

Midtown Office Space Near Downtown Cleveland

For Lease | 1163 E 40th Street, Cleveland, OH 44114



1163 E 40th Street

- Versatile office/flex space suitable for a variety of users
- Functional layout with mix of private offices and open area
- Ideal for creative office, light industrial, showroom, or service-based users
- Located in Cleveland's growing Midtown submarket
- Convenient access to I-90 and Downtown Cleveland
- Central location with strong connectivity to surrounding neighborhoods
- On-site parking available
- Flexible configuration to accommodate different space needs
- Close proximity to area amenities, dining, and retail
- Opportunity to customize space to fit tenant requirements

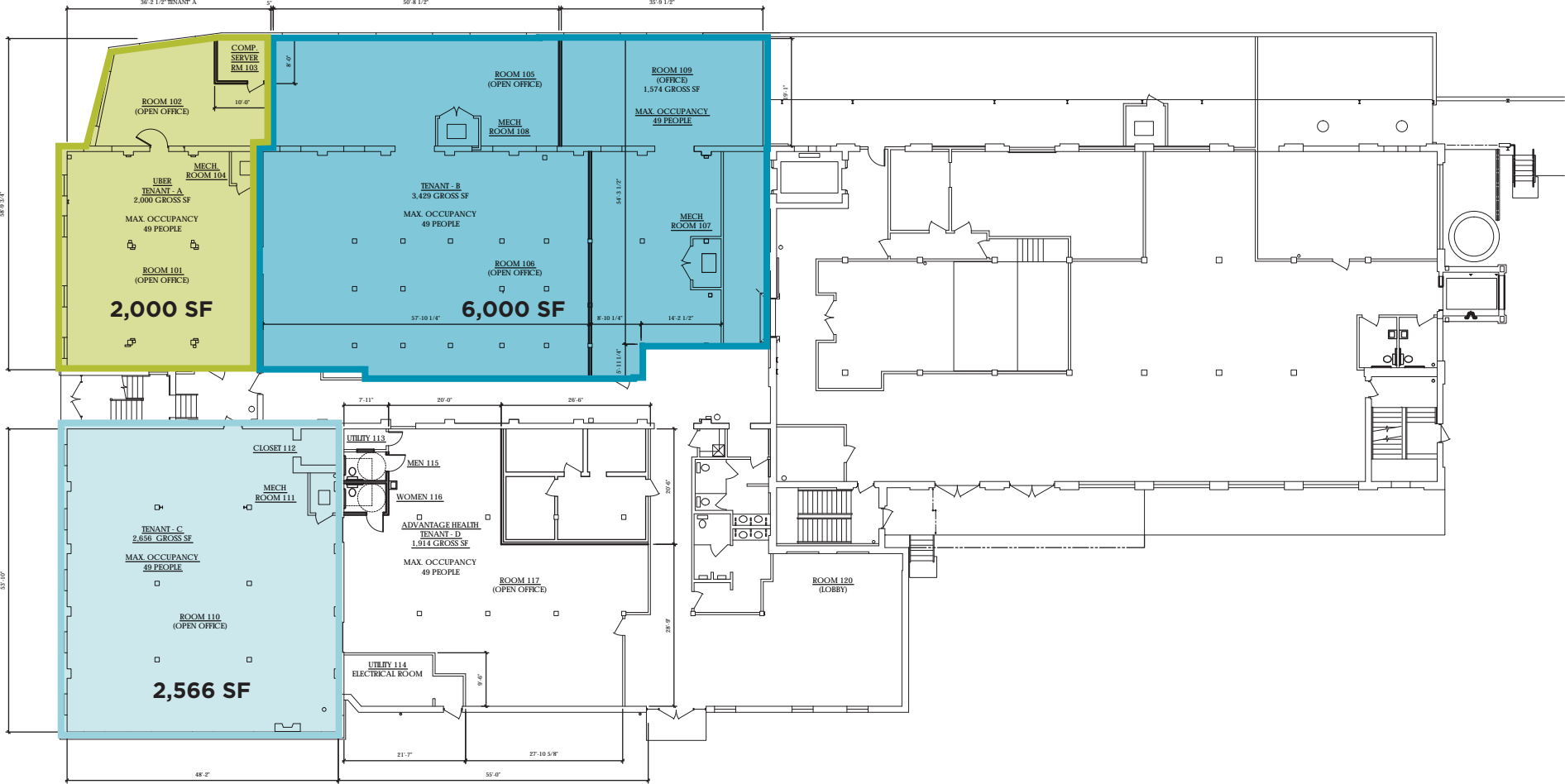


Availability

Suite	Size	Max Contiguous
107 & 108	6,000 SF	6,000 SF
106	5,000 SF	5,000 SF
102B	2,800 SF	2,800 SF
102A	2,800 SF	2,800 SF
101	2,000 SF	2,000 SF
204-207	6,000 SF	6,000 SF
202	2,800 SF	2,800 SF
304	6,500 SF	6,500 SF
301	1,500 SF	1,500 SF
302	2,800 SF	2,800 SF

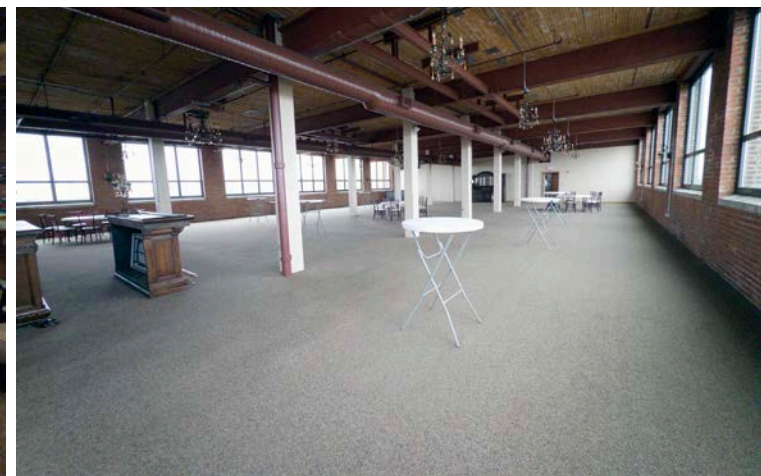
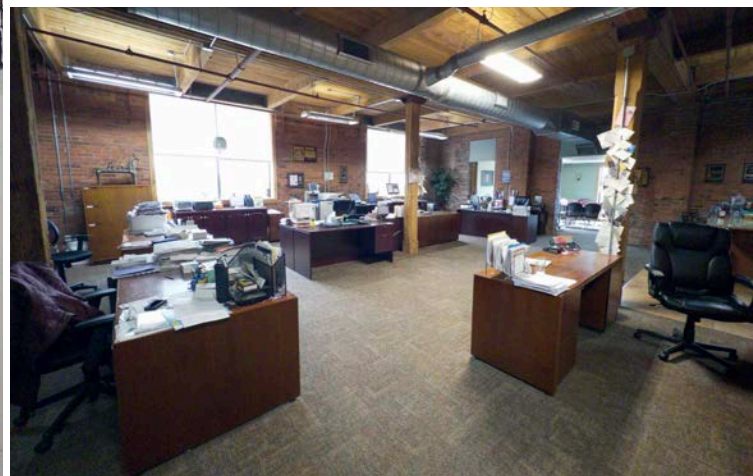
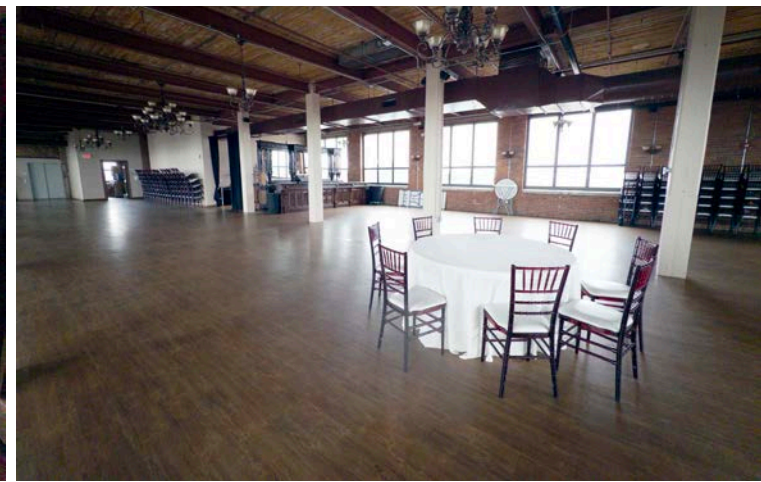
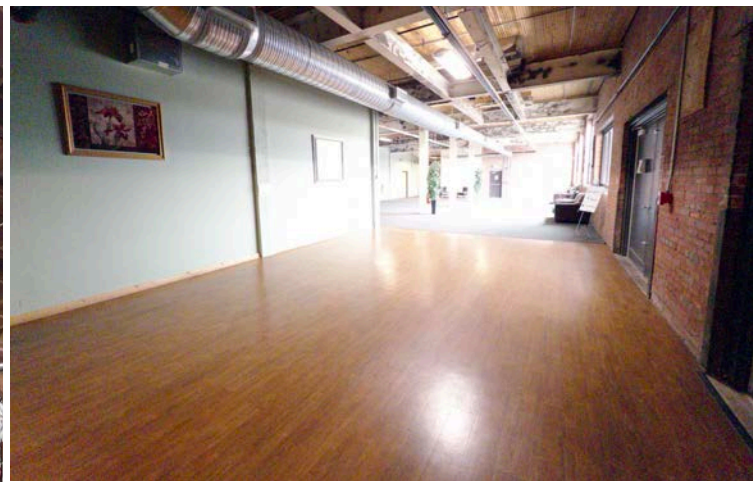
Lease Rate: \$12.00/SF NNN

