WEST 29TH OFFICE/RETAIL OPPORTUNITY ABOVE ERIE ISLAND COFFEE CO.

For Lease | 2038 West 29th Street, Cleveland, Ohio 44113



CUSHMAN & WAKEFIELD | CRESCO Real Estate

2038 West 29th Street

Built in 1909, this former Ohio City schoolhouse offers a rare opportunity to lease a character-rich building in one of Cleveland's most dynamic neighborhoods. Delivered in white-box condition, the space allows tenants to create a customized environment within a historic structure defined by tall ceilings, brick walls, and abundant natural light.

Available from approximately 2,630 SF directly above Erie Island Coffee Co., the property is well suited for boutique professional, medical, or creative users seeking identity and long-term presence.

Key Highlights:

- ±2,630 SF second floor space available above Erie Island Coffee Co.
- Delivered white box — build-to-suit opportunity
- Tall ceilings with abundant natural light
- Large new windows throughout
- Exposed brick and preserved architectural character
- Flexible multi-floor layout with clean, efficient room configuration
- On-site parking with ~25 spaces (rare for Ohio City)
- Walkable to West 25th Street and West Side Market
- Minutes to Downtown Cleveland
- Immediate access to I-90 and I-71
- Surrounded by restaurants, bars, and neighborhood amenities

