

# 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
- Event center on site

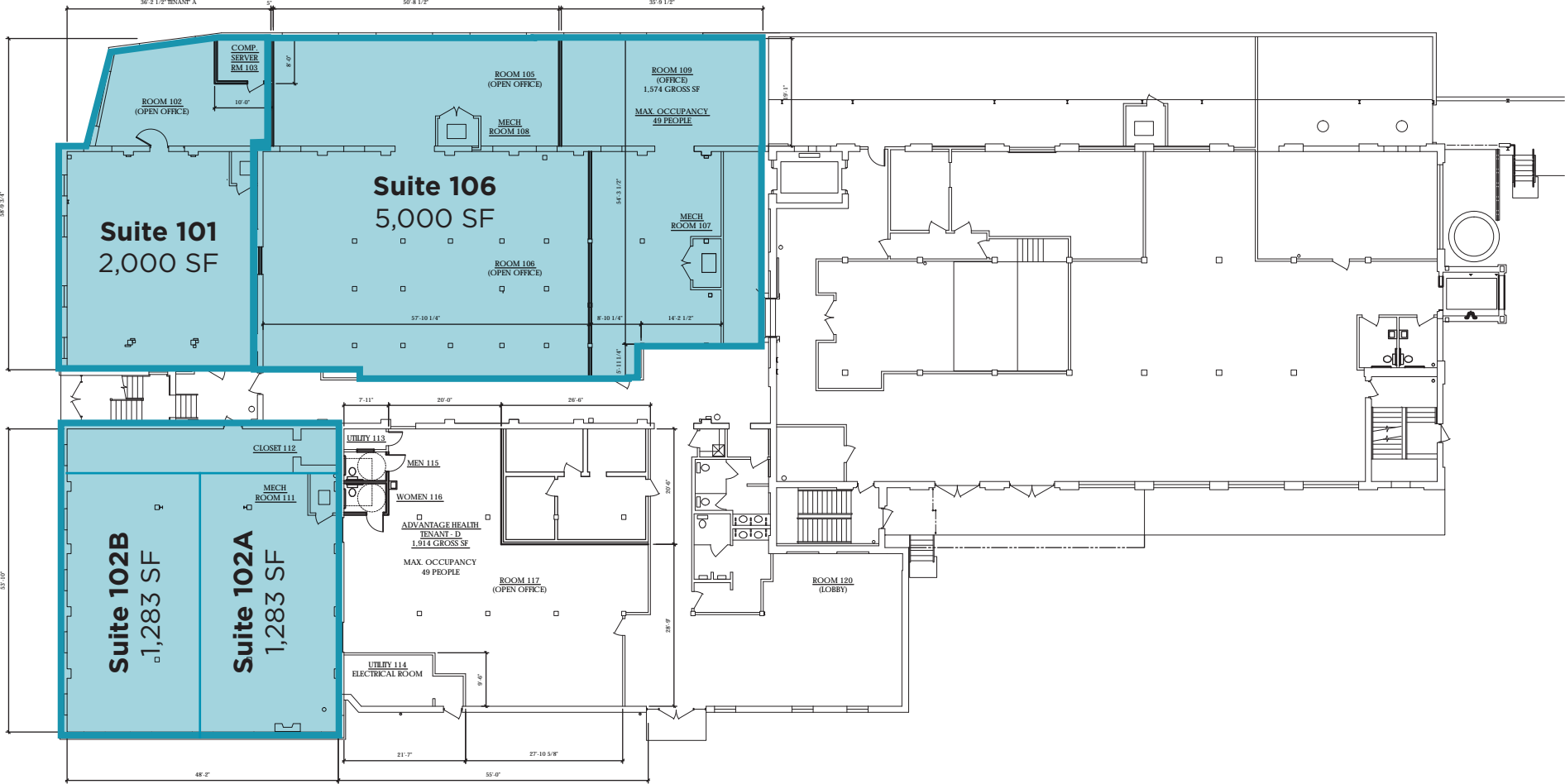
**Lease Rate: \$12.00/SF NNN**



## Availability

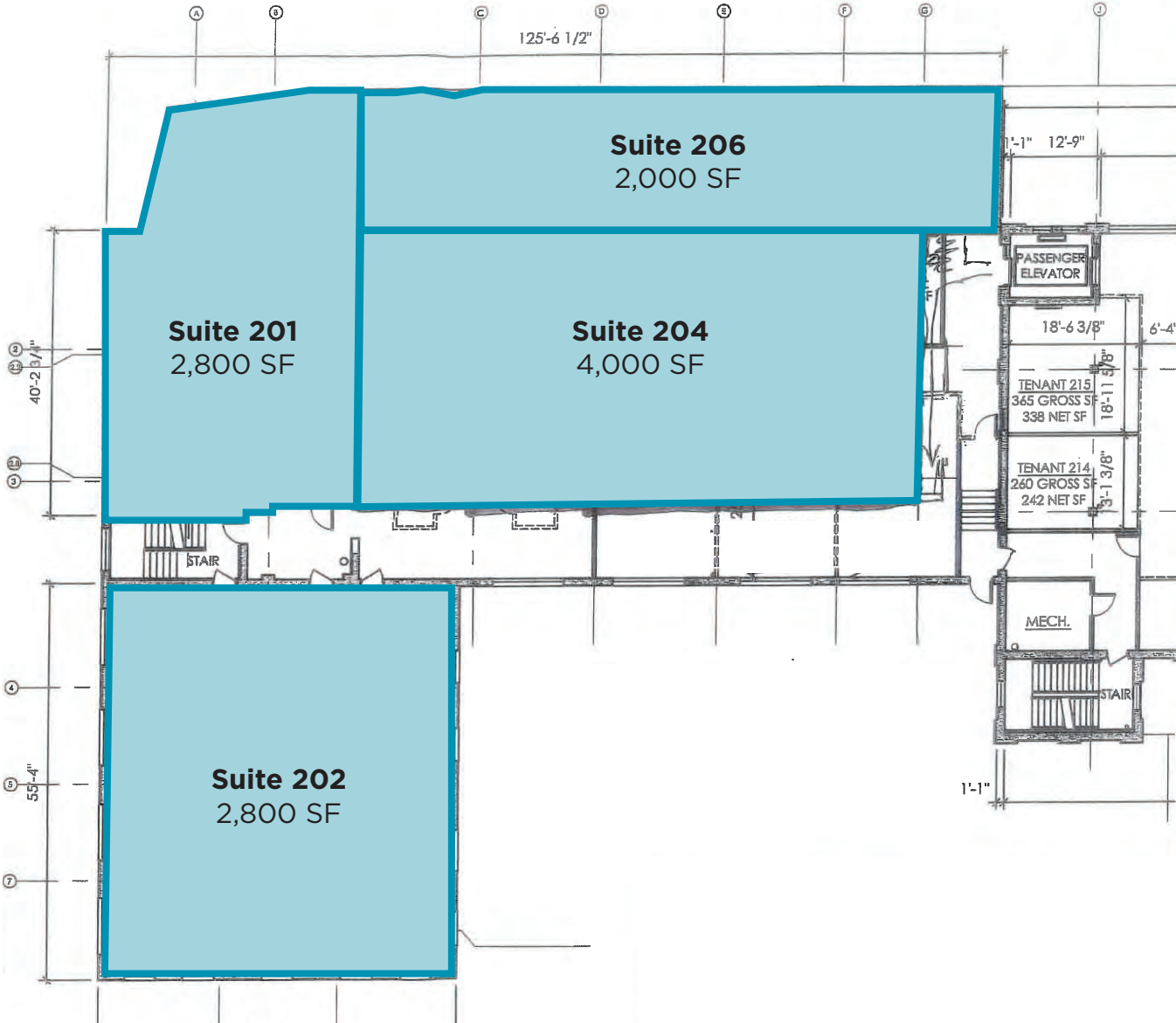
Suite	Size	Max Contiguous
101	2,000 SF	2,000 SF
102A	1,283 SF	2,566 SF
102B	1,283 SF	2,566 SF
106	5,000 SF	5,000 SF
201	2,800 SF	2,800 SF
202	2,800 SF	2,800 SF
204	4,000 SF	6,000 SF
206	2,000 SF	6,000 SF
210	3,836 SF	3,836 SF
301	1,500 SF	4,300 SF
303	2,800 SF	4,300 SF