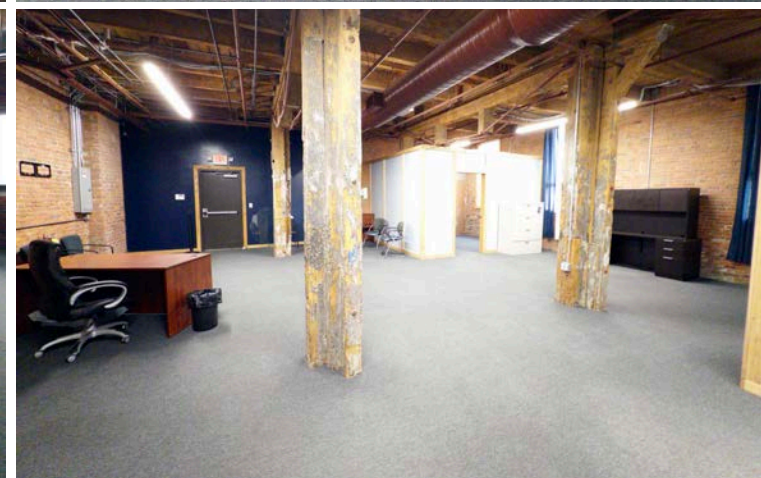
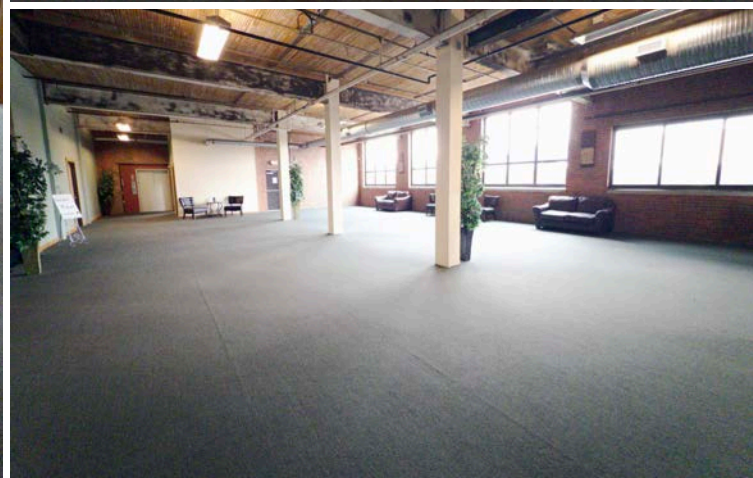
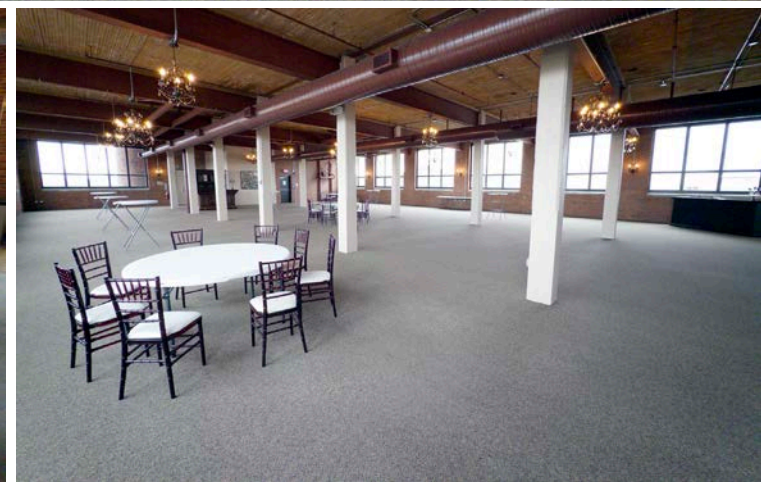
Floor Plan | First Floor

