



EXPERIENCE THE BOLIVAR BUILDING

OWNED BY THE FRANGOS GROUP
Driving economic development in The Gateway District

A historic building located in the heart of the Gateway District in Downtown Cleveland available For Sale or Lease.

Featuring ground level parking for over 70 vehicles, views from inside Progressive Field, naming rights, and a newly planned lobby renovation.

1020 Bolivar Road, Cleveland, Ohio 44115

Number of Floors	4
Square Footage	36,169 RSF per floor (108,507 total)
Office Rental Rates	\$10.00-\$12.50 per rentable SF, modified gross
Tenant Improvements	Negotiable
Operating Expense Adjustments	Tenants pay their pro rata share of increases (if any) in operating expenses and real estate taxes over a base year.
Utilities	Tenant responsible for pro rata share of building utility costs for Electric and Water
Parking	Attached ground level parking garage and several additional garages and surface lots offered by same owner in the area surrounding the building.

Building For Sale

Floors 2-4 are separate condominium's and are available for purchase.

Asking Price	Floor 2: \$2,650,000
	Floor 3: \$1,950,000
	Floor 4: \$1,750,000
	Entire Building Including Parking: \$7,900,000



For leasing information contact:

Steve Spithas 216-621-9255 Ext:134

sspithas@usaparking.com

1325 Carnegie Avenue, Cleveland, OH 44115

www.thefrangosgroup.com

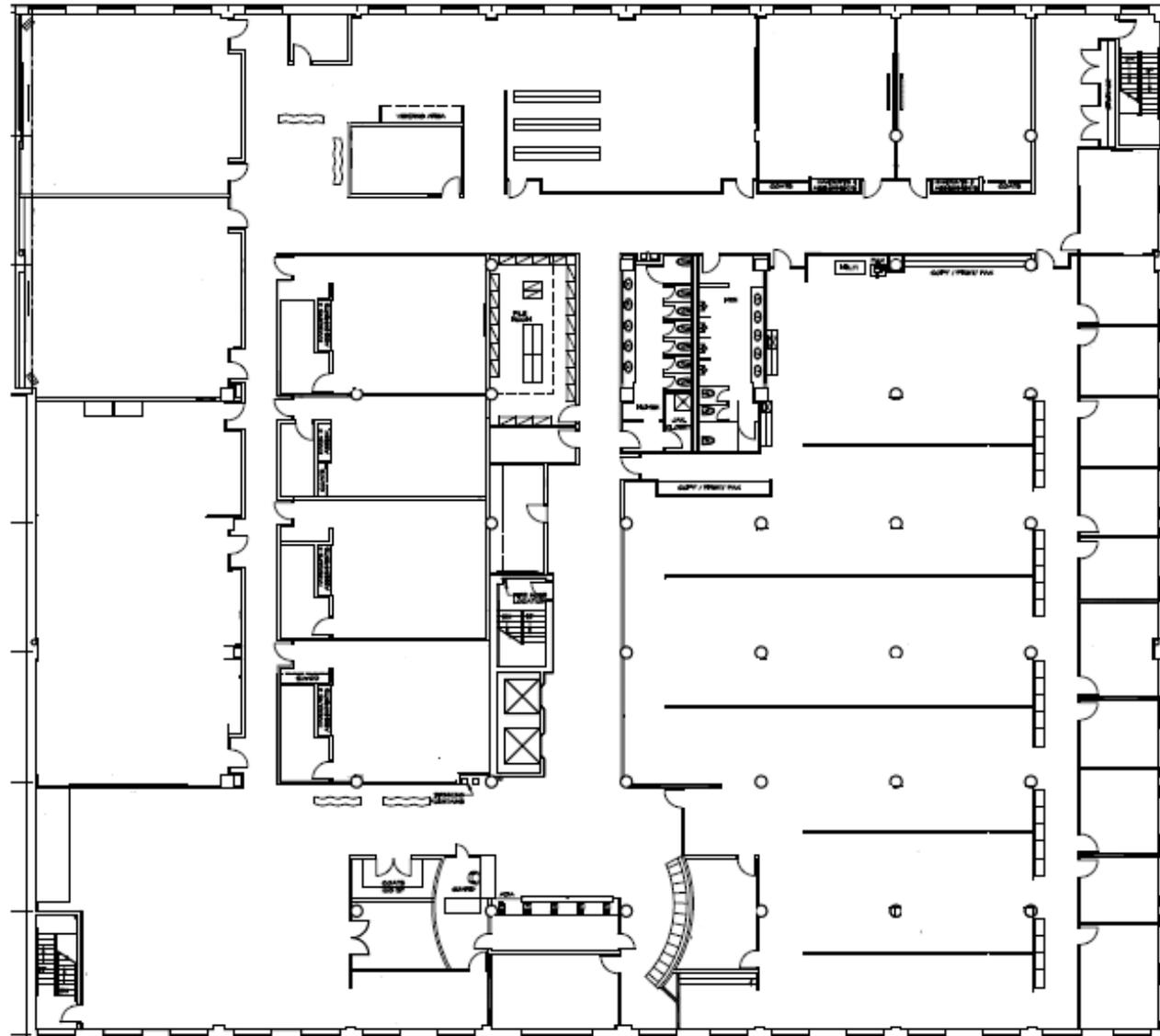


THE BOLIVAR BUILDING– FLOOR 2

1020 Bolivar Road, Cleveland, Ohio 44115

36,169 SF of
built out office
space.

