

Rare Office Opportunity for Users and Investors

For Sale or Lease | 1231 Superior Avenue, Cleveland, Ohio 44114



HMW LAW OHIO TRIAL ATTORNEYS



1231 Superior Ave

Located in the heart of Downtown Cleveland, 1231 Superior Avenue presents a rare opportunity for both users and investors. The three-story, ±17,298 SF building offers flexible retail and office space along Superior Avenue, an emerging corridor with growing activity and convenient access to nearby dining like Masthead Brewing, entertainment, and cultural attractions including Playhouse Square.

Property Highlights

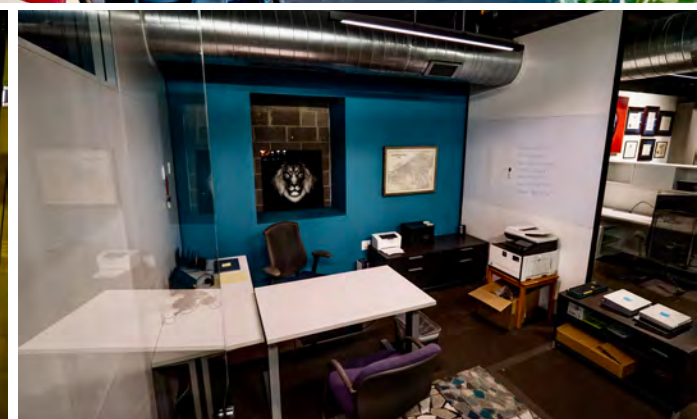
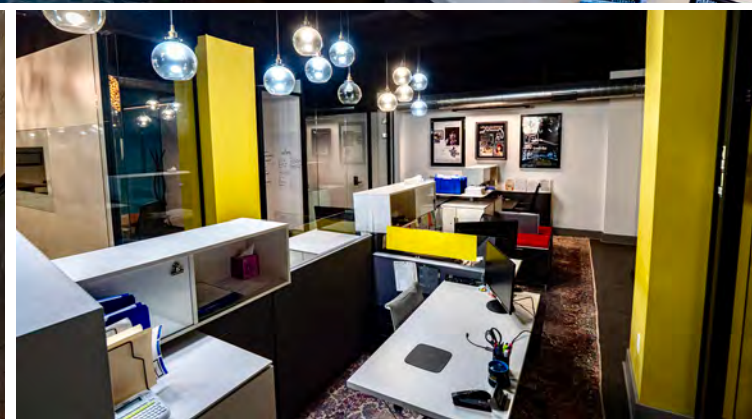
- Floor 1: Retail/office-ready in white box condition with Superior Avenue frontage
- Floor 2: Fully built-out Class A office space, move-in ready
- Floor 3: White box space ideal for office or creative studio use
- Unique Feature: Freight elevator with street-level access, a rare downtown convenience
- Roof Access: Potential for rooftop activation or private tenant use
- Abundant surface lots and garages nearby
- Walkable to Playhouse Square, courthouses, and CBD amenities, with excellent highway and transit accessibility
- Flexible lease options by floor or full building
- Sale opportunity perfect for an owner-user headquarters or an investor seeking a highly adaptable downtown property

View Property Video 



Quick Stats

Building Size	±17,298 SF
Parcel	102-22-041
Average Floorplate	±5,766 SF
Floors	Three (3)
Sale Price	\$1,399,000
Lease Rate	Contact Broker



255,390

Population
(2025 | 5 Mile)

34.5

Median Age
(2025 | 5 Mile)

118,798

Households
(2025 | 5 Mile)

\$67,462

Household Income
(2025 | 5 Mile)

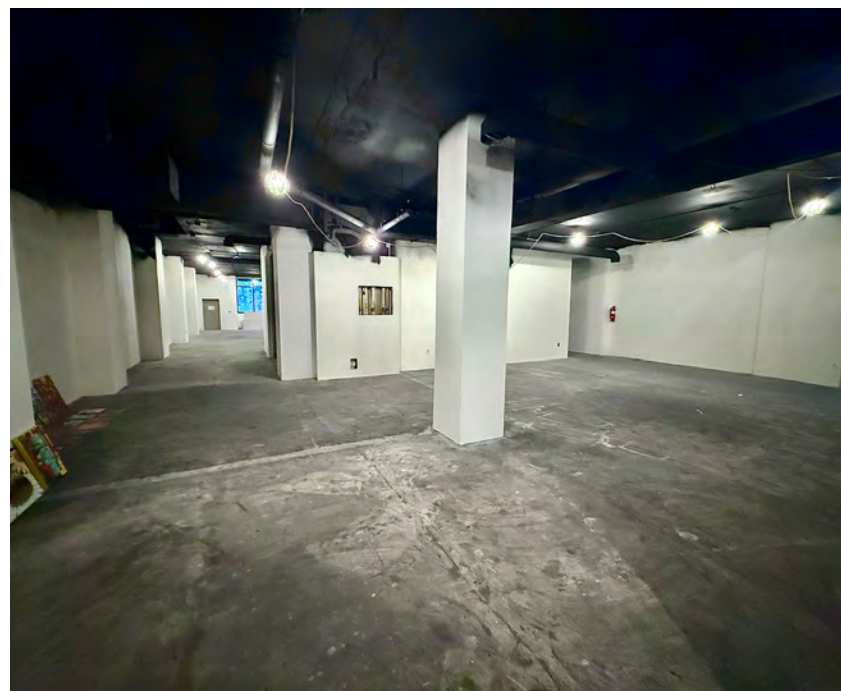
12,269

Total Businesses
(2025 | 5 Mile)

179,507

Total Employees
(2025 | 5 Mile)

First Floor Shell Space



Parking

1. 1111 Superior Garage
509 spots
\$20/day
\$220/monthly (reserved 3rd floor space)
2. 1701 E. 12th Garage (Reserve Square Garage)
955 spots
\$13/day
\$155/month
3. 1411 E. 9th Garage (Cathedral Plaza Garage)
562 spots
\$8/day
\$177.50/month
4. 1801 E. 12th Garage (The Luckman)
\$8/day
\$172.80/month
5. 999 Chester Ave (Huntington Garage)
1128 spots
\$13/day
\$179/month | \$222/month (reserved)
6. 801 Rockwell Ave Garage
457 spots
\$8/day
\$175/month | \$205/month (reserved)
7. 1258 St Clair Lot
152 spots
\$8/day
\$160/month
8. 1100 Rockwell Ave Lot
102 spots
\$8/day
9. 1506 Superior Ave Lot
350 spots
\$5/day
\$85/month



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.



**1231 SUPERIOR AVENUE
CLEVELAND, OHIO 44114**

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