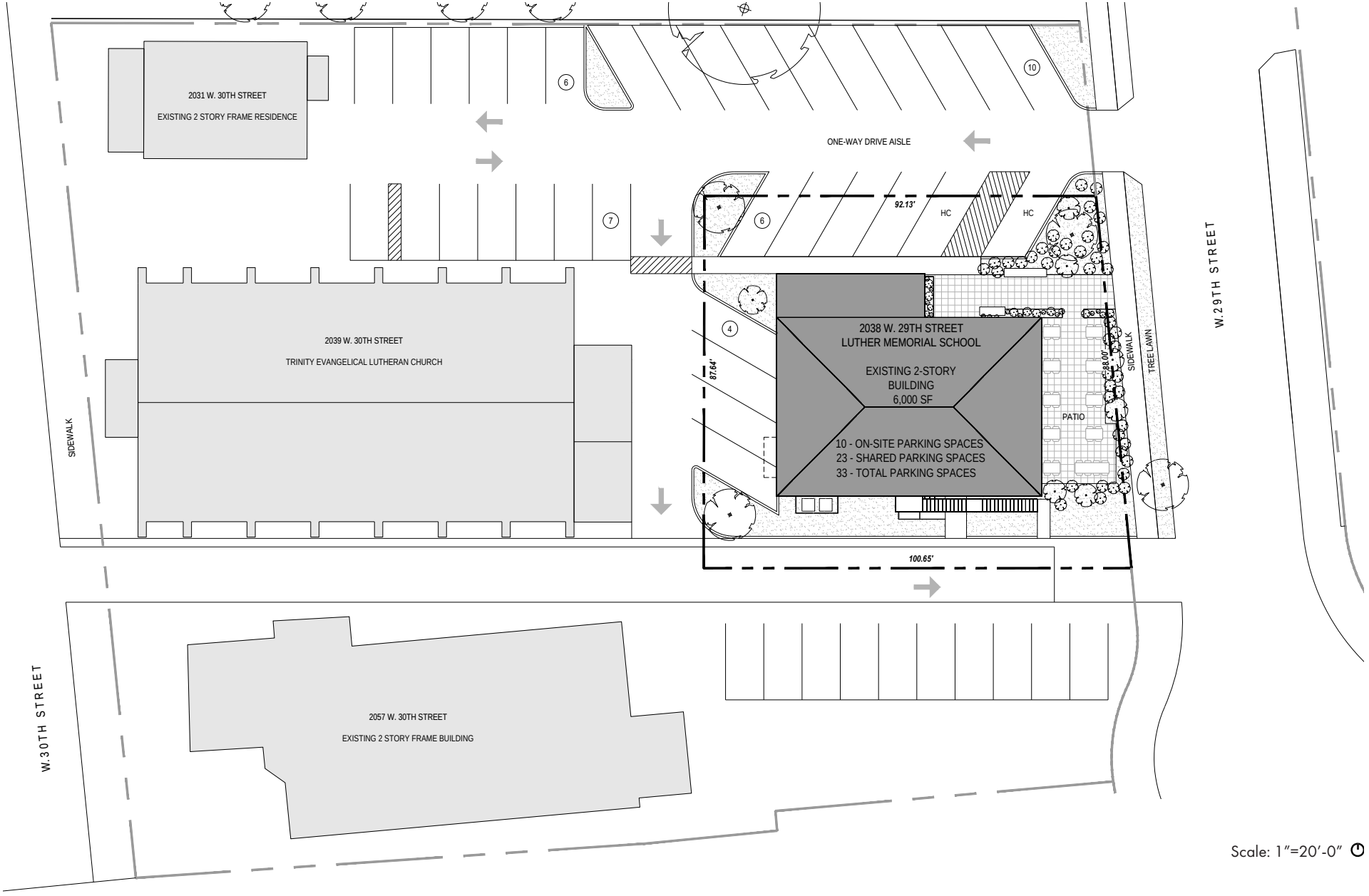
Lease Rate: Contact Brokers





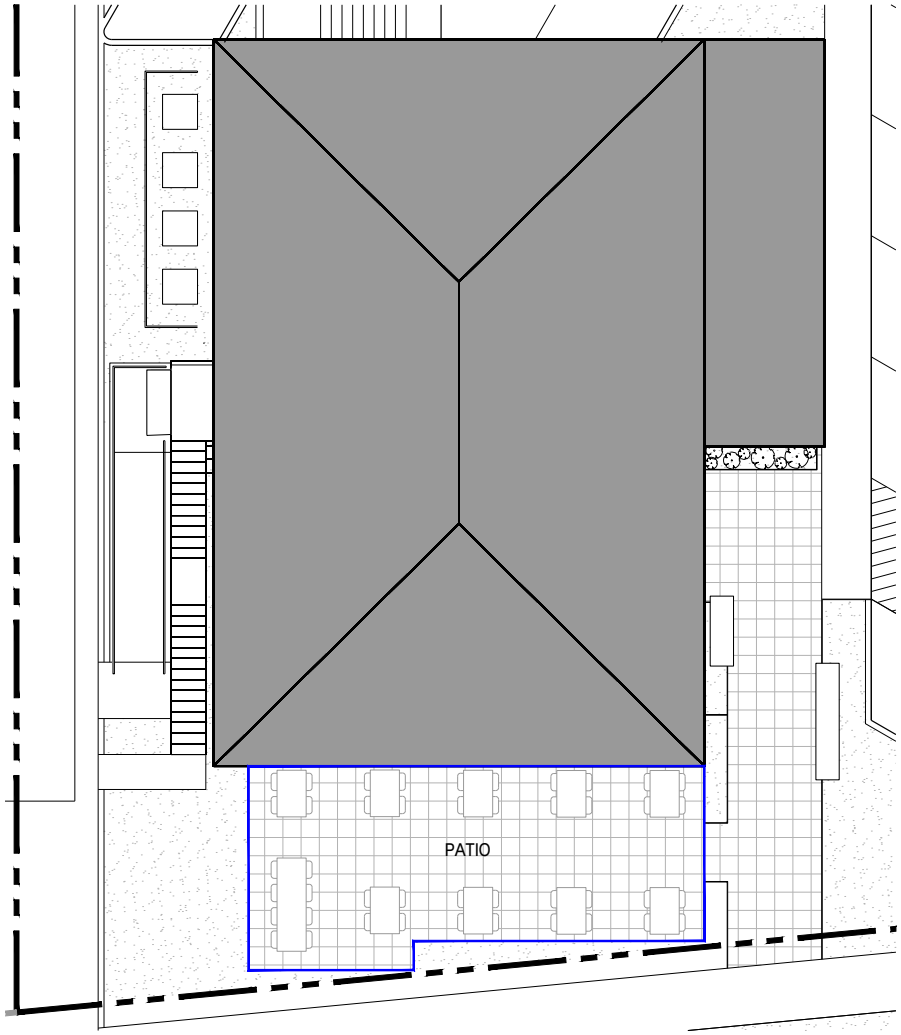