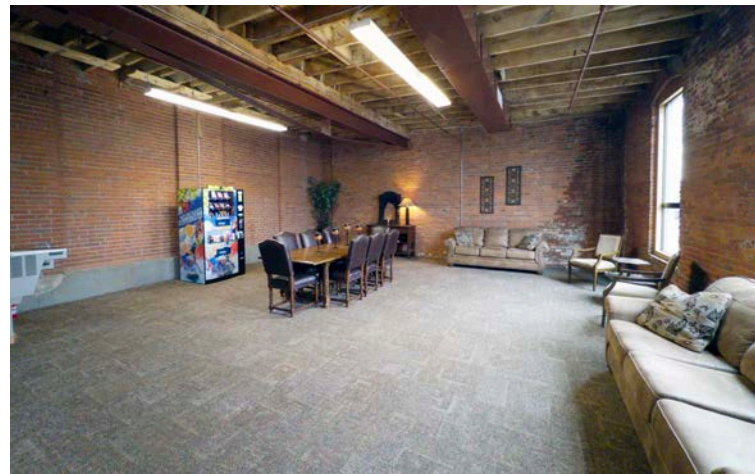
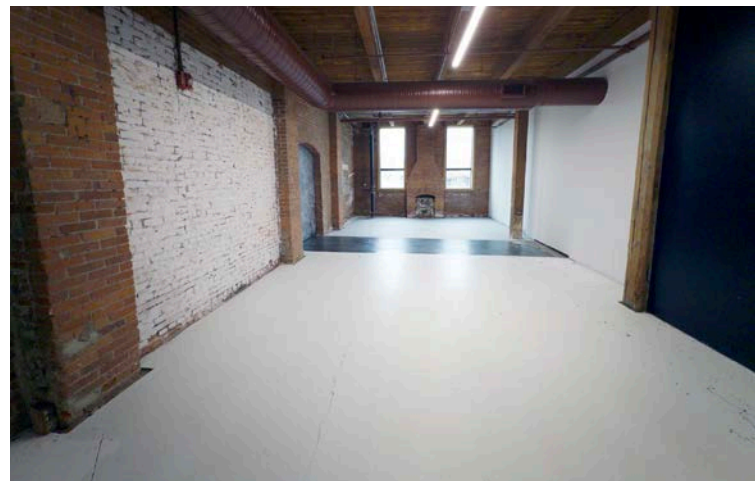


