

AVAILABLE FOR LEASE OR SALE

1432 E 41ST ST & 1457 E 40TH ST,
CLEVELAND, OH 44103

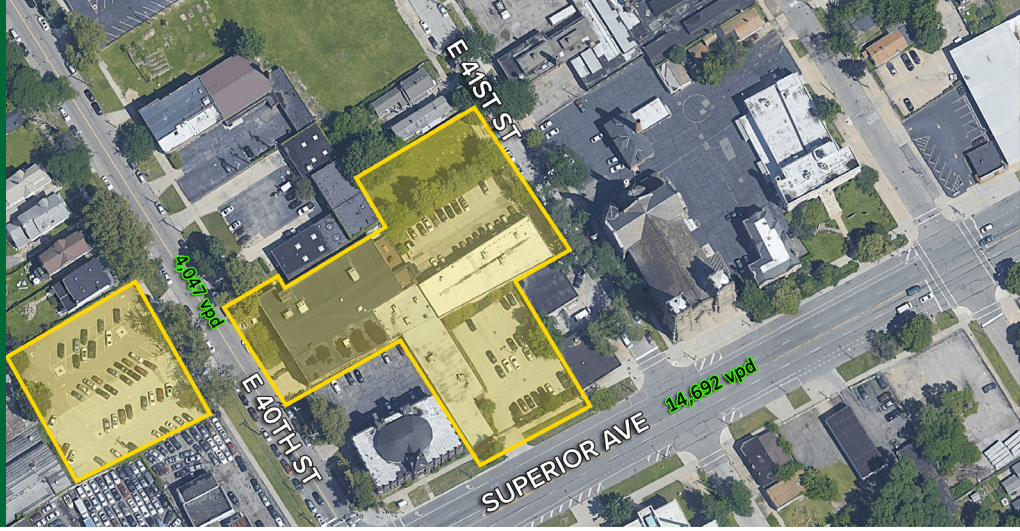




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FLOOR PLAN

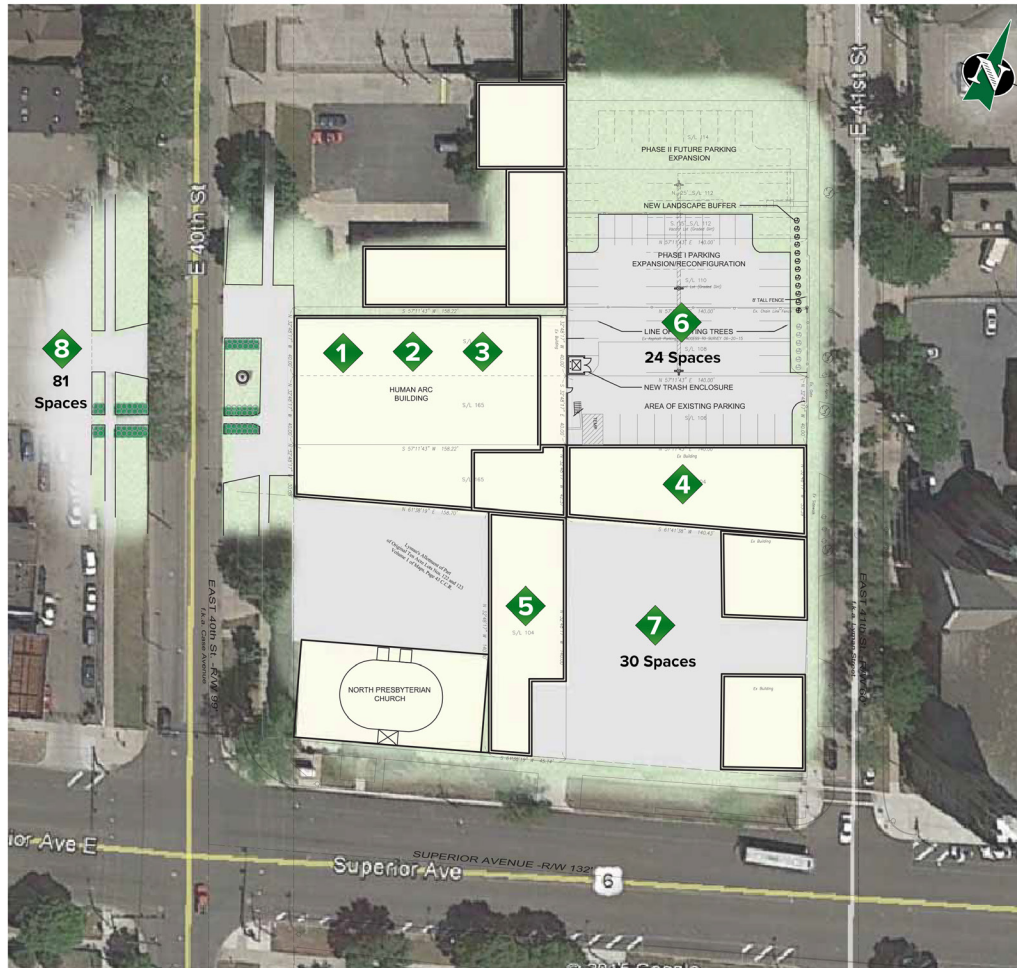


Human Arc Headquarters

1457 E 40th Street, Cleveland, Ohio 4103. Highest quality historic brick and beam headquarters. Office loft with an excellent combination of private and open offices. Great ceiling heights and over 120 gated parking spaces.

Main Building 1,2,3

- Main floor: 14,000 SF
- 2nd floor: 13,000 SF
- Basement: 5,000 SF
- 15 offices
- 6 conference rooms
- 2 lobbies/lunchrooms
- 5 restrooms
- Elevator room/water/gas
- 1 mail room/1 storage room
- 2 docks
- Basement/floor 2 CEI not supported with generator
- Main floor CEI supported with generator



Building 4

- 6,500 SF
- 1 office
- 2 conference rooms
- Restrooms M/F
- Water/gas/C.P.P
- 3 rooftop HVAC units
- Not supported with generator

Building 5

- 6,350 SF
- 4 offices
- 2 rooftop HVAC units
- CEI/ no water
- Supported by generator

Totals

- 40,000 SF
- CEI: 800 amp
- CPP: 400 amp
- 124 KW generator
- 14 rooftop HVAC units
- 20 offices
- 8 conference rooms