# Floor Plan | First Floor

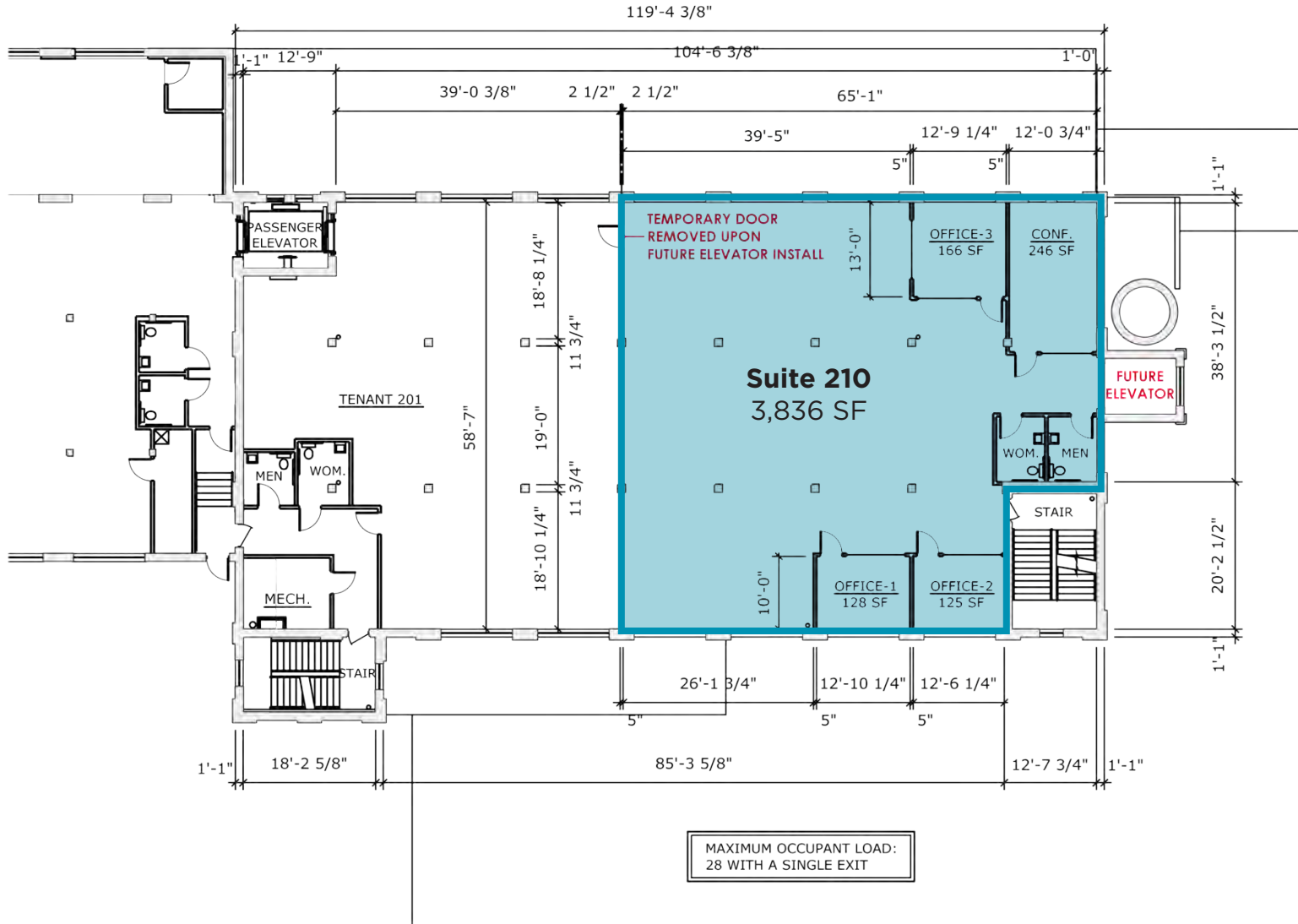


1  
EA  
PARTIAL FIRST FLOOR PLAN  
NOT TO SCALE

