

# Newly Renovated Office/Lab Opportunity in University Circle

CedarTech Space For Lease | 10900 Carnegie Avenue, Cleveland, Ohio 44106



**UNIVERSITY  
CIRCLE INC**



**CUSHMAN &  
WAKEFIELD**



Real Estate

# CedarTech Highlights

- Newly renovated building within moments of The Cleveland Clinic Main Campus and University Circle
- On-site parking and access via the HealthLine connecting University Circle, MidTown and the CBD
- Open floor plan ready to be constructed to suit
- Professional office / lab uses ideal
- Secured and dedicated on-site parking
- Signage opportunities

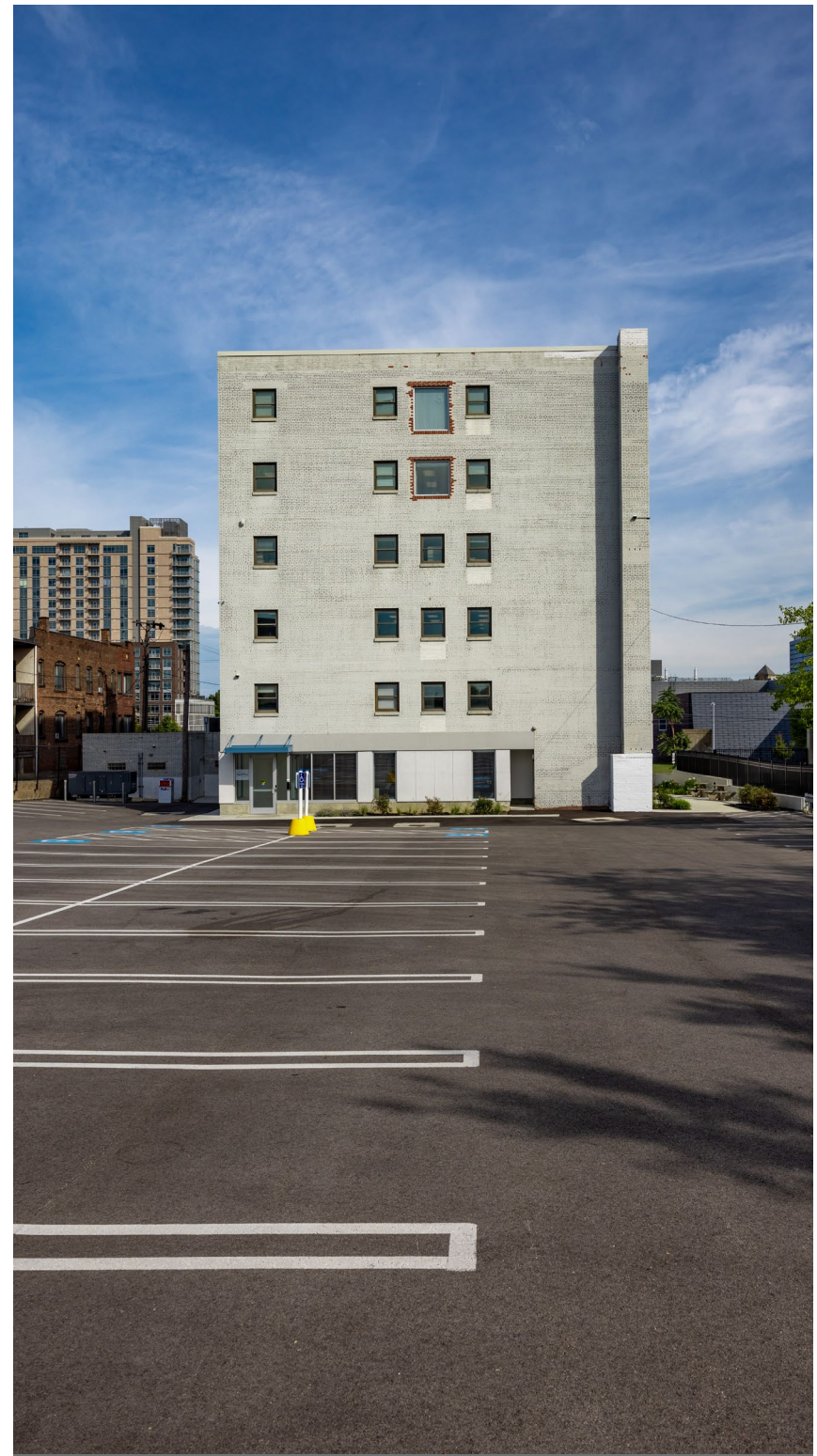
## Availability

Suite 100	1,000 SF
Suite 400	7,350 SF

## Lease Rate

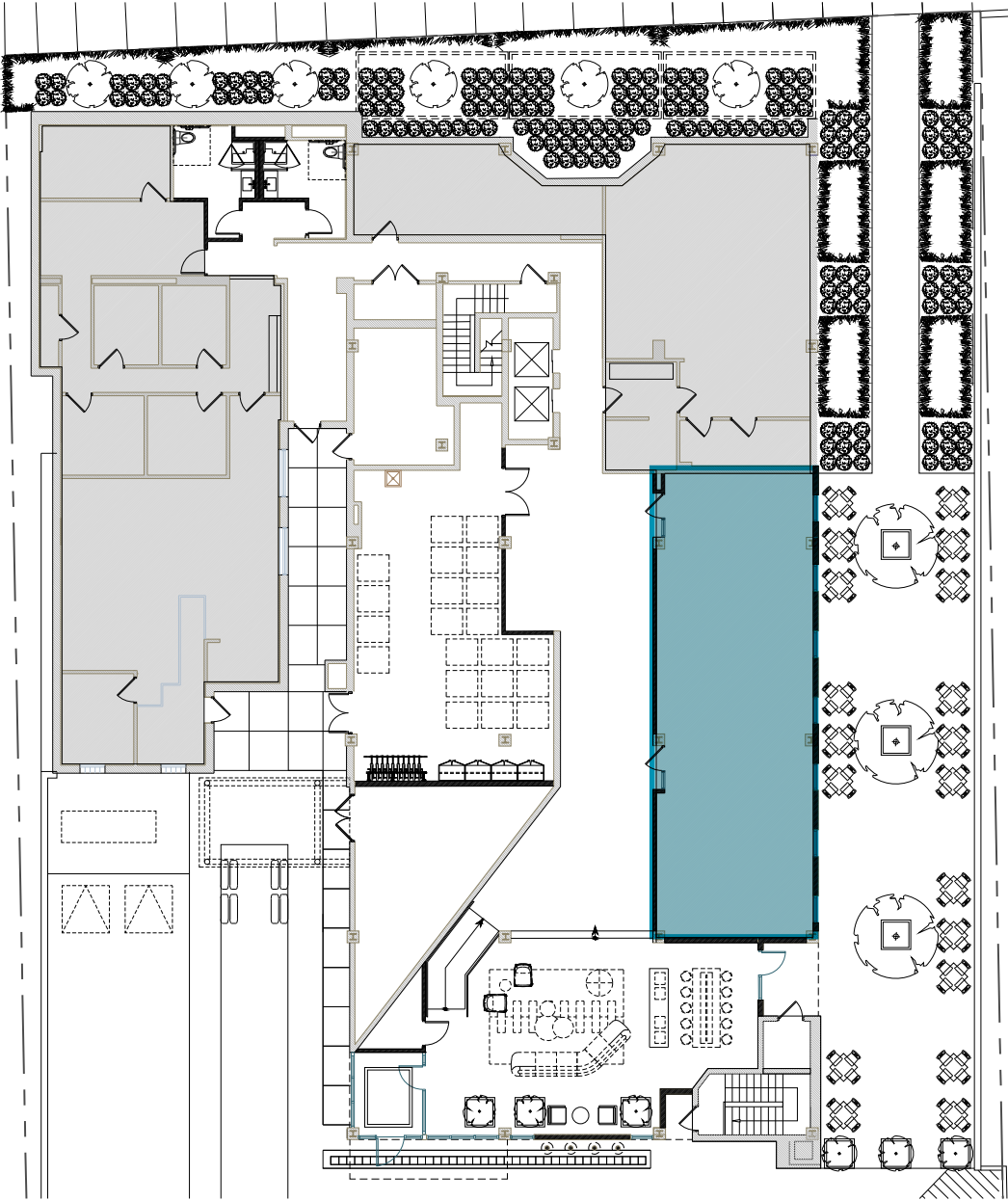
\$15.00/SF MG



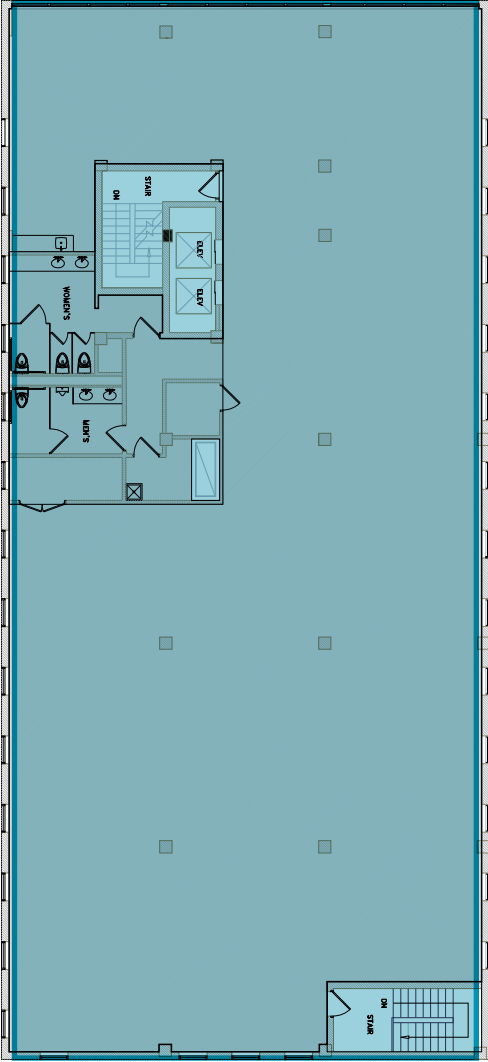


Lobby Entrance

# FLOOR PLANS



Suite 100 - 1,000 SF



Suite 400 - 7,350 SF

**UPTOWN**

- plum
