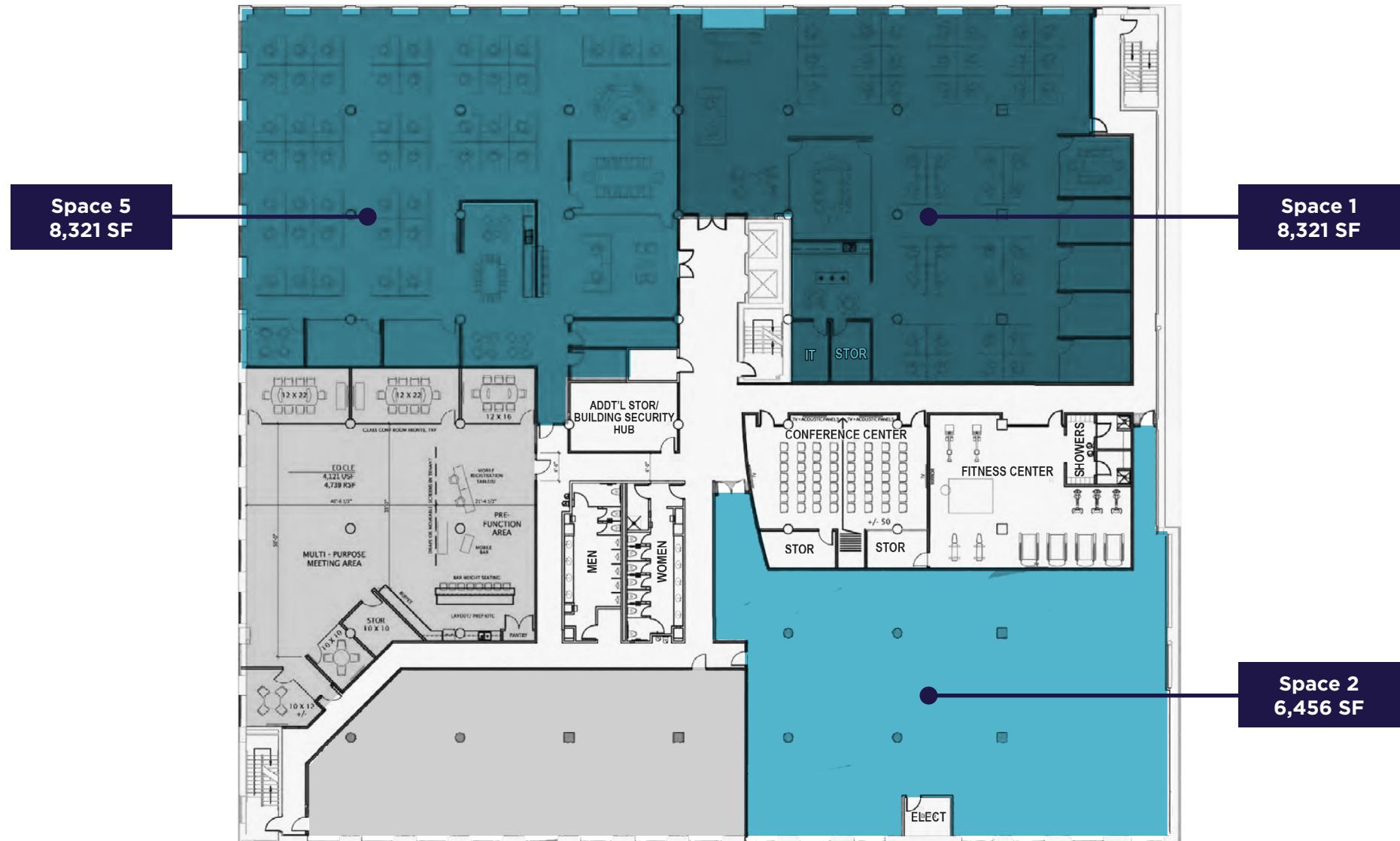


30 Seat
Conference Room

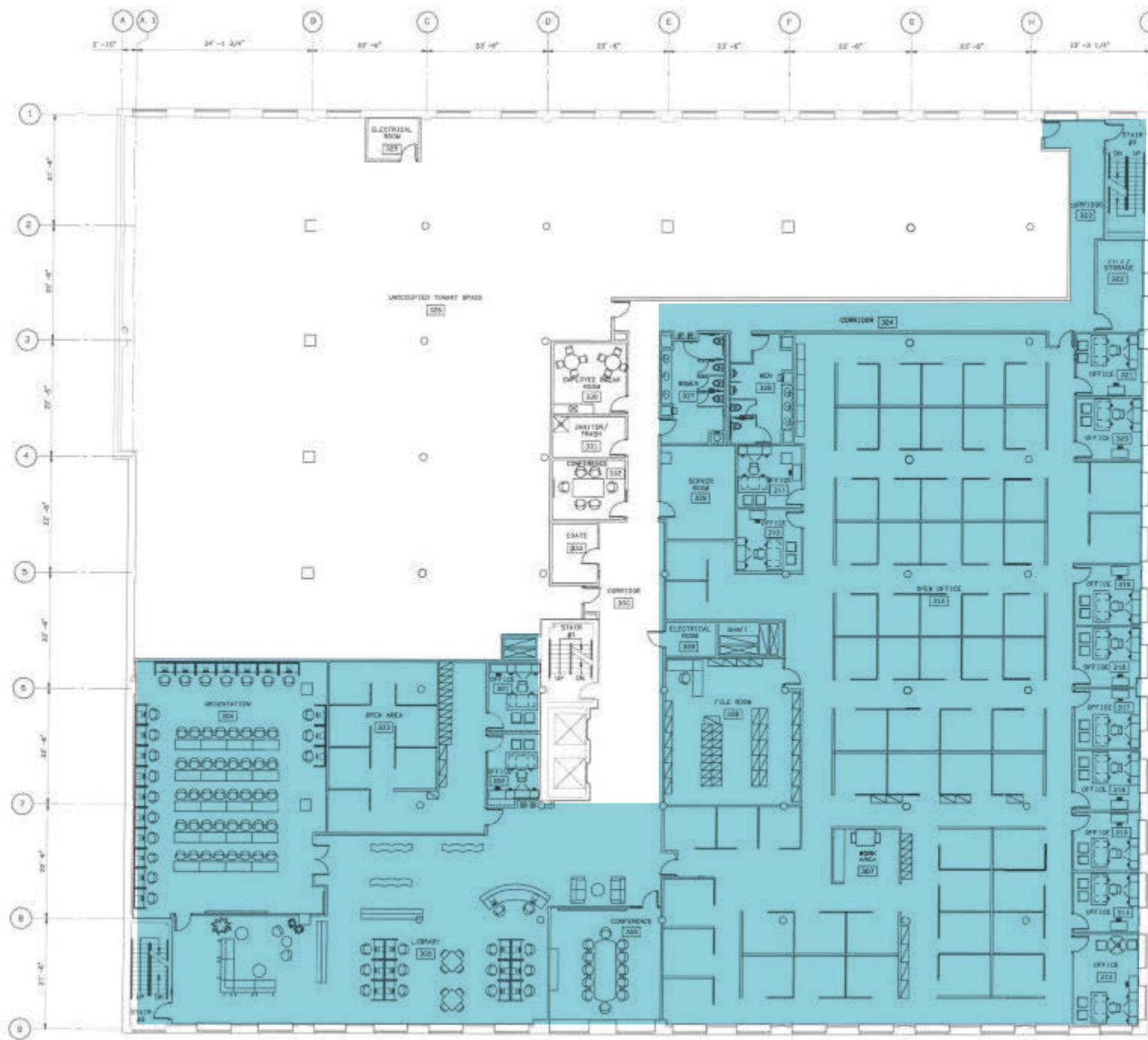


Fitness Center w/
Shower Facilities

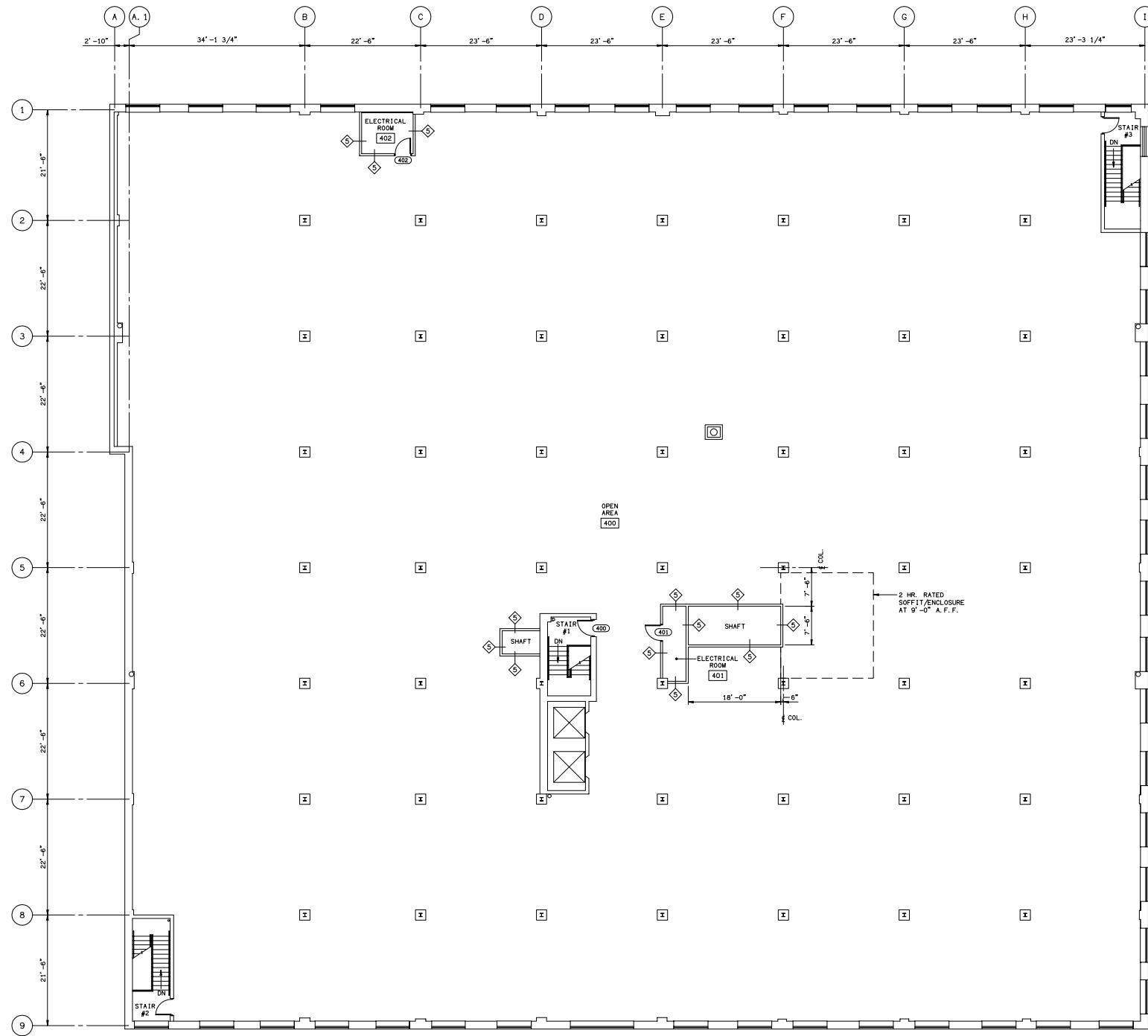
Second Floor



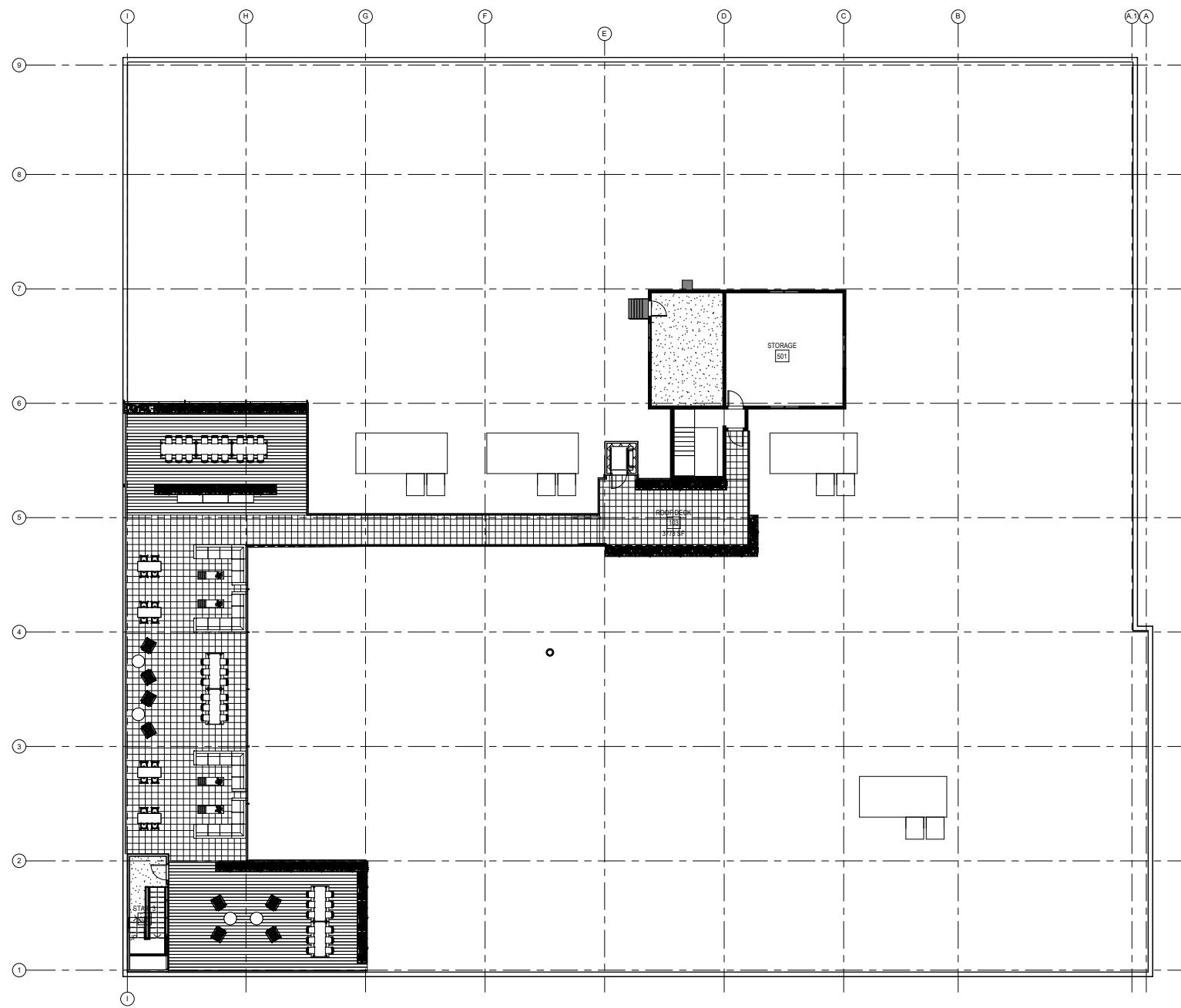
