

ROCKSIDE SQUARE OFFICE SPACE

6133 - 6155 Rockside Road, Independence, OH 44131



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ROCKSIDE SQUARE

- **TOTAL AREA:** Two 4-story buildings, 160,000 RSF with approximate floor sizes of 18,000 RSF
- **YEAR BUILT (RENOVATIONS):** 1981 (1996, 2014)
- **RATES:** \$19.50-\$21.50/RSF/Year (Full Service)
- **COMMON AREA FACTOR:** 10%
- **UTILITIES:** Tenants are separately metered for lights & electrical outlets
- **OPERATING EXPENSES:** Tenant pays increases in operating expenses over a base year
- **PARKING:** Ample surface parking
- **AMENITIES:** New fitness center, executive conference room, lounge, directly adjacent to hotels, restaurants, & I-77



Building	Suite	Suite Size
Building I (6155 Rockside)	202	4,778 RSF
Building II (6133 Rockside)	100	4,458 RSF
Building II (6133 Rockside)	102	4,962 RSF
Building II (6133 Rockside)	307	3,354 RSF
Building II (6133 Rockside)	400	5,554 RSF
Building II (6133 Rockside)	404	2,052 RSF

210,154

Population
(2024 | 5 Mile)

40.7

Median Age
(2024 | 5 Mile)

90,578

Households
(2024 | 5 Mile)

\$80,783

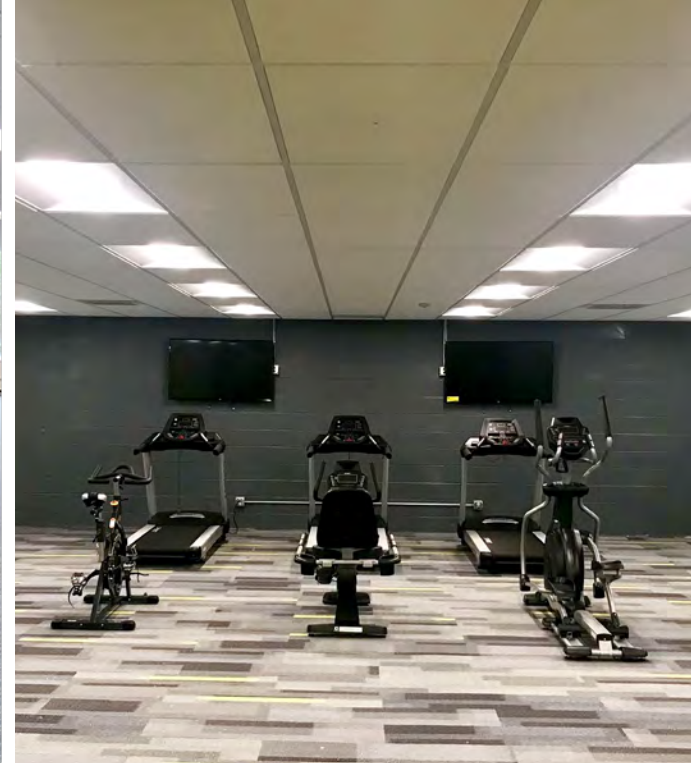
Household Income
(2024 | 5 Mile)

7,983

Total Businesses
(2024 | 5 Mile)

105,702

Total Employees
(2024 | 5 Mile)



