

*UNIQUE OPPORTUNITY IN THE HEART OF DOWNTOWN CLEVELAND*

**1020**

**BOLIVAR**

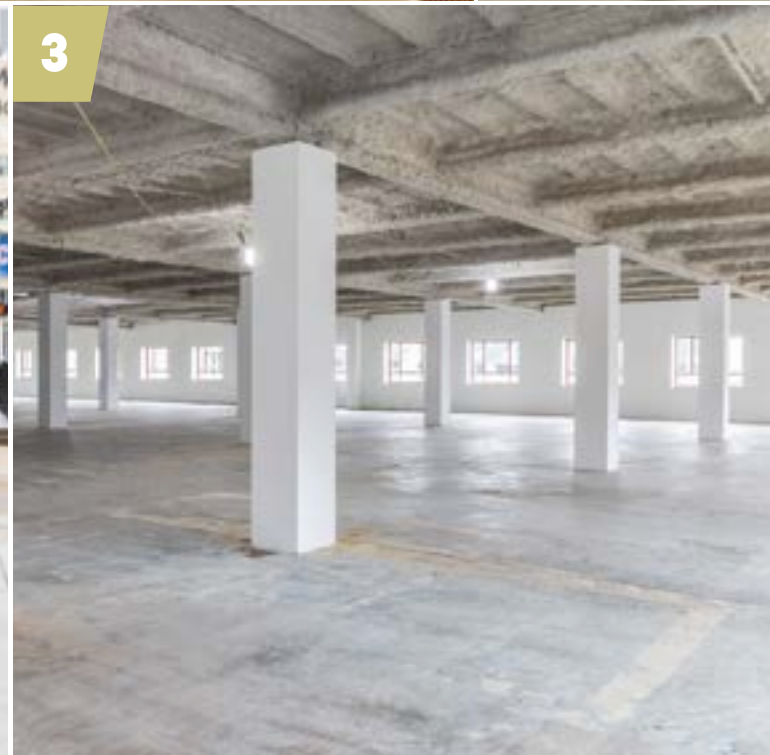
**108,507 SF FOR LEASE**

**REIMAGINE YOUR WORKPLACE**



# WELCOME TO 1020 BOLIVAR

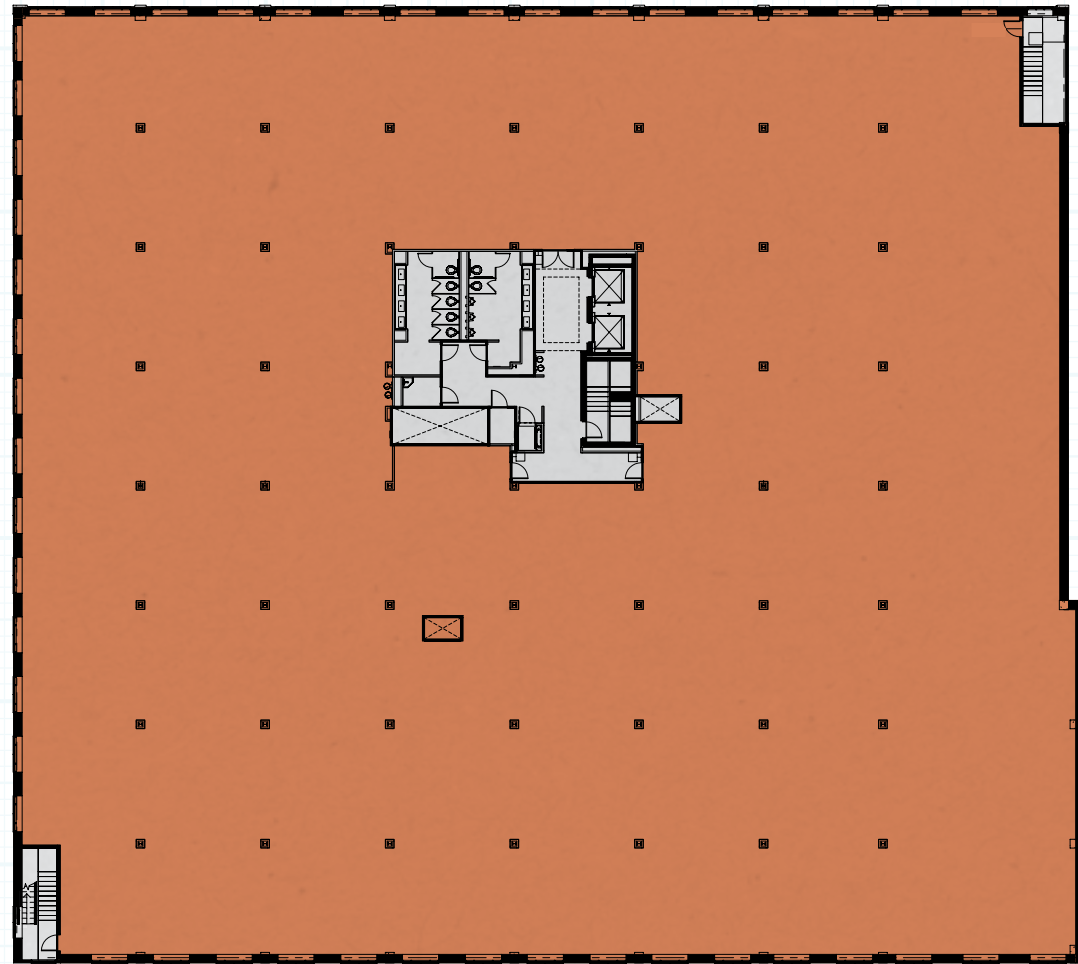
This unique, 108,507 s.f. building provides a flexible and exciting place to work, featuring on-site amenities and located just steps away from the heart of Downtown Cleveland. With large floor plates, and options to demise space, 1020 Bolivar offers a unique opportunity to recruit and retain top talent and bring excitement back into the workplace.