- BIBIBOP asian grill
- CHIPOTLE MEXICAN GRILL
- Panera
- POTBELLY SANDWICH SHOP
- Orangetheory FITNESS
- D.P. Dough
- planet fitness
- verizon

**100** CLEVELAND BOTANICAL GARDEN  
 CLEVELAND MUSEUM OF NATURAL HISTORY  
 HOLDEN FORESTS & GARDENS

**CIA** Cleveland Institute of Art

**THE CLEVELAND MUSEUM OF ART**

**UNIVERSITY CIRCLE INC**

**Cleveland Clinic**

**UPTOWN**

**MOCA**  
 MUSEUM OF CONTEMPORARY ART  
 CLEVELAND

**University Hospitals**

**CASE WESTERN RESERVE UNIVERSITY**  
 JACK, JOSEPH AND MORTON  
 WANDLER SCHOOLS  
 OF BUSINESS AND SOCIAL SCIENCES

**HISTORIC LITTLE ITALY**  
 CLEVELAND'S CULINARY & FINE ART NEIGHBORHOOD

- Mario's Little Italy
- Eina Ristorante
- Trattoria
- Presti's Bakery
- TOPI
- Mama Santa RESTAURANT PIZZERIA
- Guarino's est. 1918
- Zaleno's RESTORANTE
- CLEVELAND MONTESGHI
- ROSSO
- Lee Heinen Paintings & Prints
- CORBO'S BAKERY
- Algebra Tea House
- Campus Polyeyes
- La Dolce Vita
- MIA BELLA
- Angelo's Alce Orla

**CEDAR FAIRMOUNT**

**10900 CARNEGIE AVE**

- CHIPOTLE MEXICAN GRILL
- THE HAGBETS
- LUNA
- zhug
- at&t
- Starbucks COFFEE
- Vero PIZZA
- at&t
- BUFFALO WILD WINGS
- THE ASCENT TOP OF THE HILL

**GREAT LOCATION**

# UNIVERSITY CIRCLE

University Circle is a busy cultural hub with institutions like the Cleveland Natural History Museum and the Museum of Contemporary Art, a modern mirrored structure with regularly changing exhibitions. Severance Hall hosts performances by the Cleveland Orchestra, and paths wind past roses and maple trees at the Cleveland Botanical Garden. Casual college bars, ramen joints and Asian fusion eateries dot the area

## Demographics

population  
326,812

median age  
36.4

households  
148,774

average hh income  
\$78,133

businesses  
15,023

employees  
184,950



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