ROCKSIDE SQUARE | BUILDING I - 6155 ROCKSIDE ROAD



Second Floor

ROCKSIDE SQUARE | BUILDING II - 6133 ROCKSIDE ROAD

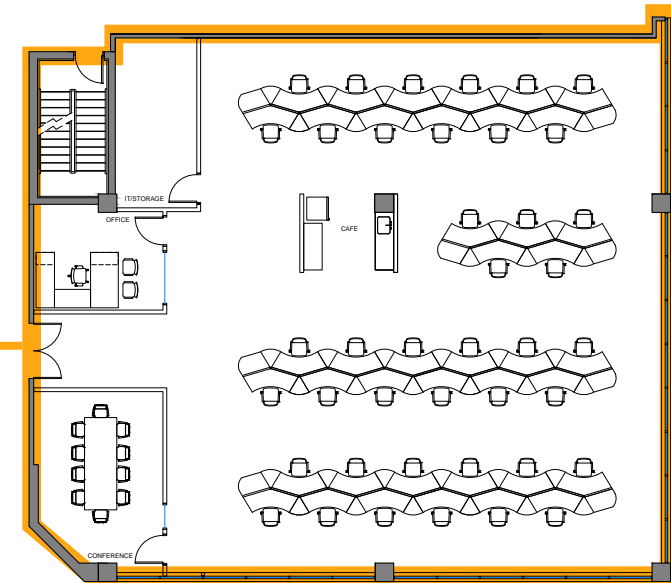


Suite 102
4,962 RSF

FEATURED SUITE

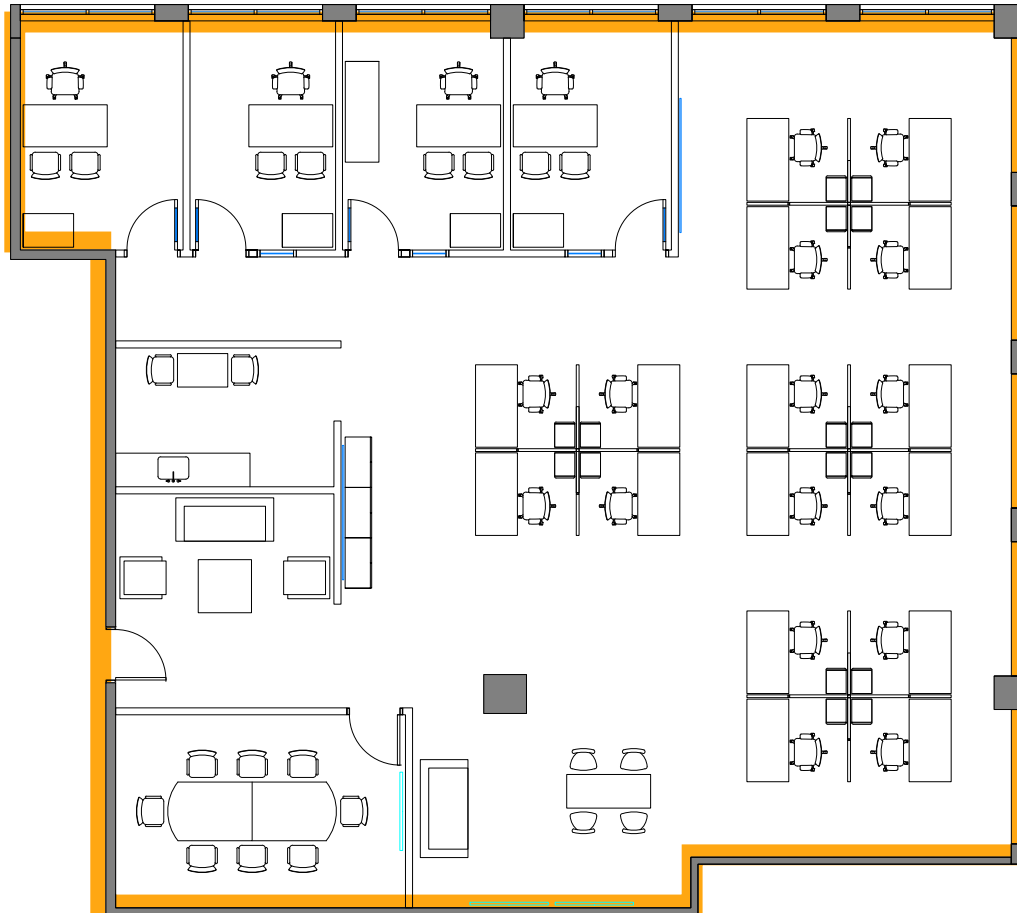
Suite 100 - 4,458 RSF

- New space
- very modern and furnished
- Available now



First Floor

ROCKSIDE SQUARE | BUILDING II - 6133 ROCKSIDE ROAD



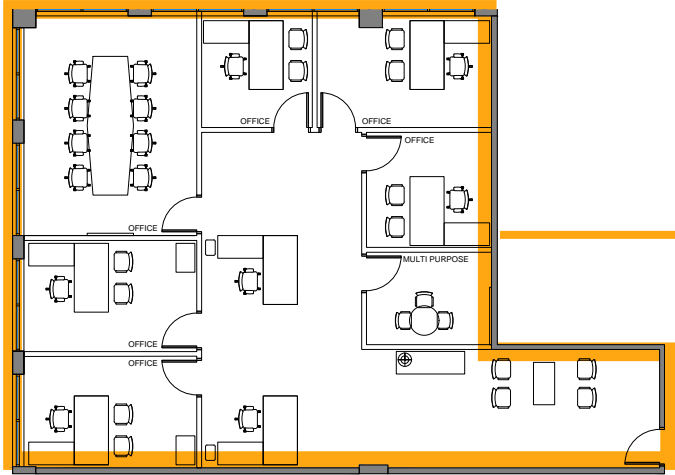
FEATURED SUITE

Suite 307 - 3,354 RSF

- Great space
- Available anytime
- "Work Ready"

