

FIRST CLASS MEDICAL OFFICE SPACE AVAILABLE

Rockside Medical Center

6701 Rockside Road, Independence, Ohio

NEWLY RENOVATED!



Property Highlights

- 52,853 RSF Class A Medical Office Building located on 4.64 acres in Independence, Ohio.
- In progress improvements include new common area flooring, walls, lighting, furnishings, signage and rest rooms.
- Competitively priced medical rental rates
- Available existing medical suites ranging from 683 RSF to over 6,731 RSF
- 300 Surface Parking Spaces
- Full Service Ambulatory Surgery Center (ASC) On-site
- Excellent mix of Specialty Healthcare Providers
- Traffic Counts: 28,400 cars per day

Amenities

- Located in the Rockside Road /I-77/I-480 submarket
- Adjacent to Rockside Corners Shopping Plaza and Liberty Commons
- Less than 1/2 mile from I-77
- Nearby services include:
Embassy Suites, Double Tree Hotel, Holiday Inn, Hyatt Place, Hampton Inn, Independence License Bureau, FedEx Office, Panera Bread, Melt, Bonefish, Verizon Wireless, Starbuck's, Rockside Thai Gourmet, DiBella's Old Fashioned Submarines, Alladins Eatery, Slymans Tavern, Key Bank, Red Robin, Chipotle, Wendy's and Outback Steakhouse.

For further information, please contact our licensed real estate broker:

Bob Nosal, Executive Managing Director

216.453.3000

bnosal@ngkf.com

1350 Euclid Avenue, Suite 300, Cleveland, Ohio



ngkf.com/cleveland

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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SECOND FLOOR

AVAILABLE MEDICAL SUITES

Suite # Rentable Square Feet

207 **LEASED**

220 1,814 RSF

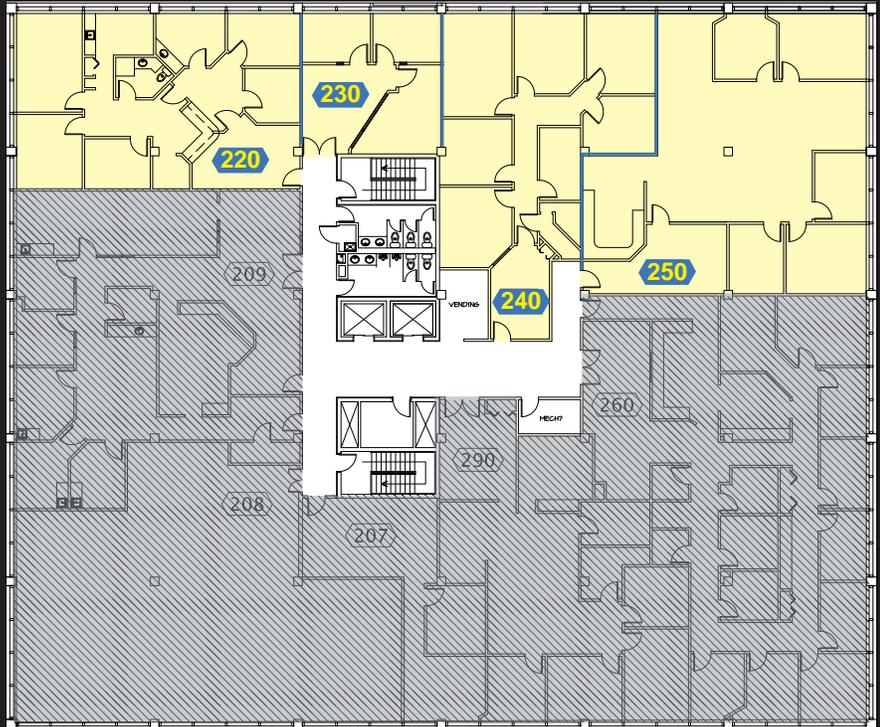
230 683 RSF

240 1,797 RSF

AVAILABLE TO-BE-DESIGNED-TO-SUIT

Suite # Rentable Square Feet

250 2,437 RSF



THIRD FLOOR

AVAILABLE MEDICAL SUITES

Suite # Rentable Square Feet

301 1,496 RSF

350 **LEASED**

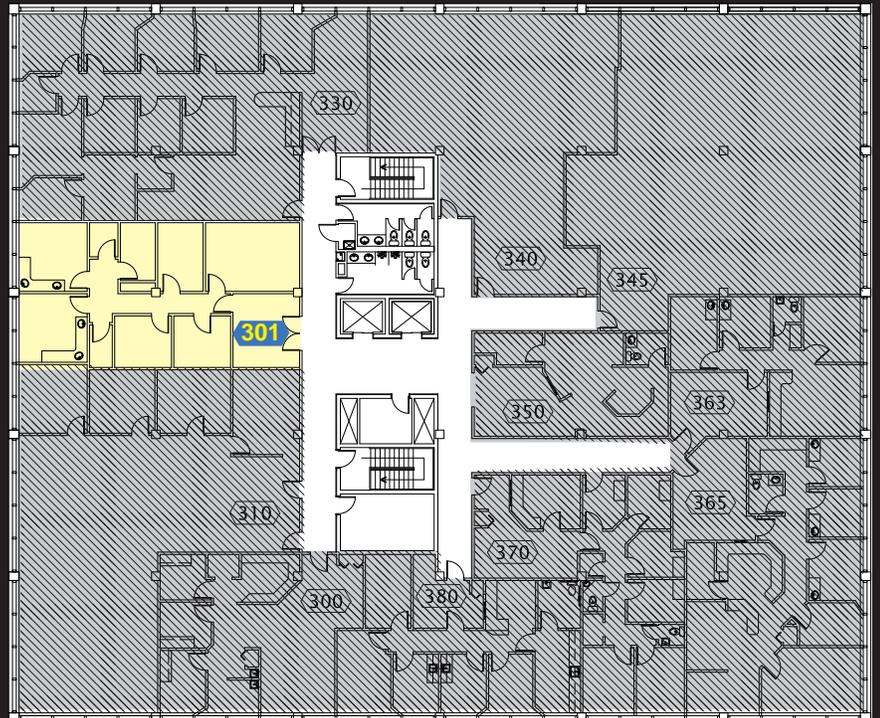
363 **LEASED**

365 **LEASED**

AVAILABLE TO-BE-DESIGNED-TO-SUIT

Suite # Rentable Square Feet

345 **LEASED**



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