# Floor Plan | Second Floor

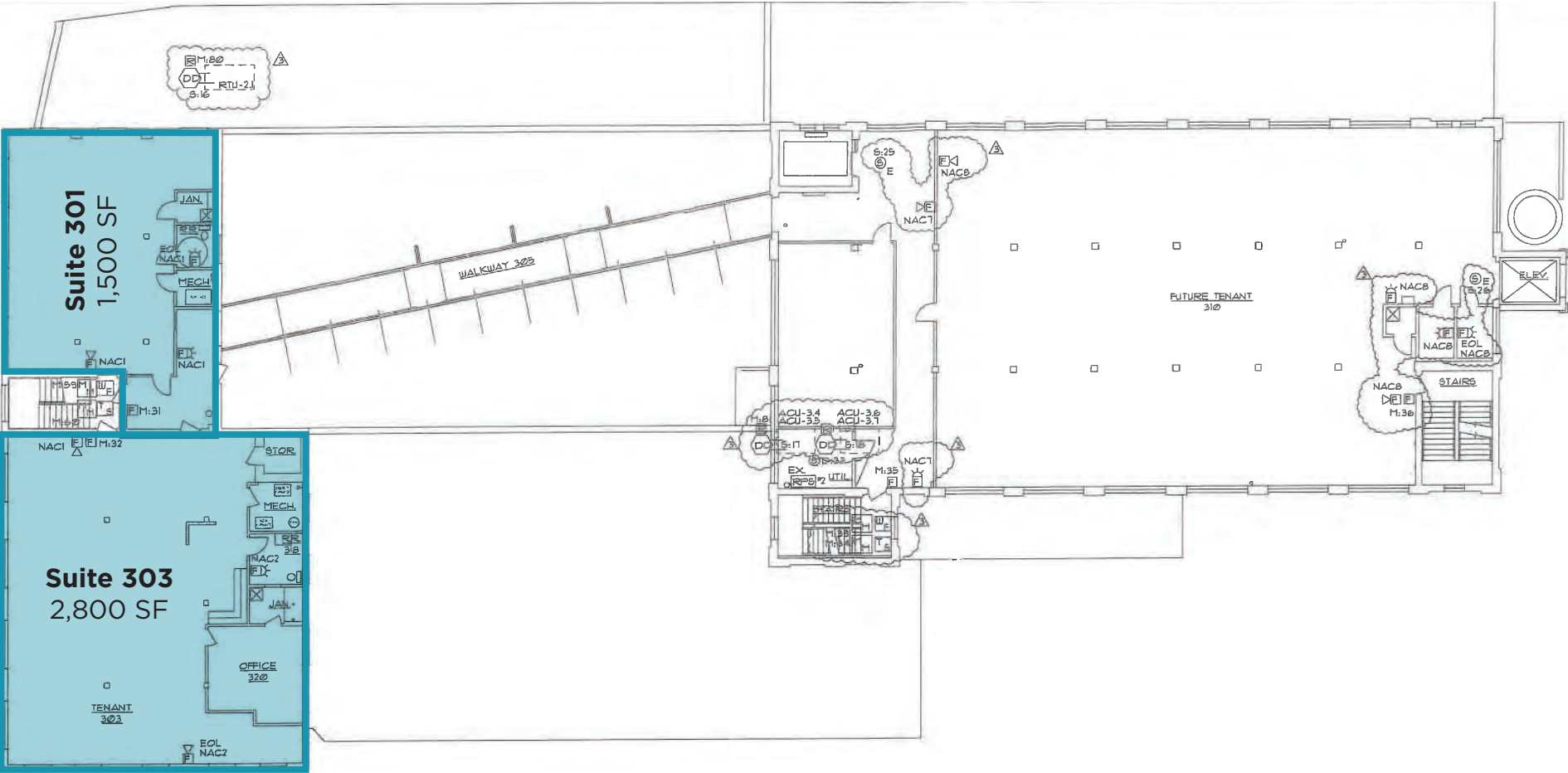


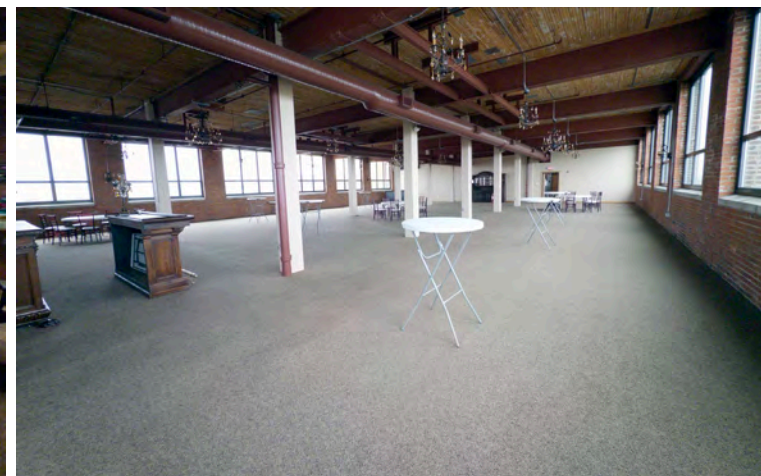
