

9,100 SF

LIFE SCIENCE, LAB, &
HEALTH TECHNOLOGY
SPACE FOR LEASE

Located in one of the region's most dynamic neighborhoods along Cleveland's Innovation District, 11000 Cedar is home to CWRU's 11000 Cedar Startup Incubator with 30+ tech startups and offers a unique open-canvas leasing opportunity in a high barrier to entry market supported by institutional building ownership, CWRU.

SITE

Cleveland 5 MILES

 **Cleveland Clinic**
MAIN CAMPUS

meijer
FAIRFAX
MARKET

9,100 SF Available

11000 CEDAR

HOME TO CWRU'S STARTUP INCUBATOR

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CLEVELAND, OHIO
CWRU CBRE



EXISTING TENANT INTERIOR LAB SPACE ON 3RD FLOOR

WHERE INNOVATION TAKES ROOT

Located adjacent to Case Western Reserve University in Cleveland, 11000 Cedar is a purpose-built hub for life science and healthcare technology startups. With flexible wet and dry lab configurations, private offices, and shared workspaces, this 80,000 SF facility offers more than just space—it offers a launchpad for breakthrough innovation. Join a thriving ecosystem where academic excellence meets entrepreneurial drive, and where your company can grow alongside the next generation of transformative healthcare solutions.

PURPOSE-BUILT FOR PROGRESS

11'-4" WAFFLE SLAB CEILING

↖ ↗
↙ ↘ **9,100 SF**

Available Space

⌈ ⌋
⌌ ⌍ **80,000 SF**

Total Building Size



4
Stories

Built-to-Suit Opportunities

Available Immediately

Emergency power for life safety and -80* freezers with ability to supplement with additional generator as part of new tenant improvements for general use.

