

AVAILABLE FOR LEASE OR SALE

1432 E 41st St. & 1457 E 40th St., Cleveland, OH 44103



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HANNA
COMMERCIAL REAL ESTATE

AVAILABLE FOR LEASE OR SALE

1432 E 41st St. & 1457 E 40th St., Cleveland, OH 44103

PROPERTY OVERVIEW

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- 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

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](#)



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1457 E 40th St Photos



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1432 E 41st St Photos



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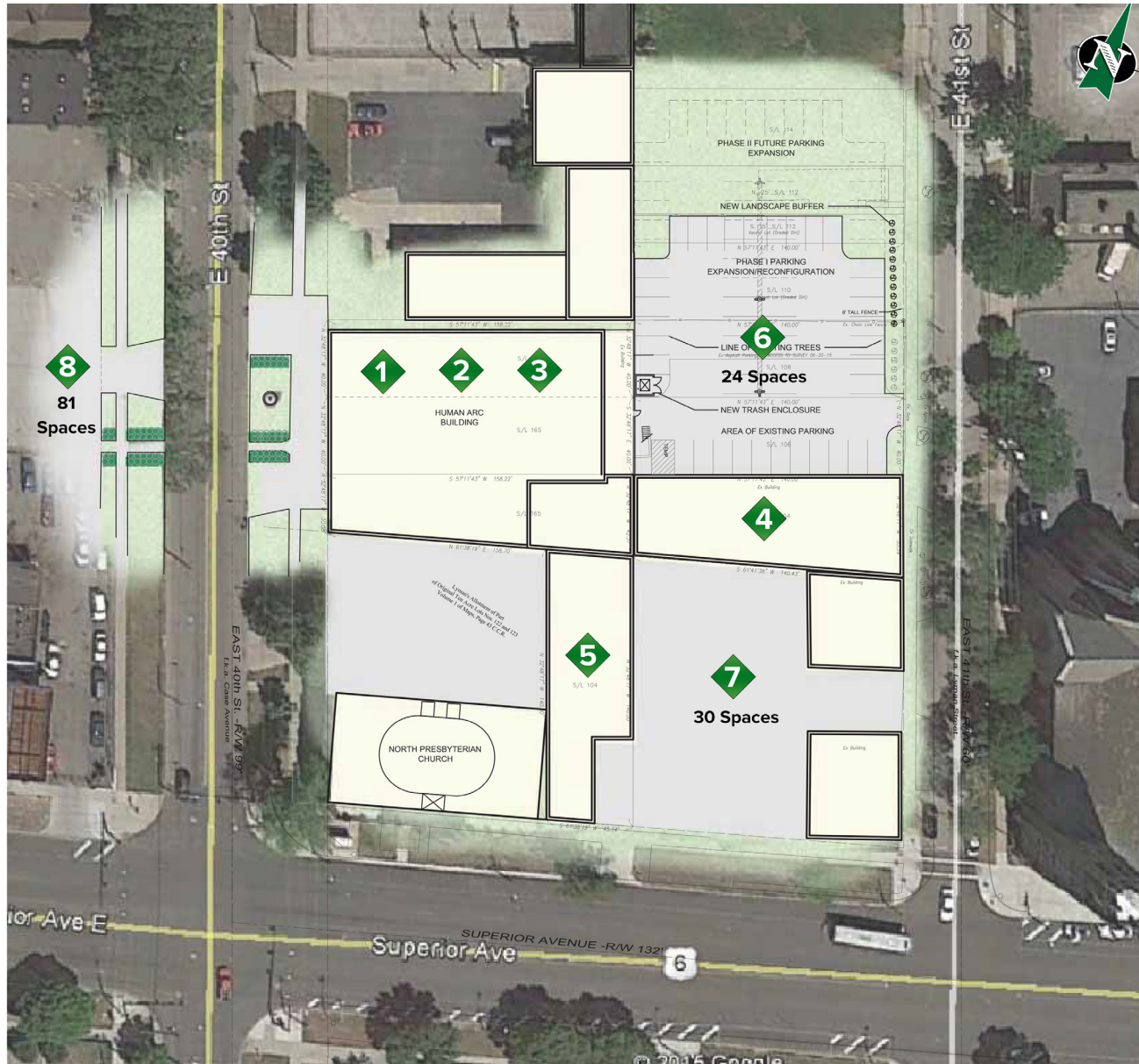
SITE PLAN

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

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