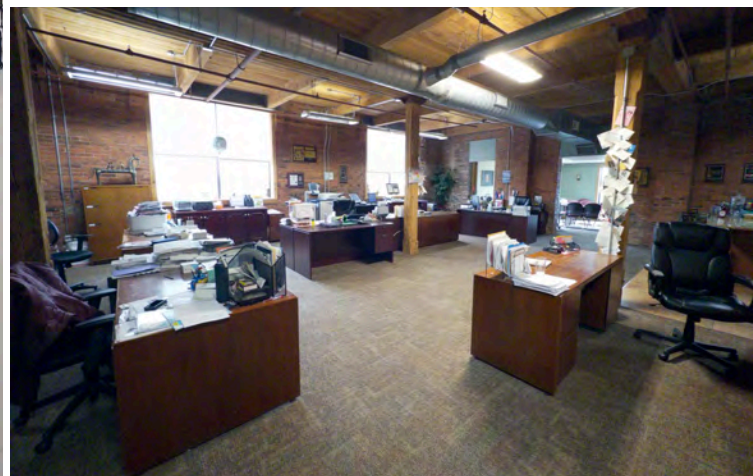
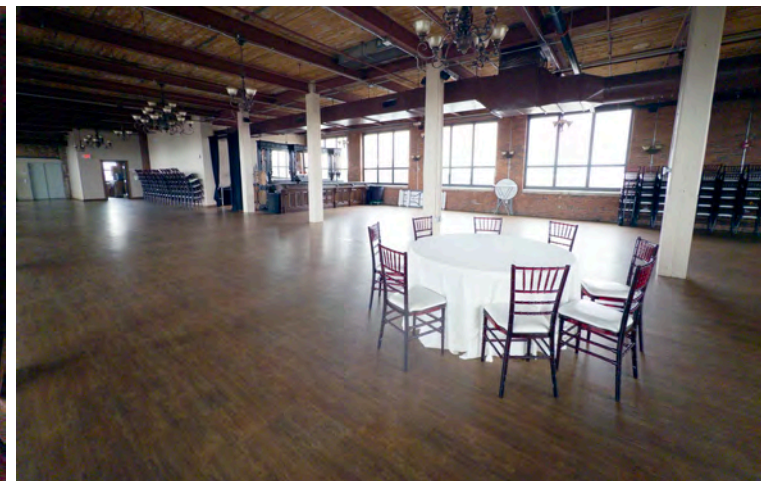
# Floor Plan | Second Floor