## BUILDING HIGHLIGHTS

- 1** A unique mix of fresh, modern, and industrial elements create a truly one-of-a-kind building.
- 2** Attached parking garage with above-market parking ratio of 3.7 / 1,000
- 3** Large floor plates with demising options
- 4** Located steps away from Progressive Field, Playhouse Square, and all the amenities of the CBD
- 5** Private rooftop terrace with uninterrupted view of Progressive Field
- 6** Tenant lounge with billiards and a wet bar
- 7** Easy access to I-71 & I-77

# FLOOR PLANS



**Standard 36,000 SF Floor Plan**

*with demising options*

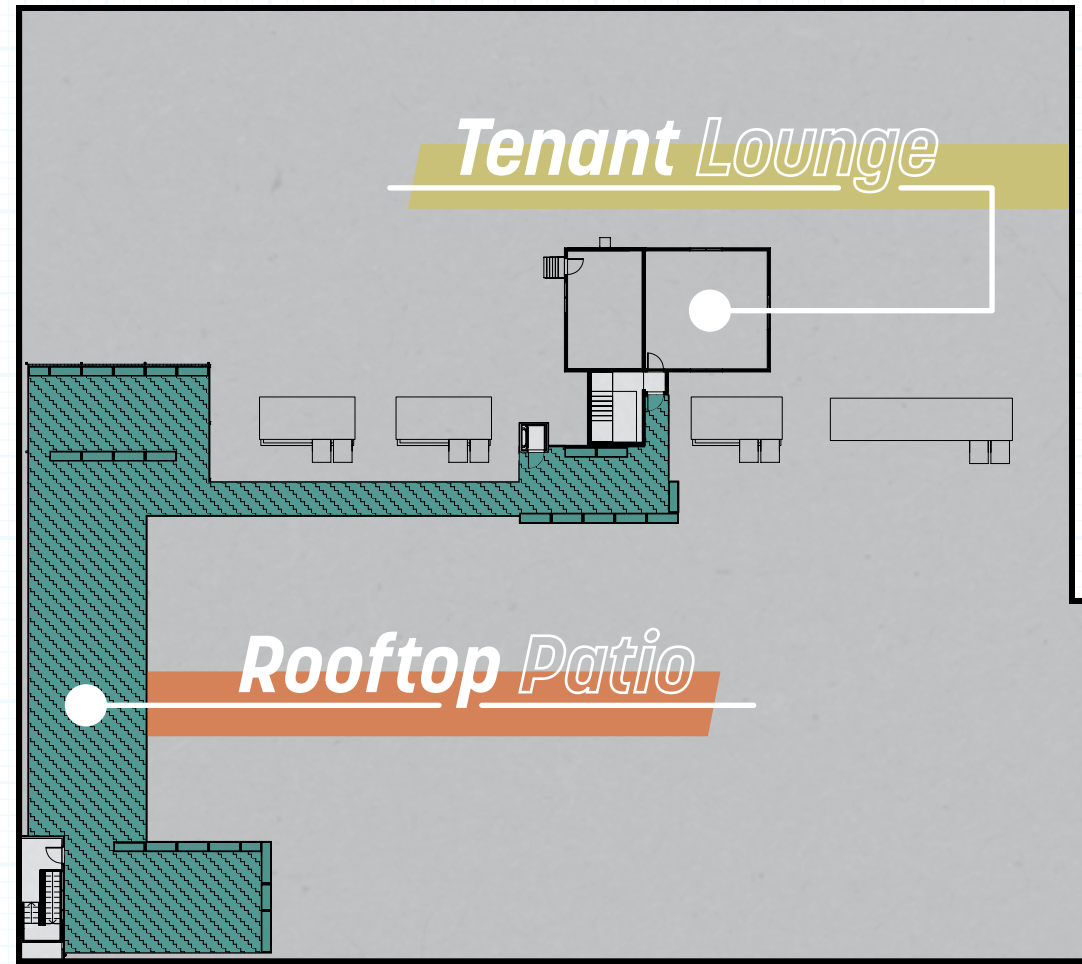
## Speculative Suite Options

 A detailed floor plan divided into several colored zones representing different tenant options and amenities. Each zone is labeled with its name and square footage.
 

