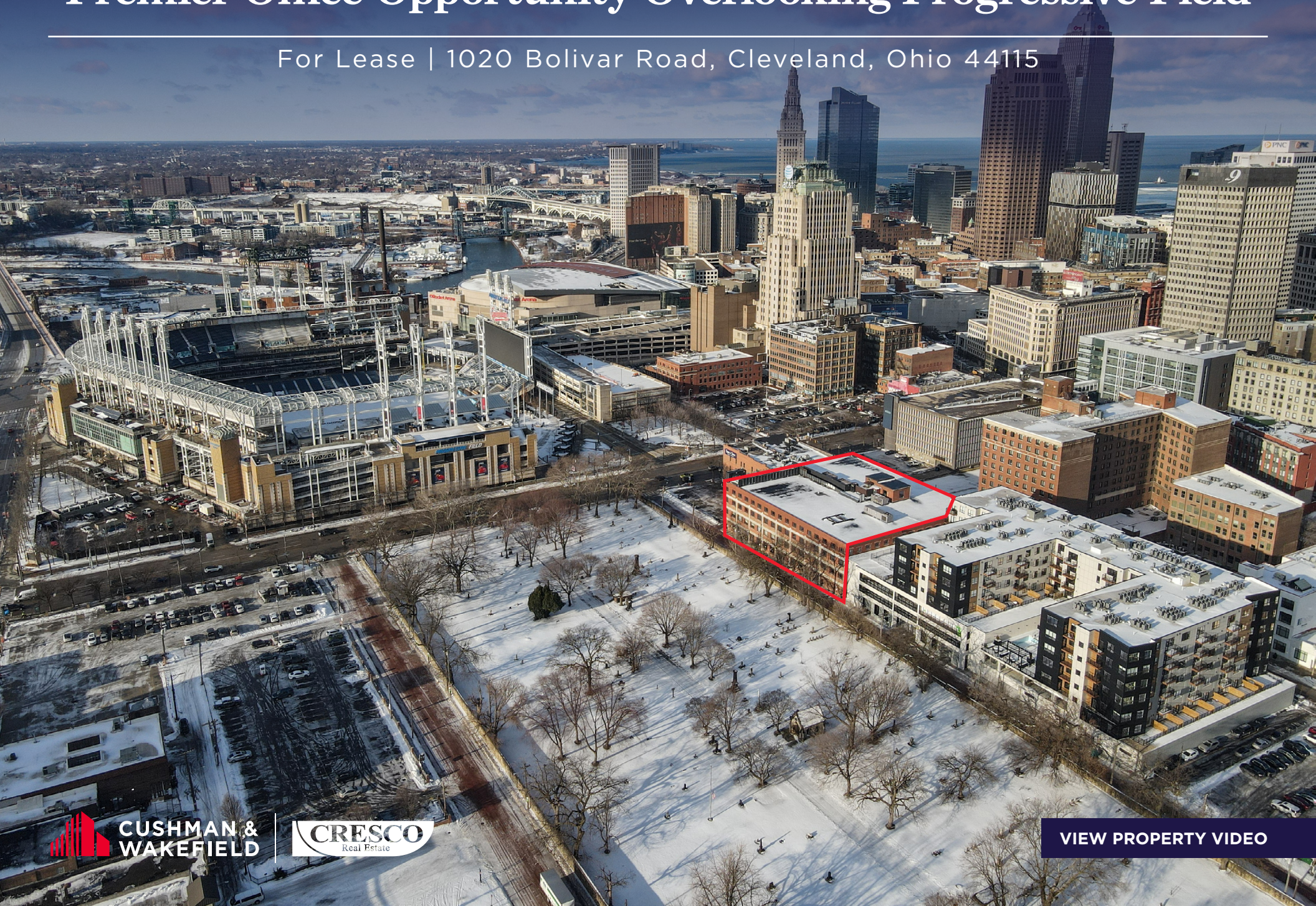


# Premier Office Opportunity Overlooking Progressive Field

For Lease | 1020 Bolivar Road, Cleveland, Ohio 44115



[VIEW PROPERTY VIDEO](#)



