

MEDICAL & OFFICE SPACE

AVAILABLE FOR LEASE

29001 CEDAR ROAD
LYNDHURST, OHIO

BRAINARD PLACE MEDICAL CENTER

CBRE

**UNMATCHED VISIBILITY.
LEGACY REPUTATION.**



Brainard Place is the preeminent medical and office building serving the eastside suburbs of greater Cleveland. Prominently positioned on the corner of Cedar Road and Brainard Road with immediate access to I-271, the property offers tenants and healthcare providers incredible access to patient populations totaling 248,035 people within a 15-minute drive.



Extensive variety of medical and dental specialties supporting a strong renewal network within the building, with on-site imaging and surgery center with selective block time available



Attractive amenities in close proximity including Legacy Village, Beachwood Place shopping mall, Eastgate Shopping Center and more



Conveniently positioned between UH Ahuja Medical Center and Cleveland Clinic's Hillcrest Hospital, both within a 10-minute commute ideal for staff or privileged physicians



Numerous 2nd generation and shell suites available to accommodate move-in ready or new build-out opportunities from 848 SF – 6,356 SF



Immediate access to I-271, less than 10-minute drive to I-480 and I-90



Lease Rate: \$25.00/SF + Electric
Numerous leasing concessions offered for qualified tenants including free rent & generous tenant improvement allowances





AVAILABILITIES

Suite	Size
Unit 101*	3,154 SF
Unit 103*	2,354 SF
Unit 106*	848 SF
Unit 102	2,103 SF
Unit 204	1,507 SF
Unit 303	2,000 SF
Unit 306	1,754 SF
Unit 307	2,272 SF
Unit 406	2,102 SF
Unit 500	1,945 SF
Unit 501	3,179 SF
Unit 510	1,339 SF
Unit 519	3,250 SF
Unit 600	2,077 SF
Unit 620/680	3,804 SF
Unit 675	1,207 SF

*denotes contiguous suites

PERFECTLY POSITIONED



DEMOGRAPHICS WITHIN 15-MINUTE DRIVE IN 2024



POPULATION
248,035



DAYTIME POPULATION
289,866



HOUSEHOLDS
108,716



MEDIAN HH INCOME
\$73,051



TOTAL BUSINESSES
12,765



TOTAL EMPLOYEES
206,887

LOCAL TRADE AREA

3.5M SF
OFFICE SPACE

17 HOTELS /
2,390 ROOMS

MAJOR EMPLOYERS

MENORAH
PARK CENTER
3,300

UNIVERSITY
HOSPITALS
10,000

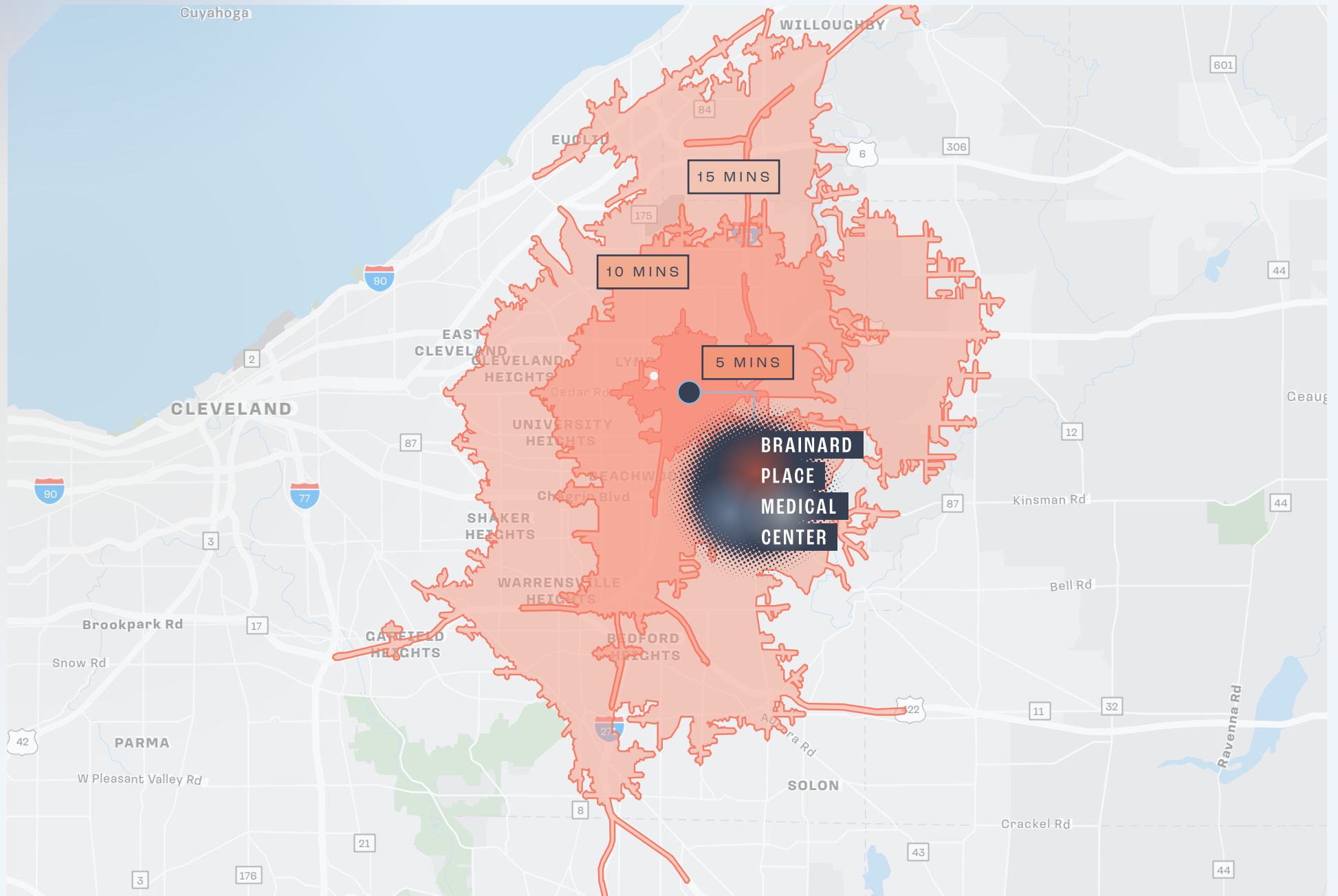
ROCKWELL
AUTOMATION
1,800

CLEVELAND
CLINIC
800

PARKER
HANNIFIN
600

EATON
550

UNBEATABLE ACCESS



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