- Tenant 5**: ± 8,027 USF (Orange zone, top left)
- Tenant 4**: ± 3,383 USF (Yellow-green zone, middle left)
- Tenant 3**: ± 3,257 USF (Light orange zone, bottom left)
- Tenant 1**: ± 6,647 USF (Blue zone, top right)
- Tenant 2**: ± 5,560 USF (Teal zone, bottom right)
- Conference Center**: ± 1,155 USF (Grey zone, middle right)
- Fitness Center**: ± 1,601 USF (Dark grey zone, middle right)

 The plan also includes various utility and storage areas labeled as IT, ELEC, STOR, and ADD'L STOR/BUILDING UTILITY. Restrooms for men and women are also shown.

# FLOOR PLANS



## TENANT LOUNGE



Rooftop Patio & Tenant Lounge Floor Plan



# TENANT LOUNGE



+

# ROOFTOP DECK



# LOCATION

## 1020 BOLIVAR



EAST  
4TH ST.

ROCKET MORTGAGE  
FIELD HOUSE

PLAYHOUSE SQUARE

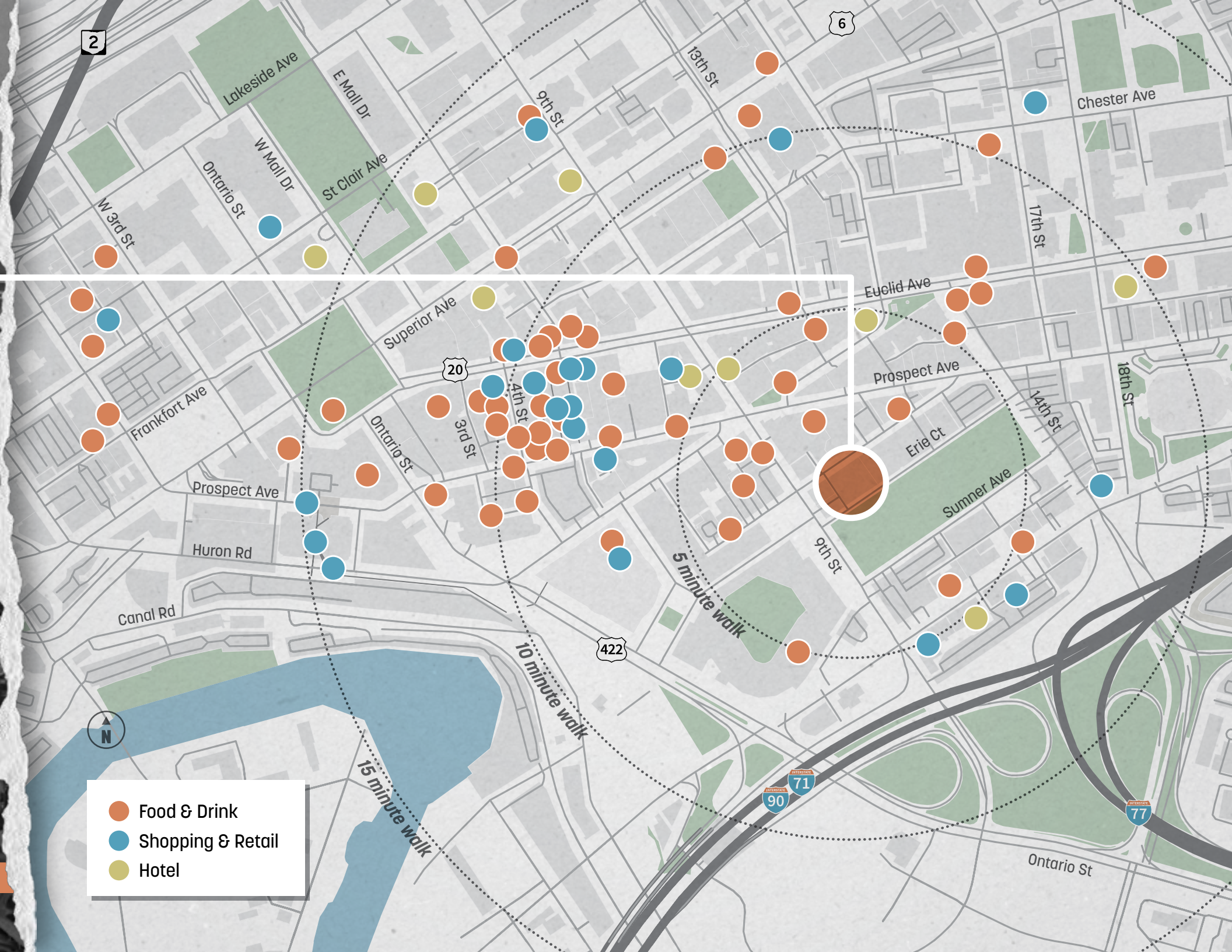
CLEVELAND BROWNS STADIUM

PROGRESSIVE FIELD



[Click here to watch  
the 1020 Bolivar video](#)

- Food & Drink
- Shopping & Retail
- Hotel



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# 1020 BOLIVAR

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