# 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

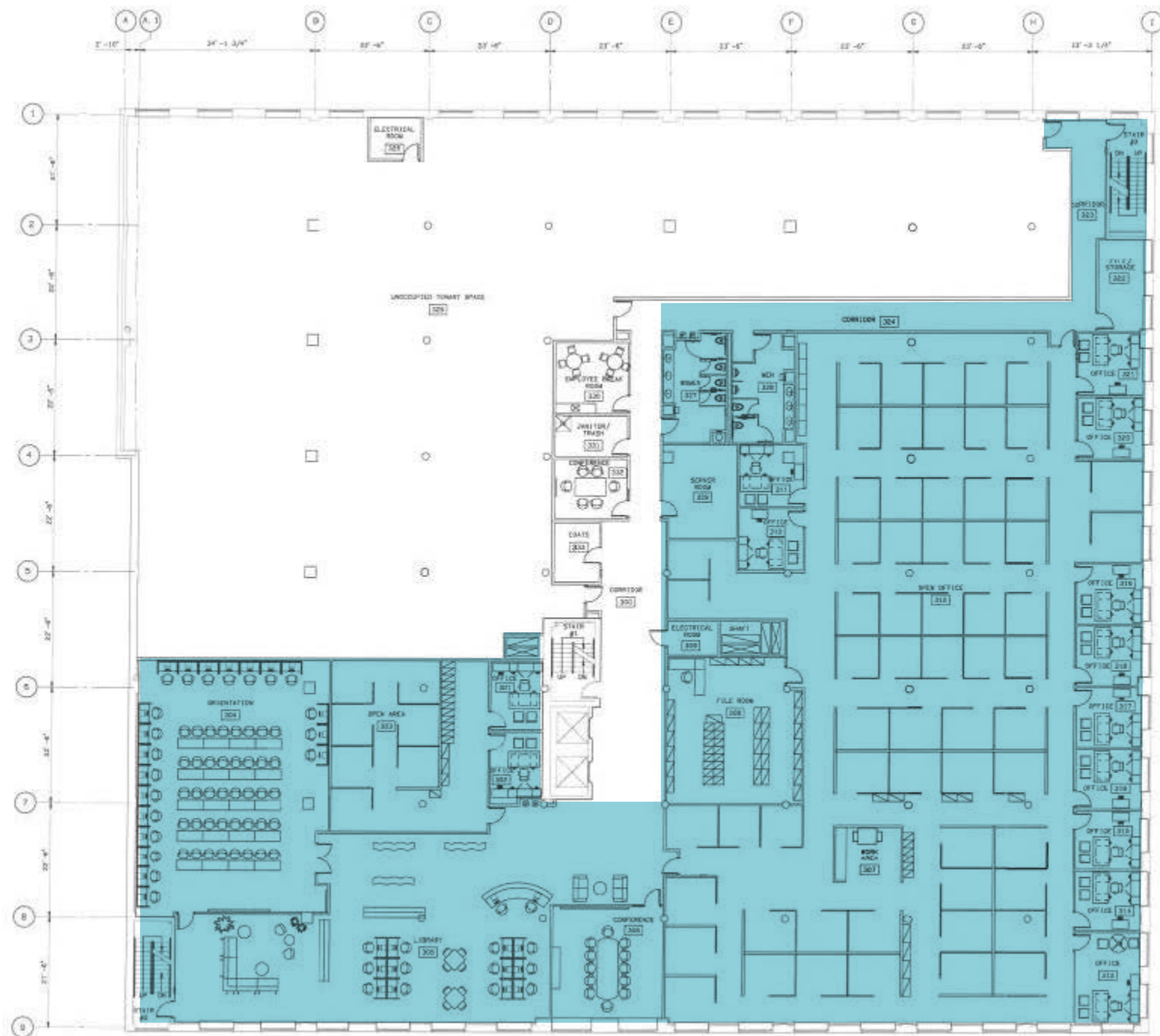