Third Floor



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

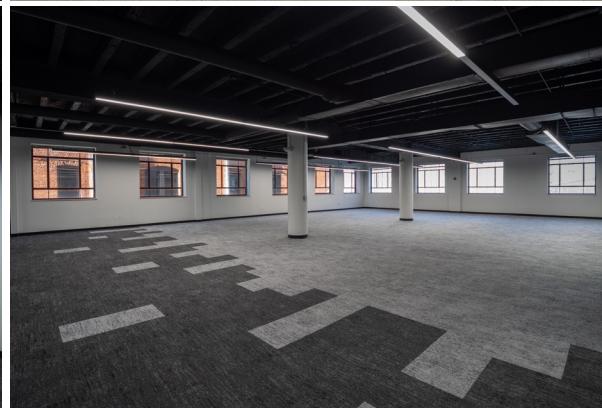
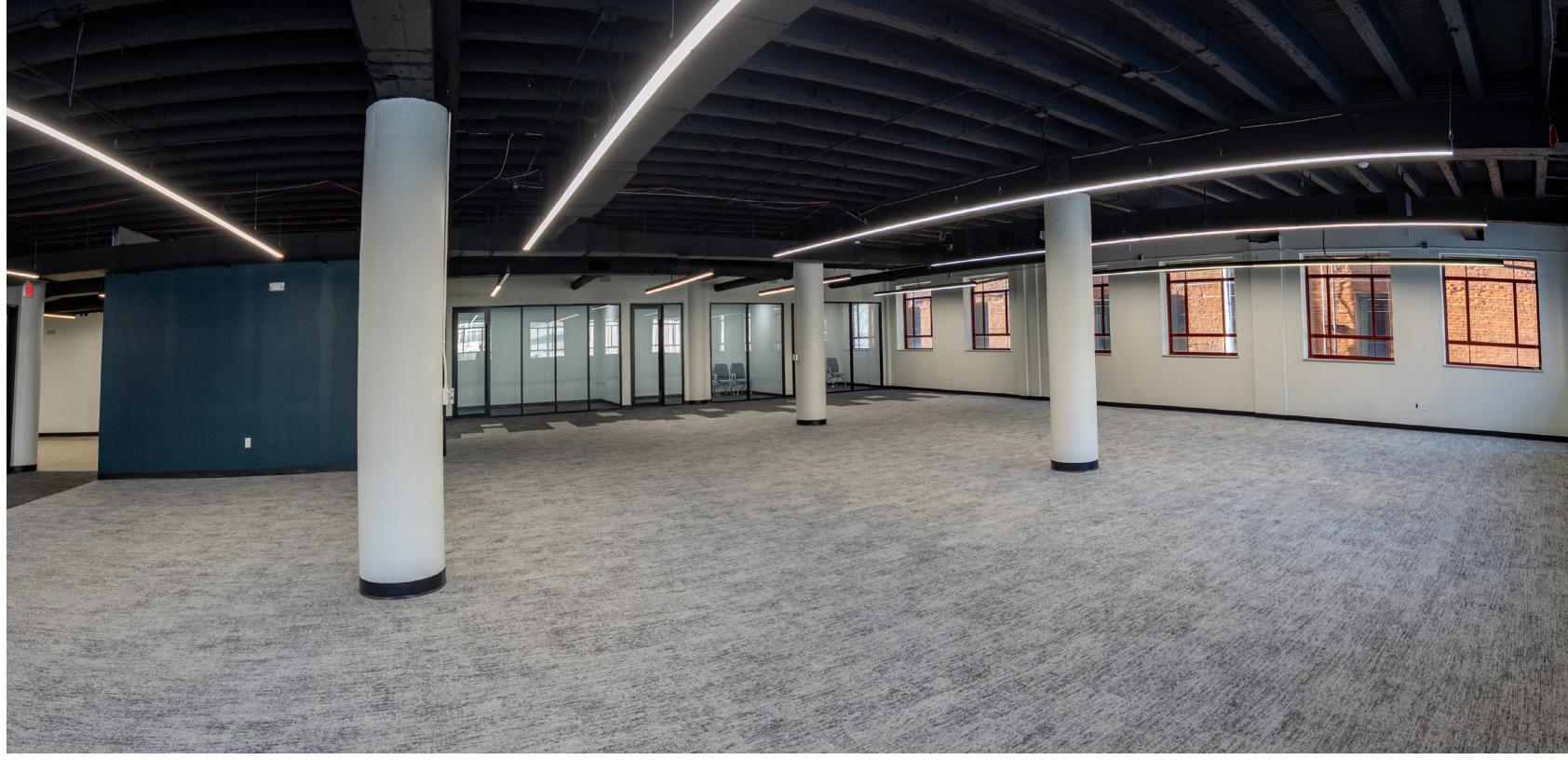
Household Income
(2025 | 5 Mile)

12,572

Total Businesses
(2025 | 5 Mile)

182,761

Total Employees