Located in the heart of Cleveland's Innovation District

Contact Broker for Pricing



AMPLE ON-SITE PARKING WITH BUILDING SECURITY

 **Cleveland Clinic**
MAIN CAMPUS

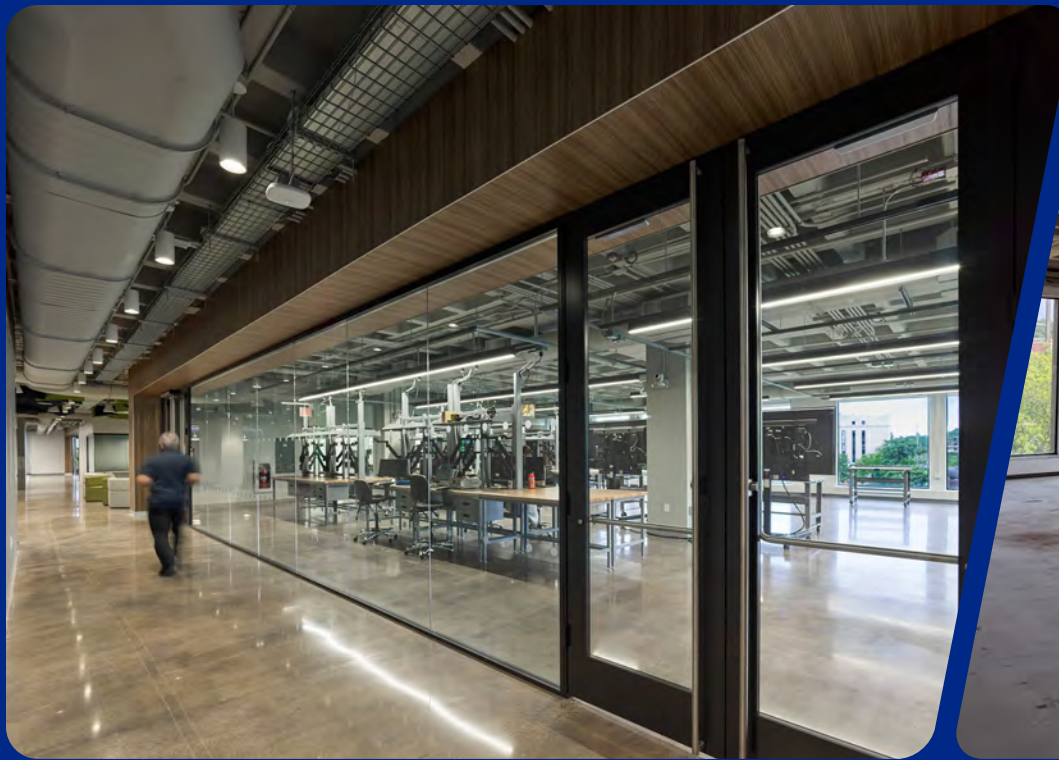


SITE

Cedar Ave

9,100 SF Available

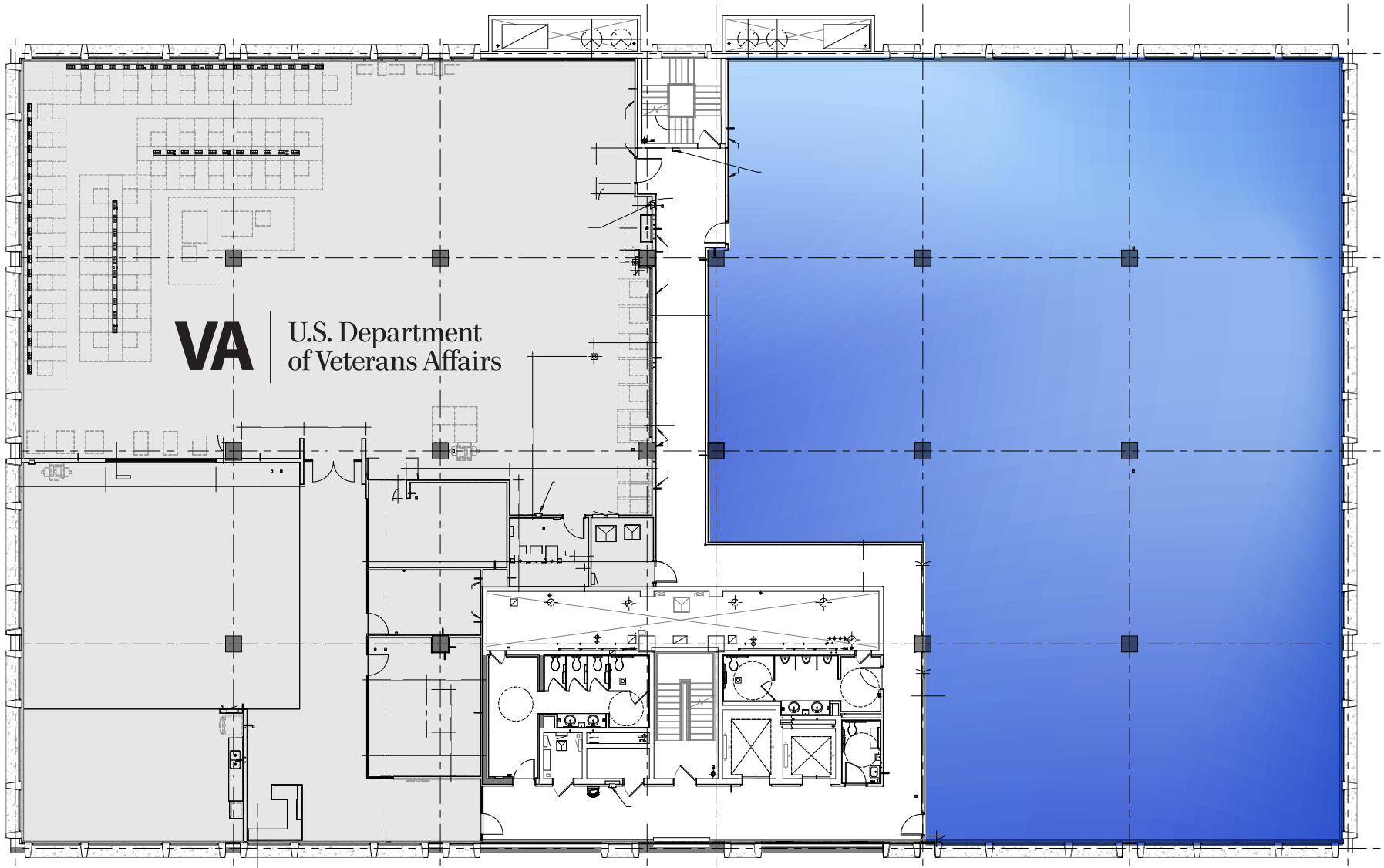




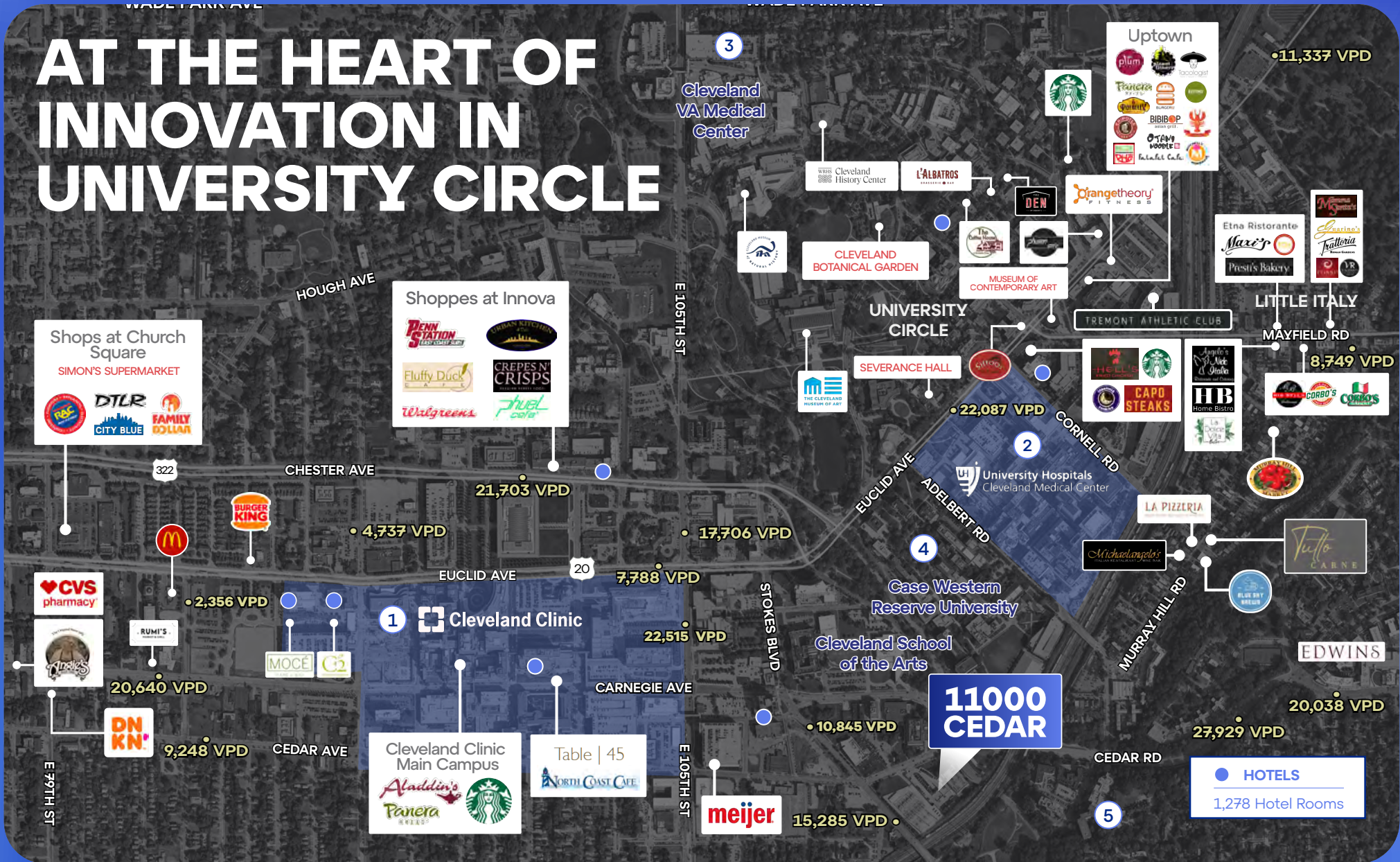
4TH FLOOR

**9,100 SF
AVAILABLE**

 AVAILABLE
 LEASED



AT THE HEART OF INNOVATION IN UNIVERSITY CIRCLE



TOP EMPLOYERS

- 1** 108,000 Employees
 Cleveland Clinic
- 2** 16,300 Employees
 University Hospitals
Portage Medical Center
- 3** 7,000 Employees
 U.S. Department of Veterans Affairs
- 4** 5,000 Employees
 CASE WESTERN RESERVE UNIVERSITY
- 5** 500 Employees
 Tudson



CASE WESTERN RESERVE
UNIVERSITY

ANCHORED BY THE BRIGHTEST OF OUR FUTURE

Case Western Reserve University is a nationally recognized research powerhouse, located just steps from 11000 Cedar. With more than \$400 million in annual research expenditures and a reputation as one of the fastest-growing research institutions in the country, Case Western fosters innovation across disciplines—from biomedical engineering and data science to healthcare and sustainability. Tenants at 11000 Cedar benefit from direct access to this vibrant academic community, including opportunities to collaborate with world-class faculty, tap into cutting-edge research programs, and recruit from a highly educated pool of students and alumni. Whether you're seeking talent, partnerships, or inspiration, Case Western Reserve offers a dynamic environment where ideas thrive and breakthroughs happen.