AI Enhanced Renderings

Proposed Site Plan

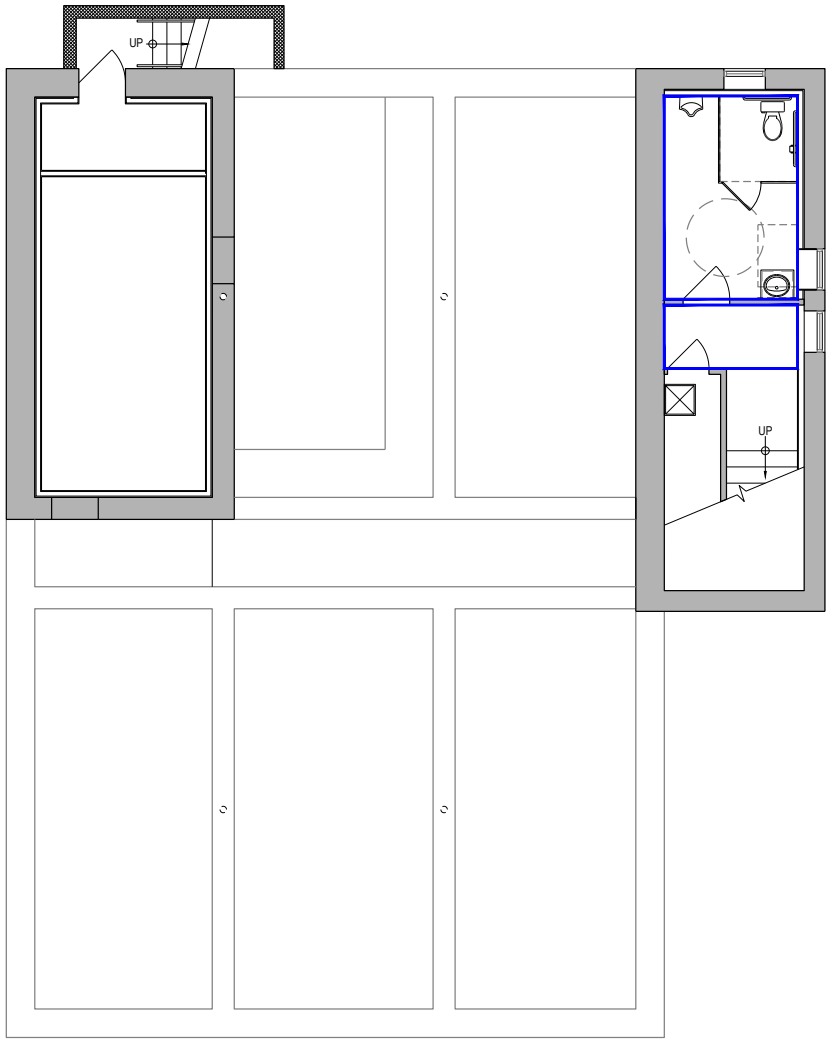


Scale: 1"=20'-0"

