

GLOBAL SPOTLIGHT

Cleveland, Ohio



Cleveland has established itself as a major American medical and manufacturing center.

- The Cleveland real estate market has had a rebound in activity in 2007. Large investment sales, most notably the sale of a considerable portion of Duke Realty's assets to Gotham Partners, set the pace. Office space is being absorbed and there is a possibility of new construction of office properties. Two major hospital systems have acquired land and plan to build significant campuses in the eastern suburbs.
- The CBD office market continues to offer the best leasing opportunities. A handful of the residential and entertainment conversions are coming online, bringing professionals back to the CBD. The Cleveland Clinic, University Hospital, Cleveland State University and Case Western Reserve University continue to generate biotech and business opportunities.
- Demand for industrial buildings larger than 100,000 SF continues to be strong, while the inventory of flex and warehouse space under 20,000 SF remains substantial. The Geis Companies' completed a 400,000 SF warehouse building in Glenwillow. There will be another 600,000 SF of speculative construction in the eastern suburbs to follow.
- Retail development in Cleveland is focused mainly on redeveloping well-located, under-utilized or obsolete real estate, including brownfield sites, residential properties or older shopping centers. New power centers are being developed in many of the cities, with many different retail tenants. Developers are also adding a mixed-use component, often residential or office, to their retail projects.
- The Flats East Bank project by the Wolstein family and Fairmount Properties, as well as the Medical Mart and a new Convention Center in downtown Cleveland, are several of the biggest projects in the city right now. Combined, the developments could add over 500,000 SF of retail and more than 1 million SF of office to Cleveland, with the potential for 1,000 residential for-sale and rental units.

Cleveland At A Glance

Population	2,250,871 (Metro Area)
Location	City in the U.S. state of Ohio and the county seat of Cuyahoga County, the most populous county in the state.
Interest	3.54 (US 10yr Treasury Note)
Unemployment	6%

Property	Rent/SF/Year Low	High	Effective Avg.	Vacancy Rate
Downtown Office Class A	\$11	\$24	\$17.09	13.6%
Suburban Office Class A	\$12	\$26	\$19.62	11.3%
Industrial Bulk Warehouse	\$2.25	\$5.75	\$3.50	9.9%
Retail (In General)	\$10	\$42	\$18	8.7%

NAI Daus offers local market expertise in Cleveland, OH, including counties of Cuyahoga, Geauga, Portage, Lorain, Medina, Lake and Ashtabula.

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At A Glance

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55	Countries
8,000	Professionals
\$45 billion	Annual Transaction Volume
250	MSF of Property Management

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