Sale Price:
\$2,650,000



SECOND FLOOR PLAN

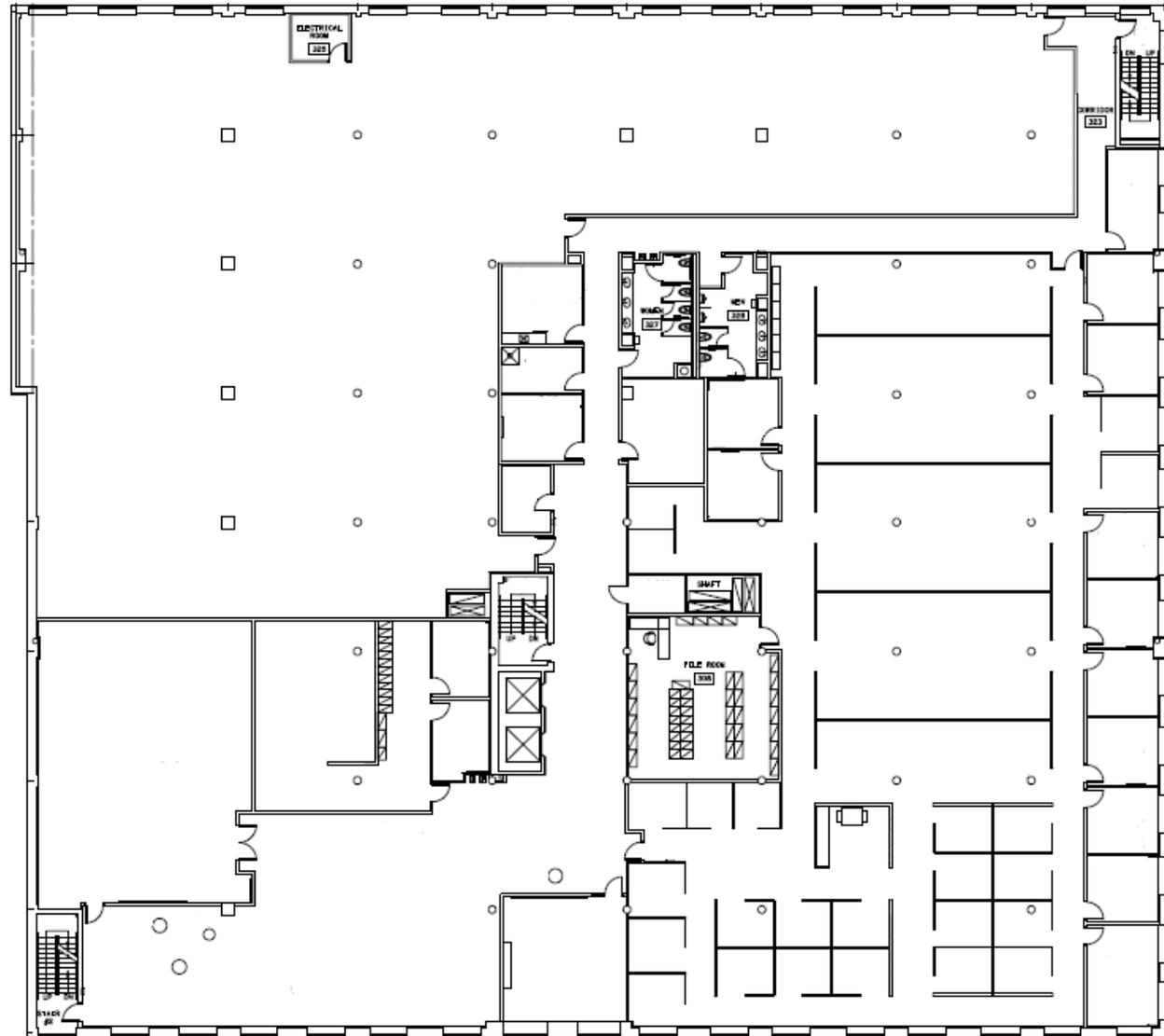


THE BOLIVAR BUILDING— FLOOR 3

1020 Bolivar Road, Cleveland, Ohio 44115

24,000 SF of built out office space and 12,000 SF of unfinished space.

Sale Price:
\$1,950,000



THIRD FLOOR



THE BOLIVAR BUILDING– FLOOR 4

1020 Bolivar Road, Cleveland, Ohio 44115

36,169 SF of unfinished space.



Sale Price:
\$1,750,000