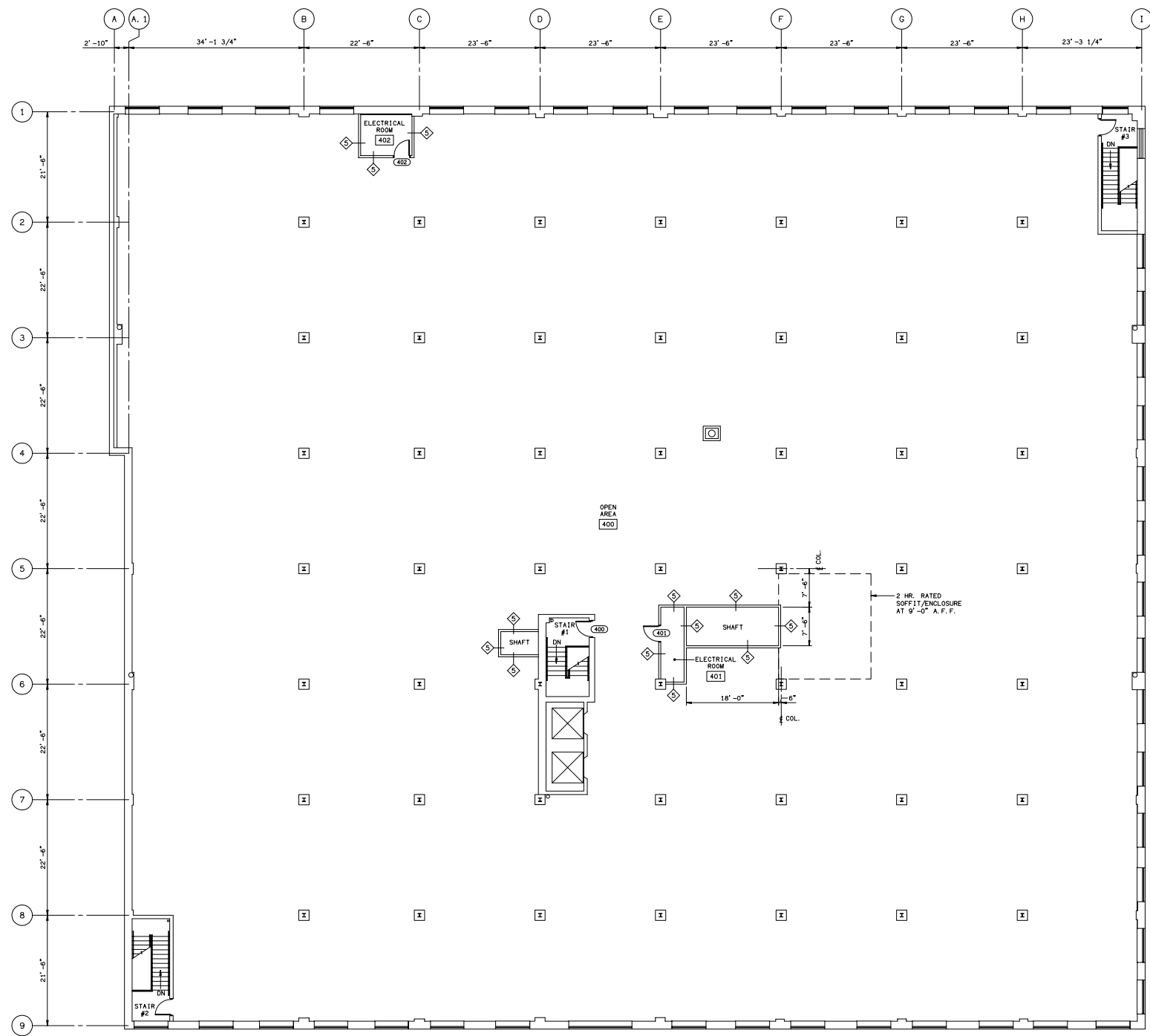


# Third Floor



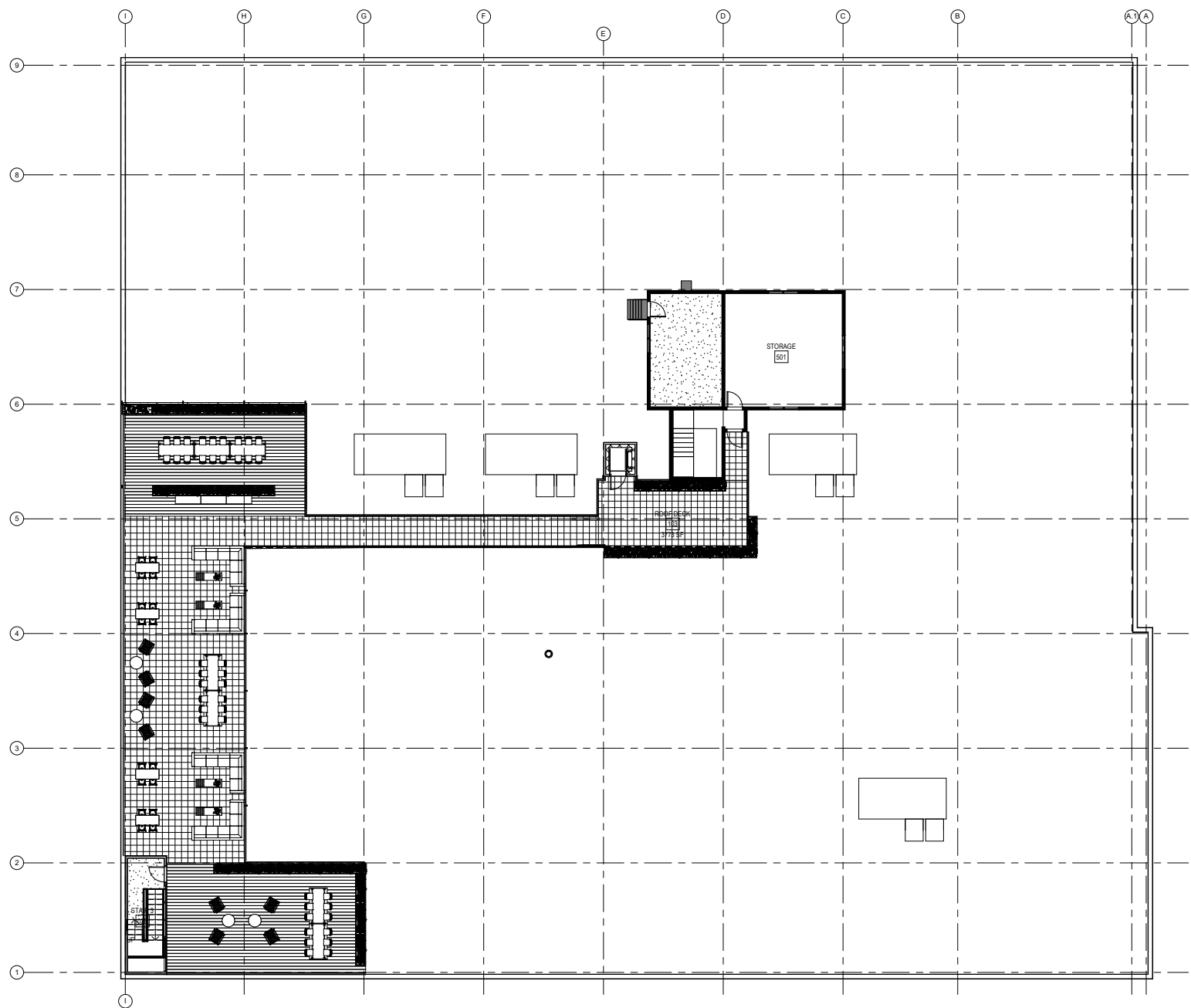


# Fourth Floor





# Rooftop Terrace





**264,643**

Population  
(2025 | 5 Mile)

