



CLASS.  
CONVENIENCE.  
AMENITIES.  
VIEWS.

1020 Bolivar Road  
Cleveland, Ohio

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## MENTIONABLES

- Total Building SF: 145,000 SF
- Ability to add floors to the building
- 400 available parking stalls controlled by ownership
- City of Cleveland is motivated to create a best-in-market incentive package
- Easy access to I-77 and I-90
- Located in the CBD with an array of amenities

## EASE OF PARKING

1020 Bolivar Road can offer best-in-class amenities that include 400 parking spaces for an above-market parking ratio of 3.7/1,000 SF

1020 Bolivar is a historic renovation opportunity in downtown's most desirable neighborhood. The building offers over 145,000 SF of construction-ready office space with amenities like a rooftop terrace, walkability to Progressive Field and Rocket Mortgage Fieldhouse, and easy access to all major transportation. The property offers 400 ownership-controlled parking spaces, which is over triple the ratio for CBD office property.





1020 Bolivar is located in the heart of Cleveland's entertainment amenities with walkability to Gateway District venues (Progressive Field & Rocket Mortgage Fieldhouse, Playhouse Square, dining options, and many other attractions).



Lobby upgrades, streetscaping and exterior improvements immediately underway in summer of 2019



# DOWNTOWN

# CLEVELAND



**Rocket Mortgage Fieldhouse attracts over 2 million visitors to over 200 events per year**



**\$160 million in investment completed in 2018 with \$8 billion in investment completed, underway and planned**



**105,000 jobs - Highest concentration of jobs in Ohio**



**17,500 residents in Downtown Cleveland, with six (6) residential neighborhoods**



**Over 30 new retail shops and restaurants in 2018**





Rocket Mortgage Fieldhouse attracts over 2 million visitors to 200+ events per year