Proposed Floor Plans

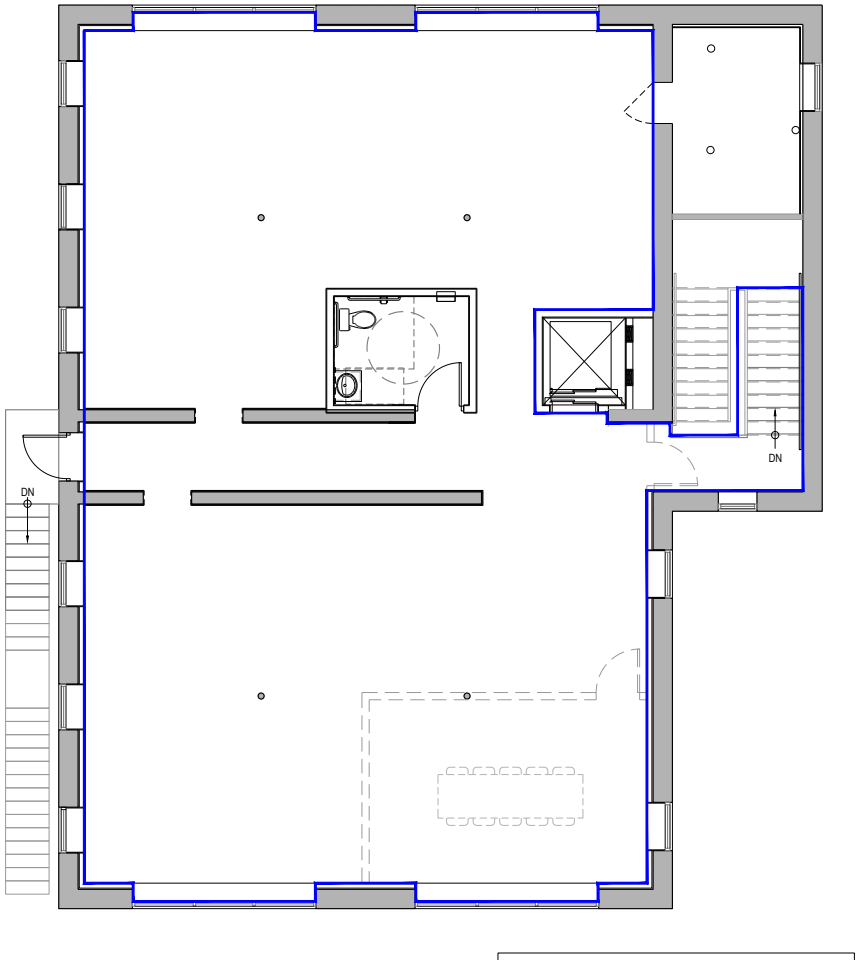


Partial Site Plan
- Patio Area: 622 sf



Basement Floor Plan
- Men's Restroom Leasable Area: 112 sf
- Basement Common Area: 35 sf

Proposed Floor Plans



Second Floor:
2,630 SF

Build-to-Suit Interior Photos









283,357
Population
(2025 | 5 Mile)

35.4
Median Age
(2025 | 5 Mile)

131,328
Households
(2025 | 5 Mile)

$73,561
Household Income
(2025 | 5 Mile)

13,193
Total Businesses
(2025 | 5 Mile)

189,084
Total Employees
(2025 | 5 Mile)



Residential in the Area

Over 6,800 units built since 2016

Over 1,200 units under construction

Average Rent: $2.20/SF



OHIO CITY		UNITS
1	Church & State	161
2	Clinton West	70
3	The Dexter	116
4	The Edison	306
5	Edge 32	62
6	Franklin West	24
7	Intro	300
8	Mariner's Watch	62
9	Messina	32
10	The Quarter	232
11	The Quarter Phase II	79
12	The Quarter Phase 3	80
13	Tinnerman Lofts	51
14	W. 25th Lofts	83
15	Welleon	127
16	Harbor Row Townhomes	11
17	Intro Phase II	TBD
18	Shoreway Tower	95
19	Voss Redevelopment	130
20	Station 73 at Battery Park	258
21	Bridgeworks	140

TREMONT		UNITS
22	Electric Gardens	130
23	The Lincoln	82
24	The Parallax	9
25	Scranton Carriage Works	7
26	Tapan Apartments	95
27	APL Apartments	95
28	TREO	171
29	West 20th Apartments	80
30	Abbey Avenue Apts	132

DOWNTOWN		UNITS
31	The Athlon at The CAC	164
32	The Beacon	187
33	Euclid Grand	240
34	Flats East Bank - Ph. 3	309
35	The Garfield	125
36	Harbor Verandas	16
37	The Leader Building	220
38	The Lumen	318
39	The May	308
40	Reserve Square	980
41	Residences at Halle	122
42	Residences at Terminal Tower	303
43	Standard Building	281
44	The Statler	295
45	W. 9th Lofts	12
46	Worthington Yards	98
47	Public Square North	281
48	Thunderbird	300
49	The Peninsula	316


West Side Market



Great Lakes Brewing



Forest City Shuffleboard

Ohio City

Ohio City is situated just west of downtown Cleveland and has a rich history dating back to the early 19th century. The neighborhood was once its own independent city before it was annexed by Cleveland in 1854.

Ohio City is known for its historic architecture, trendy shops, and popular dining and nightlife scenes. The West Side Market, a landmark building that has been in operation since 1912 and recently renovated in 2026, is one of the neighborhood's most iconic attractions. It is home to over 100 vendors selling fresh produce, meats, cheeses, and other specialty foods.

Ohio City is also home to several craft breweries and distilleries, making it a popular destination for beer and cocktail enthusiasts. The neighborhood has a diverse population and is known for its vibrant arts and culture scene, hosting events such as the Ohio City Street Festival and the Cleveland Flea. Overall, Ohio City is a lively and dynamic neighborhood that offers a unique blend of history, culture, and modern amenities.

Attractions



Mitchell's Ice Cream



Market Garden


Pin's Mechanicals


Ohio City Farm



2038 WEST 29TH STREET
CLEVELAND, OHIO, 44113

CONOR COAKLEY
Senior Vice President
ccoakley@crescorealestate.com
+1 216 232 4102

ROBBY MARTINELLI
Senior Associate
rmartinelli@crescorealestate.com
+1 216 232 4104

AUSTIN LOVE
Associate
alove@crescorealestate.com
+1 216 525 1395

CUSHMAN & WAKEFIELD | CRESCO Real Estate

Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

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