6,186

Undergraduate students

6,186

Graduate/professional students

3,047

Staff members

1,110

Full-time faculty members

125,000+

Alumni worldwide

96

Countries represented among
our student body

TOP HEALTHCARE HUB GLOBALLY



- #1 Hospital for Heart Care in the U.S.
- #2 Best Hospital in the World
U.S. News & World Best Hospitals Report, 2024-25
- #3 Hospital in the Nation
Newsweek, 2024

50,846 Employees	2.4M Unique Patients	25 Hospitals
13.8% YOY Increase	20 Patient-centered institutes	



- #2 Hospital in Cleveland
- #3 Hospital in Ohio
- #11 Hospital in Pediatric Orthopedics in the U.S.
U.S. News & World Best Hospitals Report, 2020-21

30,000 Employees	1.1M Unique Patients
23 Hospitals	3 Joint Ventures



- #1B New Construction
Main Campus Completed in 2023
- #6 Best Physical Rehabilitation Centers
Newsweek, 2024

8,000 Employees	1.5M Unique Patients
4 Hospitals	19 Medical Centers

FAST FACTS CLEVELAND MSA

5 Major Health Systems

\$174 BILLION Annual Gross Domestic Product

\$822 MILLION Annual Cultural District Economic Input

QUICK STATS



2,165,812
Total Population


1,239,702
Employees


930,675
Households


\$99,624
Average Household Income


\$174.1B
Annual Gross Domestic Product


35.2%
With a Bachelor's Degree


16.6%
With a Graduate's or Professional Degree


18.3M
Annual Visitors


\$6.7B
In Visitor Spending

Sources: Esri, Destination Cleveland



LOCAL BUSINESS

#1

Highest Concentration of Health
Science Workers in the US

DCA, 2020

#2

Highest Concentration of
Corporate HQ Jobs in the US

DCA, 2020

#4

Among 25 Best Cities for Jobs Glassdoor, 2020

Glassdoor, 2020

#5

State for Overall Business Climate

Site Selection Magazine

#10

For Software Developer Growth in the US

DCA, 2020



INDUSTRIES

MANUFACTURING

As the manufacturing industry has shifted over the past years, the manufacturing industry has come to account for 20% of the Northeast Ohio GDP. There is a broad range of subsectors within the industry, with chemical and fabricated metals being the largest. \$13.4B projected industry growth by 2025.

KEY COMPANIES

- Cleveland Cliffs
- ArcelorMittal
- Parker
- Swagelok

BIOTECH

Businesses are bolstered with innovative regional collaborations, a diverse range of funding sources, and major biomedical real estate projects.

\$3B invested in over 700 companies-third largest investment amount in the Midwest.

KEY COMPANIES

- Cleveland Clinic
- GE Healthcare
- University Hospitals
- Steris

AEROSPACE AND AVIATION

Hub for aerospace component design, engineering, and production. Businesses that call Northeast Ohio home are supported by R&D, education, and training resources.

\$3.2B annually in economic activity.

KEY COMPANIES

- NASA Glenn Research Center
- TransDigm
- Northrop Grumman
- PCC Airfoils, LLC

AUTOMOTIVE

Deep infrastructure reaching major national and international markets. Home to a talented pool of trained automotive workers and access to foreign trade zones.

\$31B gross regional product is shipped out of state annually.

KEY COMPANIES

- Goodyear
- Ford
- Bridgestone

INFORMATION TECHNOLOGY

The cost of doing business in Cleveland is 10% lower than the national average. Blockchain employment has increased 300% since 2017. The digital infrastructure spans 24 counties and 2,500 miles. 35,700 employed; there has been a 17.2% growth in employment since 2013.

KEY COMPANIES

- Hyland
- BrandMuscle
- Cisco

POLYMERS & MATERIALS

Companies choose to locate here as the Northeast Ohio plastics and rubber industry has an employment rate 159% higher than the national average. Coupled with lower labor costs, this helps make Northeast Ohio #1 in the state for employment.

Home to 935 industry firms, 70 of which are foreign-owned, employing 26,000+ polymer workers.

KEY COMPANIES

- Eaton
- Avient
- Sherwin-Williams
- Saint-Gobain

TOP EMPLOYERS

From Cleveland Crain's 2023 Book of Lists

More than 37% of the Fortune 500
has a HQ or other office present in
Northeast Ohio

Map #	Employer	Local # of Employees	Type of Organization
1	Cleveland Clinic	50,846	Health care provider
2	University Hospitals	24,462	Health care provider
3	Group Management Services Inc.	23,889	Benefits and employment services firm
4	Minute Men Cos.	21,680	Staffing, workers' compensation administration and employment services
5	U.S. Office Of Personnel Management	16,110	Federal government
6	Walmart	12,700	Operator of retail supercenters, groceries and club stores Insurance company
7	Progressive Corp.	12,291	Personal and commercial insurance providers
8	Amazon	10,510	Online retailer
9	Giant Eagle Inc.	9,684	Multi-format food, fuel and pharmacy retailer
10	Accurate Staffing Inc.	9,221	Employment agency offering staffing and recruiting



**2 OF THE TOP 10
LARGEST EMPLOYERS
ARE HEALTHCARE
PROVIDERS, THE MOST
OF ANY INDUSTRY**

11000 CEDAR

CLEVELAND, OHIO

9,100 SF

LIFE SCIENCE, LAB, &
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