ROCKET Mortgage FIELDHOUSE

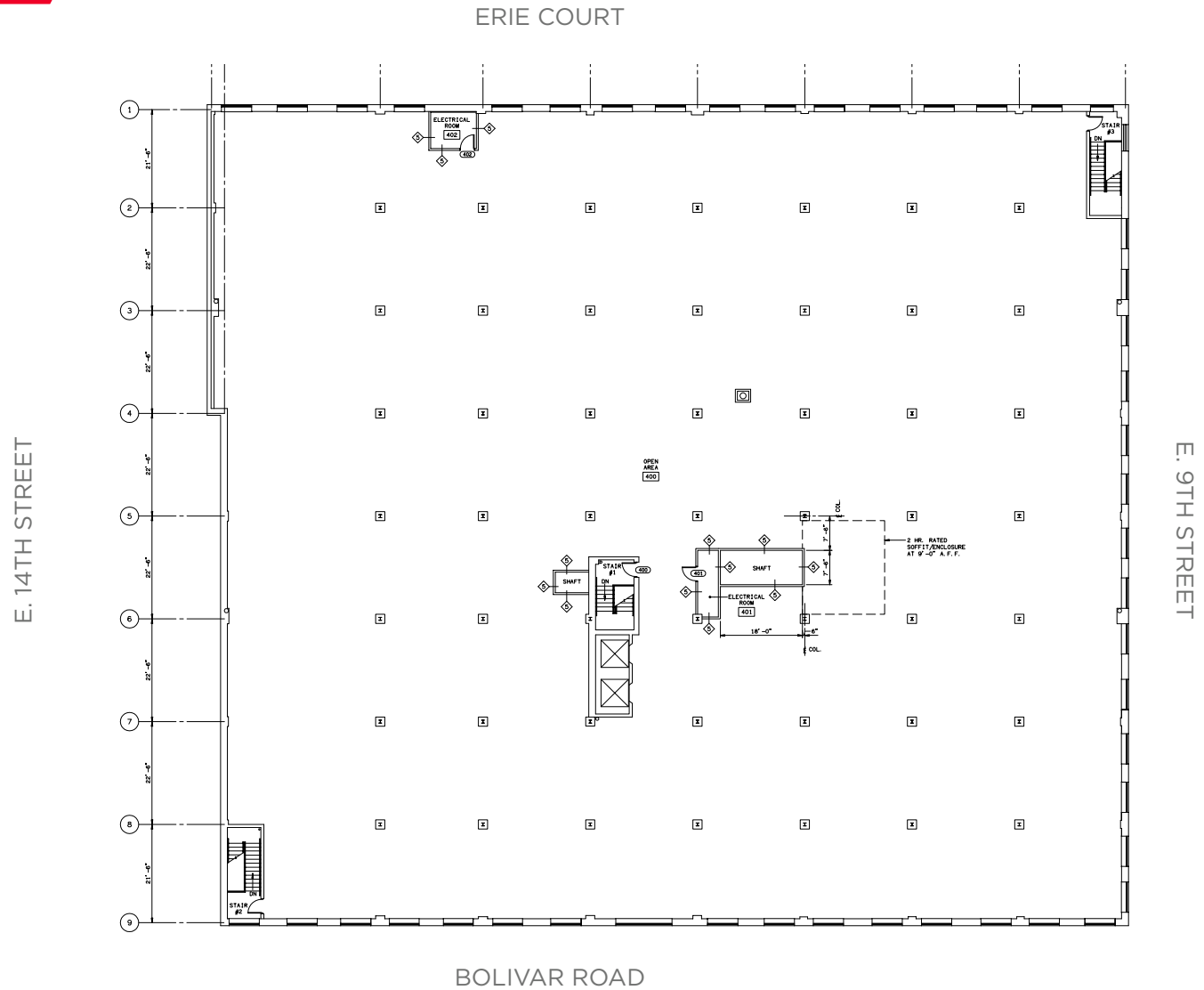
PROGRESSIVE FIELD

1020 Bolivar Road





STANDARD FLOOR PLAN  
36,000 SF



# ROOF TERRACE RENDERINGS



**ROOF TERRACE**  
SOMERA ROAD - 1020 BOLIVAR - AUGUST 05, 2019



**ROOF TERRACE**  
SOMERA ROAD - 1020 BOLIVAR - AUGUST 05, 2019



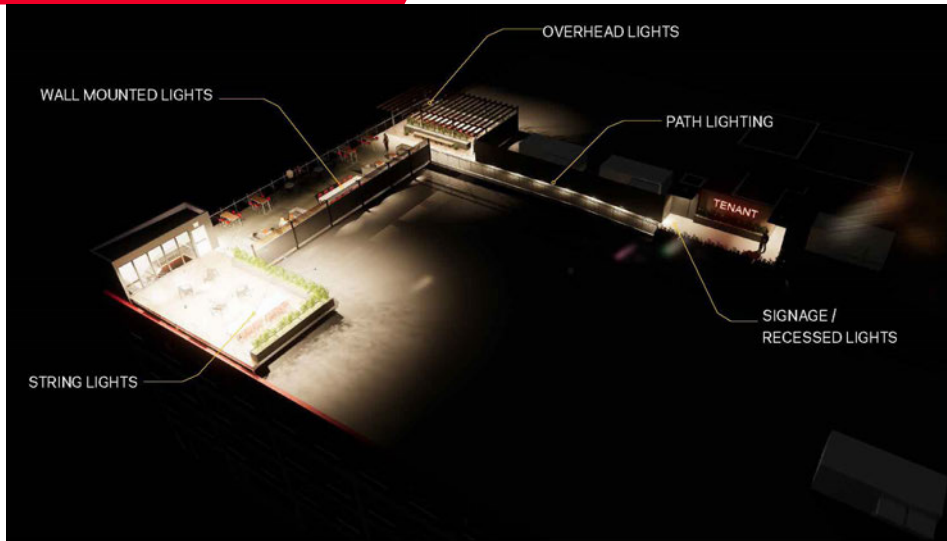
**ROOF TERRACE**  
SOMERA ROAD - 1020 BOLIVAR - AUGUST 05, 2019