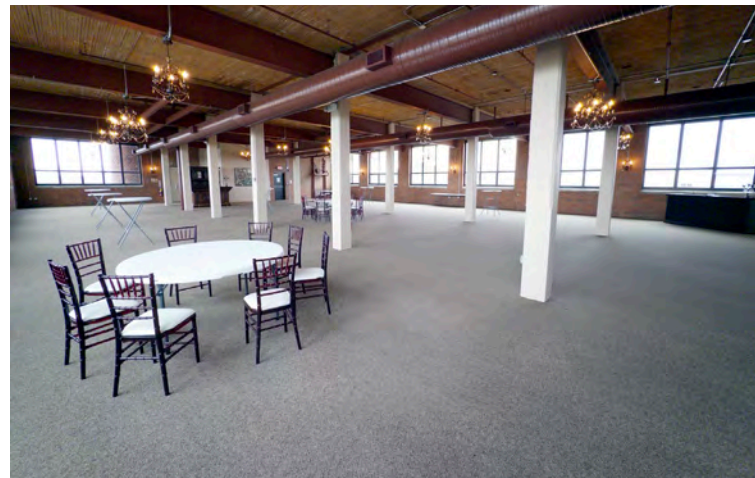


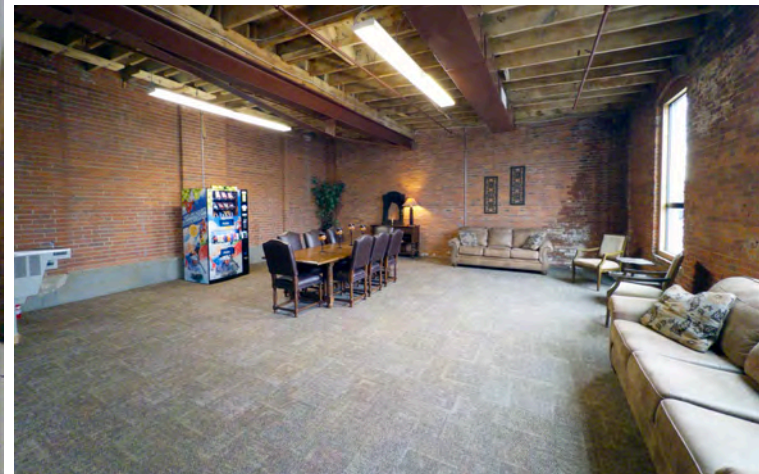
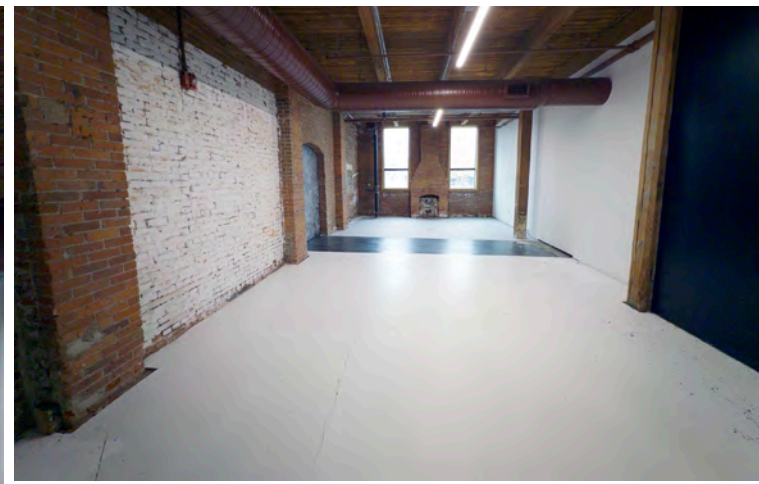
MAXIMUM OCCUPANT LOAD:  
28 WITH A SINGLE EXIT

# Floor Plan | Third Floor











**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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