Parking Lots

- 6 - 24 parking spaces
- 7 - 30 parking spaces
- 8 - 81 parking spaces

PROPERTY OVERVIEW

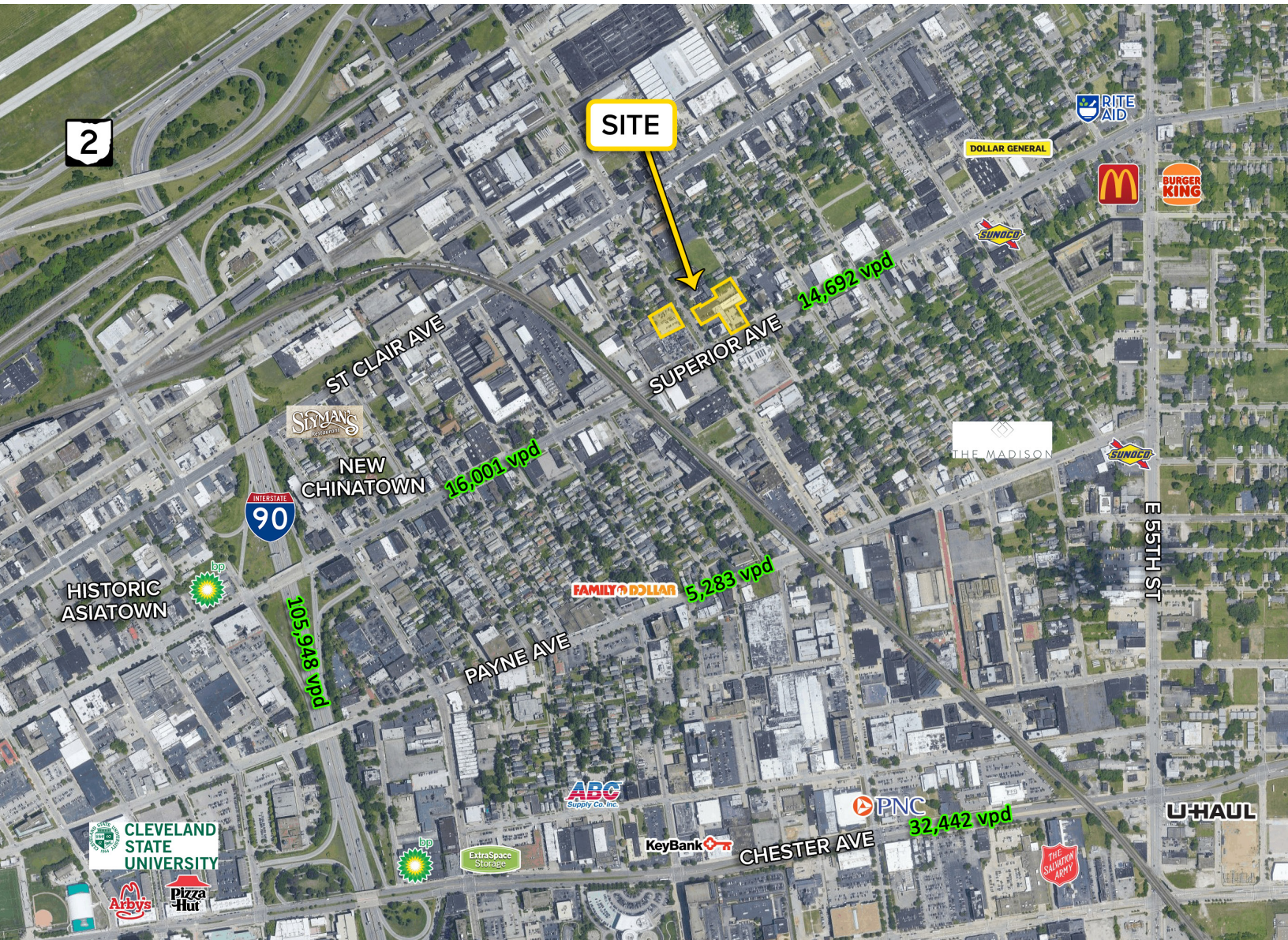
- Highest quality historic brick and beam headquarters
- Office loft with an excellent combination of private and open offices
- Great ceiling heights and over 120 gated parking spaces
- **For Lease:**
From 5,000–40,000 SF