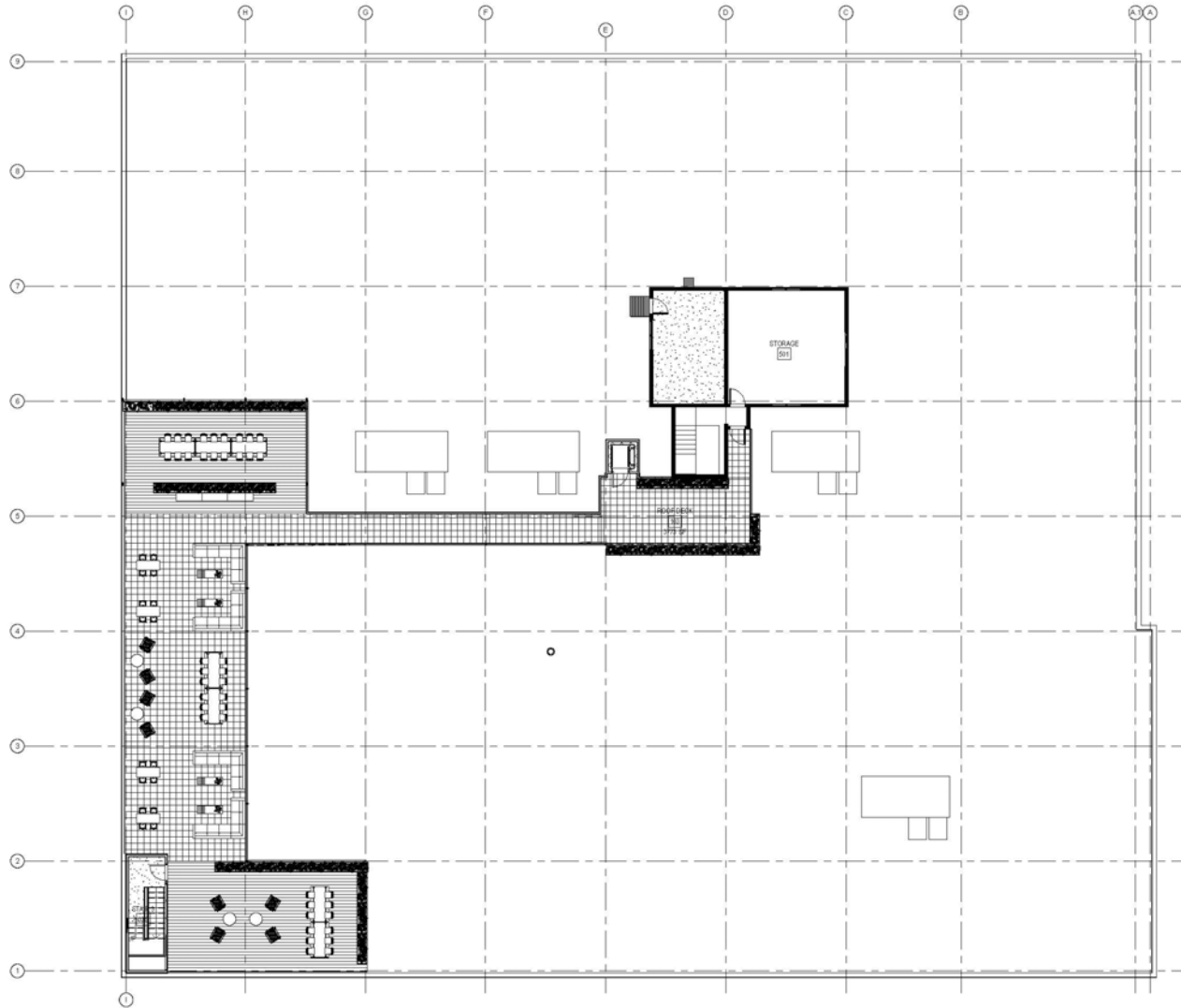
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