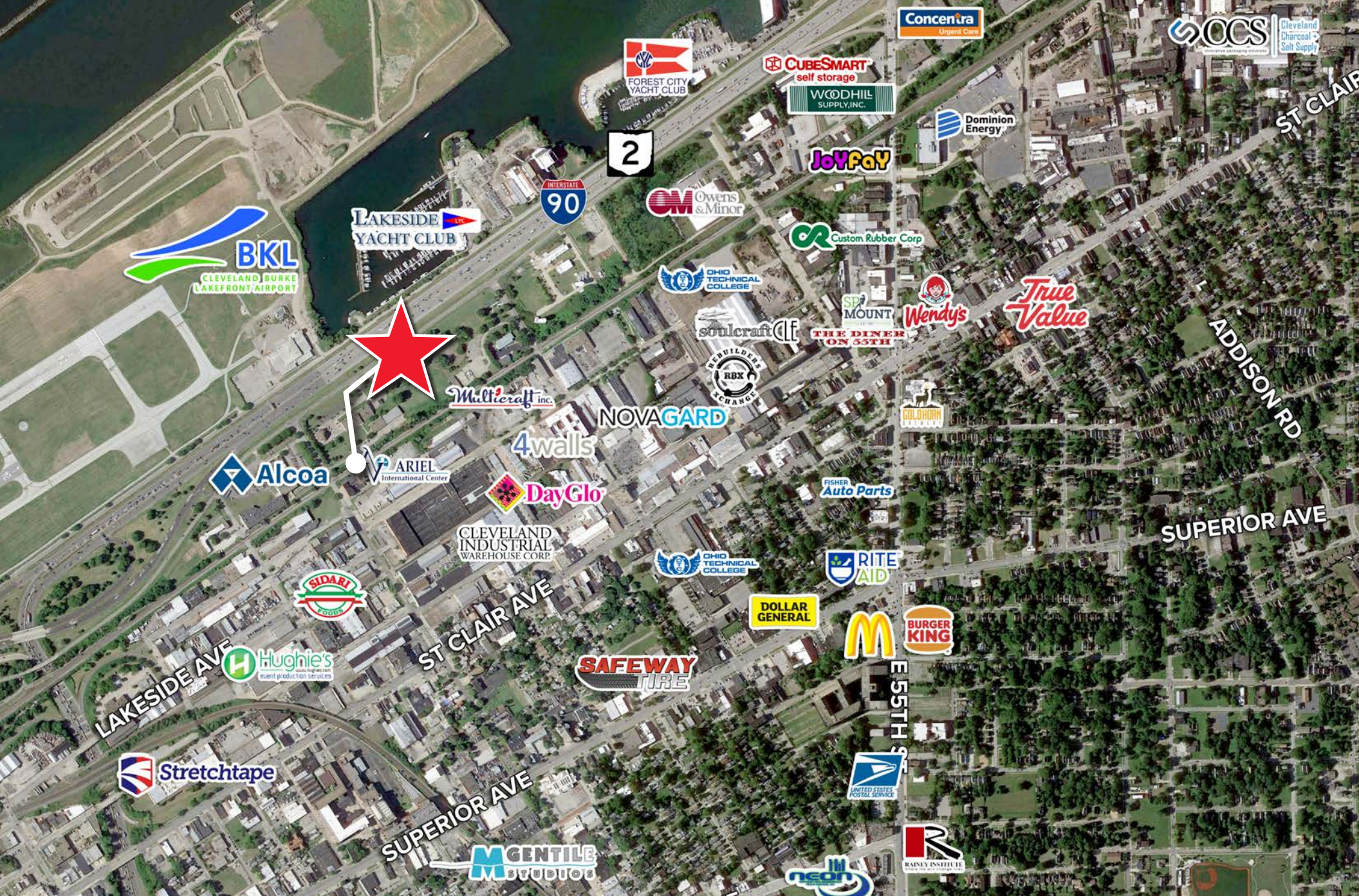
PARTIAL FIRST FLOOR PLAN
 1 EA NOT TO SCALE











213,103
Population
(2025 | 5 Mile)

34.08
Median Age
(2025 | 5 Mile)

100,824
Households
(2025 | 5 Mile)

\$70,973
Household Income
(2025 | 5 Mile)

11,168
Total Businesses
(2025 | 5 Mile)

158,968
Total Employees
(2025 | 5 Mile)

**1163 E 40TH STREET
CLEVELAND, OH 44114**

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