**34.6**

Median Age  
(2025 | 5 Mile)

**123,298**

Households  
(2025 | 5 Mile)

**\$68,103**

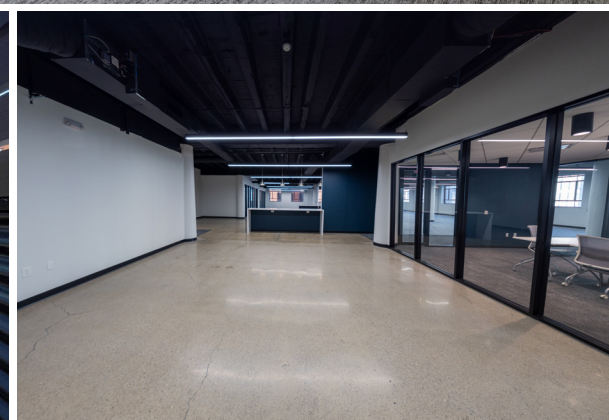
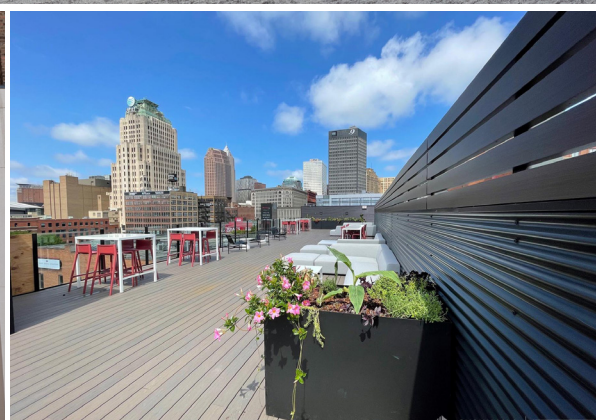
Household Income  
(2025 | 5 Mile)

**12,572**

Total Businesses  
(2025 | 5 Mile)

**182,761**

Total Employees  
(2025 | 5 Mile)





**Flats East Bank**

Alley Cat PUNCH BOWL SOCIAL  
 Lazy WELCOME TO THE FARM  
 Josh's Night John's Boy THE LAKEHOUSE  
 COCKY'S

**Warehouse District**

insomnia cookies  
 JJ CONSTANTINOS STARBUCKS COFFEE  
 BLUE POINT TAZA SUBWAY

**Terminal Tower**

CHAMPS JACK CLEVELAND CASINO  
 DTLR DUNKIN' JOURNEYS RENAISSANCE

**East 4th**

BUTCHER BROTHERS FLANNERY'S MABEL'S BBQ  
 THE CORNER ALLEY CORDELIA WONDER BAR  
 BLUE AGAVE POLARITIES GOMA

CLEVELAND BROWNS  
 GREAT LAKES Science Center Stay Curious.

**Playhouse Square**

HB Downtown Cleveland Alliance YOURS TRULY  
 ALEX THEATER WILD EAGLE SALOON THE FRUIT STAND  
 FUEL CAFE ZAYTOON BEN & JERRY'S GHOST LIGHT

★ 1020 Bolivar Rd





## 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

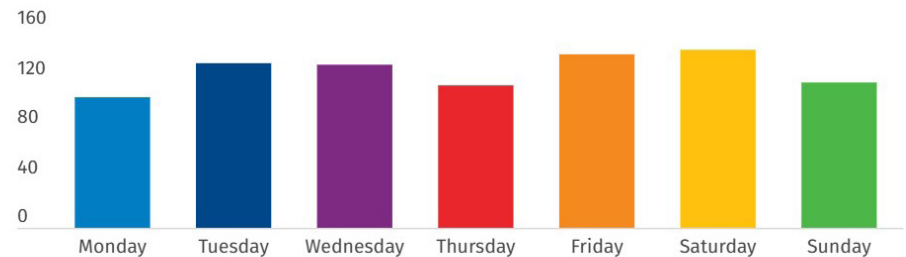


**13**  
New Store  
Openings  
2025



**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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