Third Floor

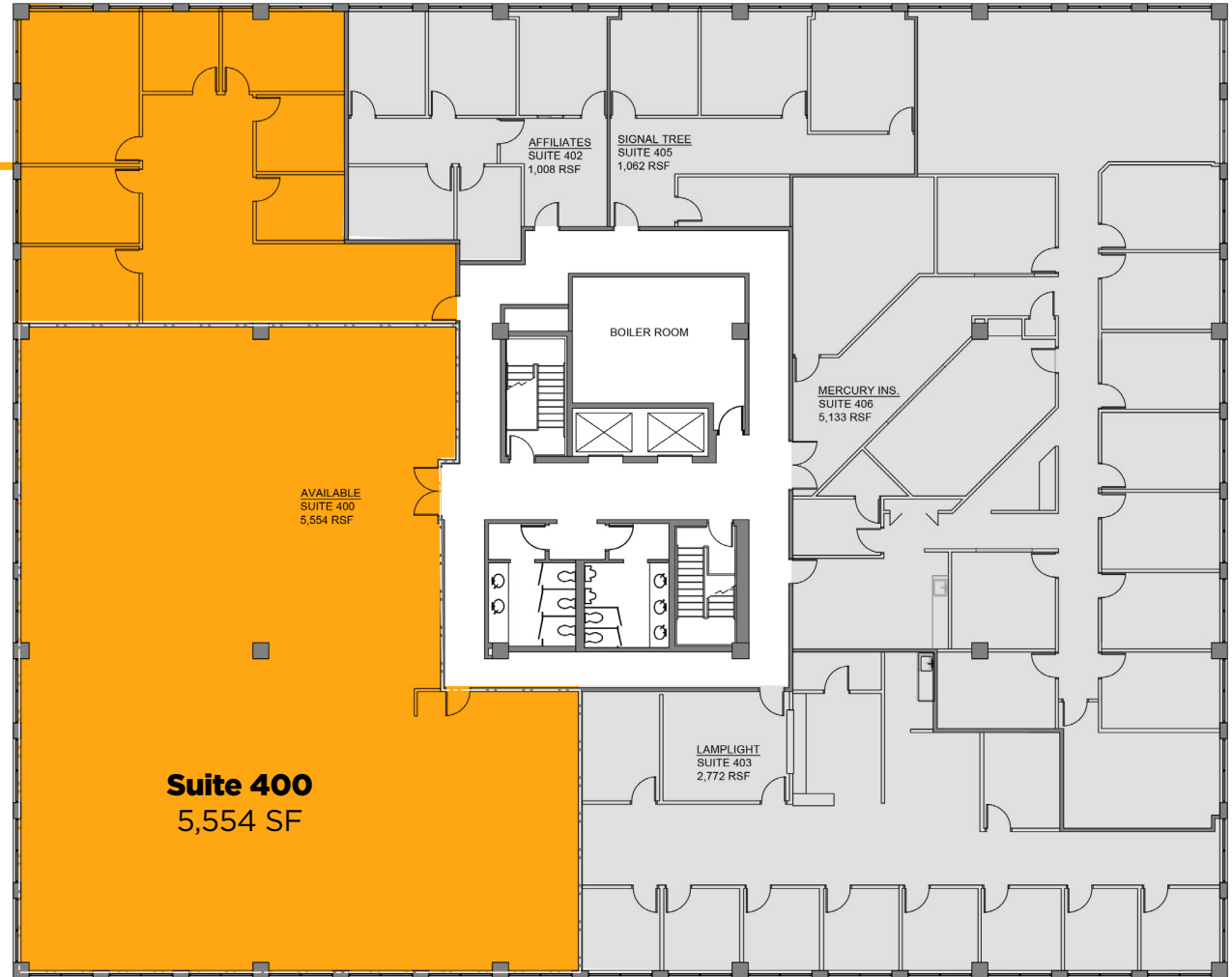
ROCKSIDE SQUARE | BUILDING II - 6133 ROCKSIDE ROAD



FEATURED SUITE

Suite 404 - 2,052 RSF

- Corner space
- Excellent condition
- Former Mortgage Company Office



Suite 400
5,554 SF

Fourth Floor



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