SITE PLAN



MACRO AERIAL



BUILDING PHOTOS



INTERIOR PHOTOS

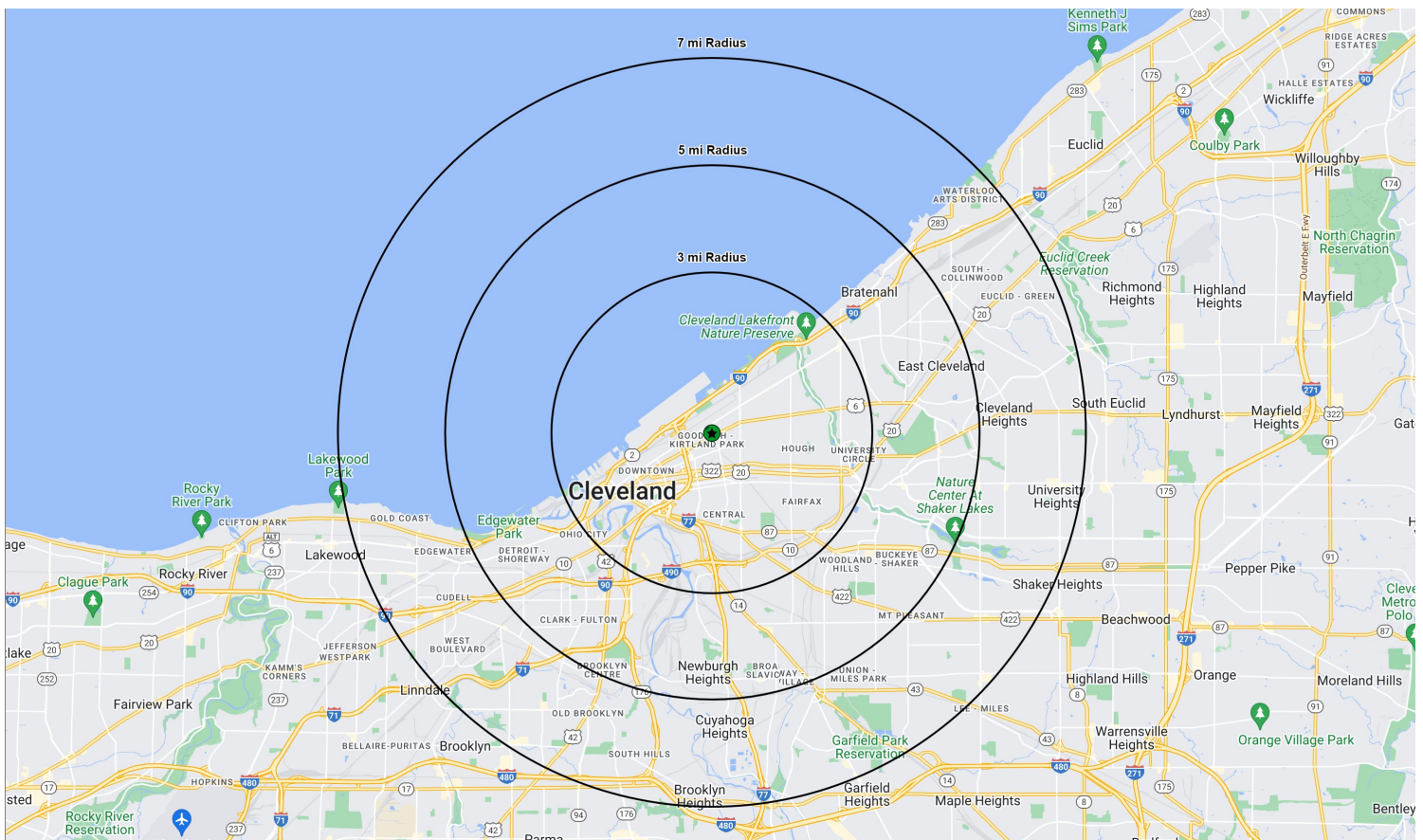


DEMOGRAPHICS

2023 DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	76,670	216,168	442,029
Households	38,841	104,461	207,752
Median HH Income	\$44,633	\$49,218	\$53,273
Average HH Income	\$57,084	\$64,218	\$72,715
Daytime Population	114,831	158,142	233,672

[View in Google Maps](#)