(2025 | 5 Mile)





— 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.



Downtown
Cleveland



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

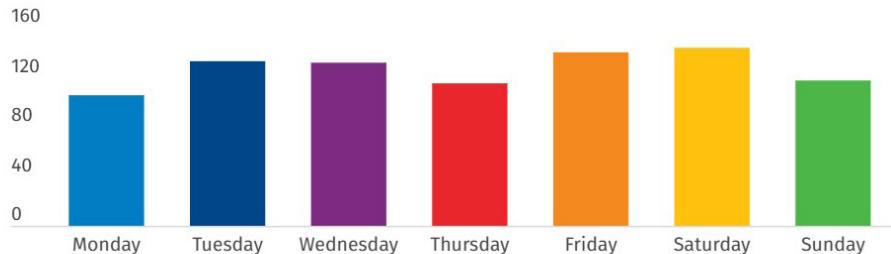


13
New Store
Openings
2025



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.



**1020 BOLIVAR ROAD
CLEVELAND, OH 44115**

RICO A. PIETRO, SIOR

Principal

rpietro@crescorealestate.com
+1 216 525 1473

KIRSTEN PARATORE

Senior Associate

kparatore@crescorealestate.com
+1 216 525 1491

ROBBY MARTINELLI

Senior Associate

rmartinelli@crescorealestate.com
+1 216 232 4104

AUSTIN LOVE

Associate

alove@crescorealestate.com
+1 216 525 1395



Cushman & Wakefield | CRESCO

6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.