DEMOGRAPHICS

1432 E 41st St Cleveland, OH 44103	3 mi radius	5 mi radius	7 mi radius
Population			
2023 Estimated Population	76,670	216,168	442,029
2028 Projected Population	81,565	221,506	436,041
2020 Census Population	73,847	216,565	450,477
2010 Census Population	77,743	236,294	477,747
Projected Annual Growth 2023 to 2028	1.3%	0.5%	-0.3%
Historical Annual Growth 2010 to 2023	-0.1%	-0.7%	-0.6%
2023 Median Age	34.4	35.9	36.9
Households			
2023 Estimated Households	38,841	104,461	207,752
2028 Projected Households	43,134	109,989	209,253
2020 Census Households	34,159	97,689	202,800
2010 Census Households	32,175	99,411	204,228
Projected Annual Growth 2023 to 2028	2.2%	1.1%	0.1%
Historical Annual Growth 2010 to 2023	1.6%	0.4%	0.1%
Race and Ethnicity			
2023 Estimated White	25.7%	30.3%	37.1%
2023 Estimated Black or African American	59.5%	53.4%	48.8%
2023 Estimated Asian or Pacific Islander	8.2%	6.1%	4.2%
2023 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2023 Estimated Other Races	6.4%	9.9%	9.6%
2023 Estimated Hispanic	7.3%	11.3%	10.4%
Income			
2023 Estimated Average Household Income	\$57,084	\$64,218	\$72,715
2023 Estimated Median Household Income	\$44,633	\$49,218	\$53,273
2023 Estimated Per Capita Income	\$29,985	\$31,574	\$34,483
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.9%	4.2%	3.8%
2023 Estimated Some High School (Grade Level 9 to 11)	12.7%	10.8%	9.2%
2023 Estimated High School Graduate	27.1%	28.5%	28.5%
2023 Estimated Some College	19.0%	19.0%	20.0%
2023 Estimated Associates Degree Only	6.2%	6.6%	7.6%
2023 Estimated Bachelors Degree Only	15.4%	15.6%	16.6%
2023 Estimated Graduate Degree	15.7%	15.2%	14.2%
Business			
2023 Estimated Total Businesses	6,541	11,443	19,030
2023 Estimated Total Employees	114,831	158,121	233,672
2023 Estimated Employee Population per Business	17.6	13.8	12.3
2023 Estimated Residential Population per Business	11.7	18.9	23.2

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CONTACT US



DAVID C. WAGNER
PRINCIPAL & MANAGING DIRECTOR

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David Wagner has been active in commercial real estate business since the early 1980s. Prior to co-founding the Chartwell Group in 1991 with Mac Biggar, he spent several years with Ostendorf-Morris/Colliers Real Estate as one of their top producers where he initiated and successfully ran the entire retail real estate division. His experience and successes with Mr. Biggar in the 1980's created the right formula for Chartwell Group, now Hanna Commercial. Currently, Mr. Wagner is the force driving Hanna Commercial's direction into new markets, including mixed use urban redevelopment, industrial brownfields development and

investments, and historic redevelopment projects.

Mr. Wagner has contributed significantly to the sale and leasing of industrial, office, retail and mixed use properties in downtown Cleveland and northeast Ohio communities. Currently, a recognized expert on the rehabilitation and conversion of properties, he has also contributed largely to the revitalization of The Flats, Historic Warehouse District, the Historic Gateway Neighborhood and the Ohio Canal Corridor.

During his career, he has completed more than 750 successful transactions for major clients including: The JCPenney Company, Tandy Corporation, Motorola, Hyatt Regency Corporation, Marriott Corporation, Greyhound, BP America, Unocal, CSX Corporation, Sherwin Williams Company, E.J. DeBartolo Corp, LR Development Corp., Landmark Management, Forest City Development Corporation, Wal-Mart Stores, Inc., Fifth Third/Maxus, Jacobs Entertainment, Swagelok Corp., and Visconsi Development.

A graduate of St. Edward High School, Lakewood Ohio and St. Vincent College in Latrobe, Pennsylvania, he earned a Bachelor of Science Degree in Business Administration. David also completed selected post graduate real estate courses at M.I.T., Cambridge, Massachusetts. His civic involvements include The City Mission, The American Red Cross, Gilmour Hockey Coach, the Board of Ohio Canal Corridor, The Historic Gateway Neighborhood and Chairman of the property commission at St. Joan of Arc Church in Chagrin Falls.

AREAS OF EXPERTISE

Adaptive Reuse of Properties - Urban and Rural
Historic Redevelopment and Historic Tax Credits
Industrial/Commercial Sales and Leasing
Industrial, Office and Retail Site Selection
Investment Analysis and Sales
Land Assemblage & Development
Urban/Suburban Gentrification