

# 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
- **SUITES:** Turnkey suites available with furniture included.
- **YEAR BUILT (RENOVATIONS):** 1981 (2024 and 2025)
- **RATES:** \$19.50-\$21.50/RSF/Year (Full Service)
- **COMMON AREA FACTOR:** 10%
- **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)	20	2,500 SF
Building I (6155 Rockside)	202	4,778 RSF
Building I (6155 Rockside)	200	4,244 RSF *Available fall/winter 2025
Building I (6155 Rockside)	304	4,653 RSF *Available fall/winter 2025
Building II (6133 Rockside)	302	5,000 RSF
Building II (6133 Rockside)	307	3,236 RSF *Furniture in place



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)

### TENANT LOUNGE



### CORPORATE TRAINING ROOM



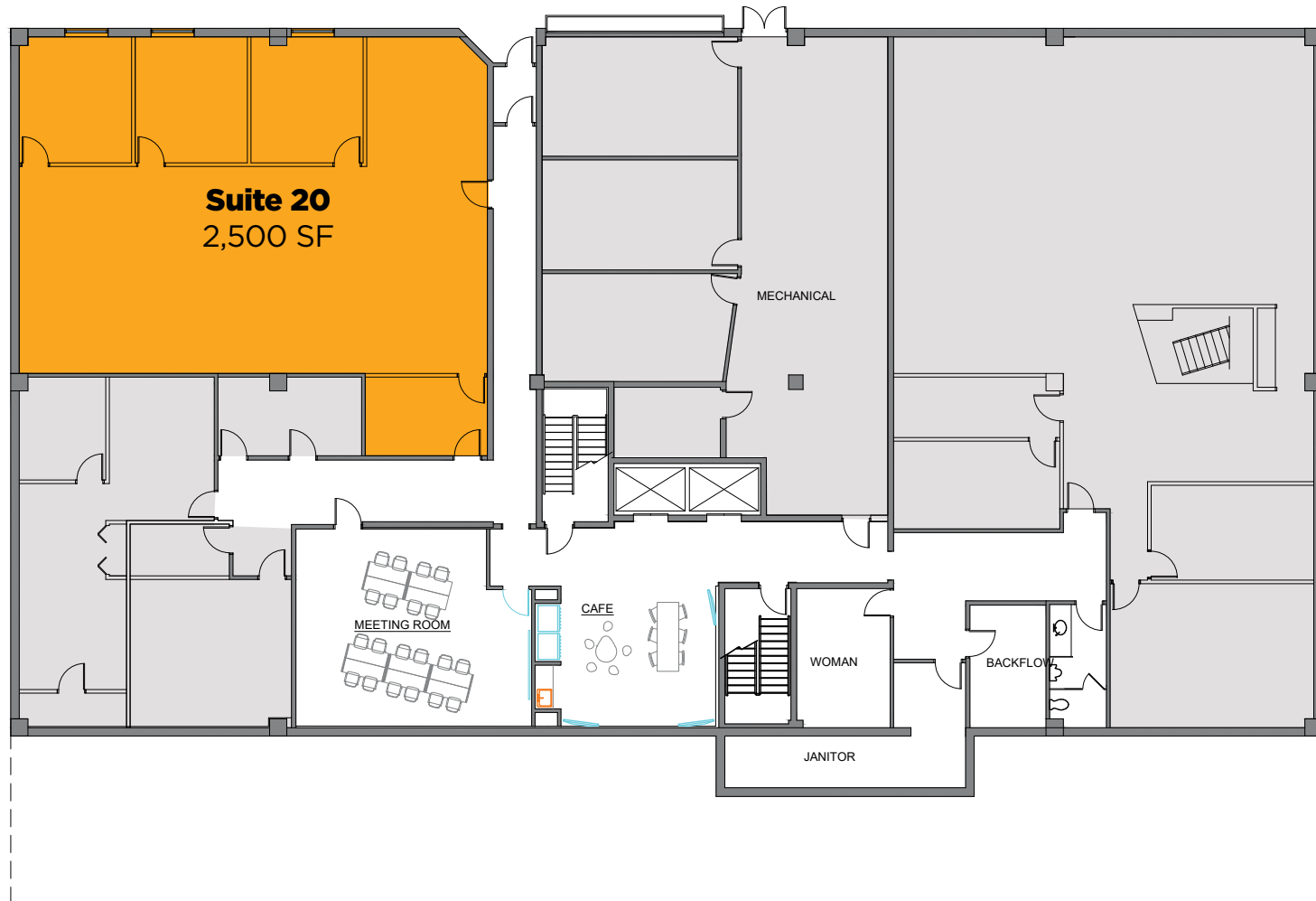
### BUILDING CONFERENCE ROOM



### TENANT LOUNGE



# ROCKSIDE SQUARE | BUILDING I - 6155 ROCKSIDE ROAD



**Lower Level**

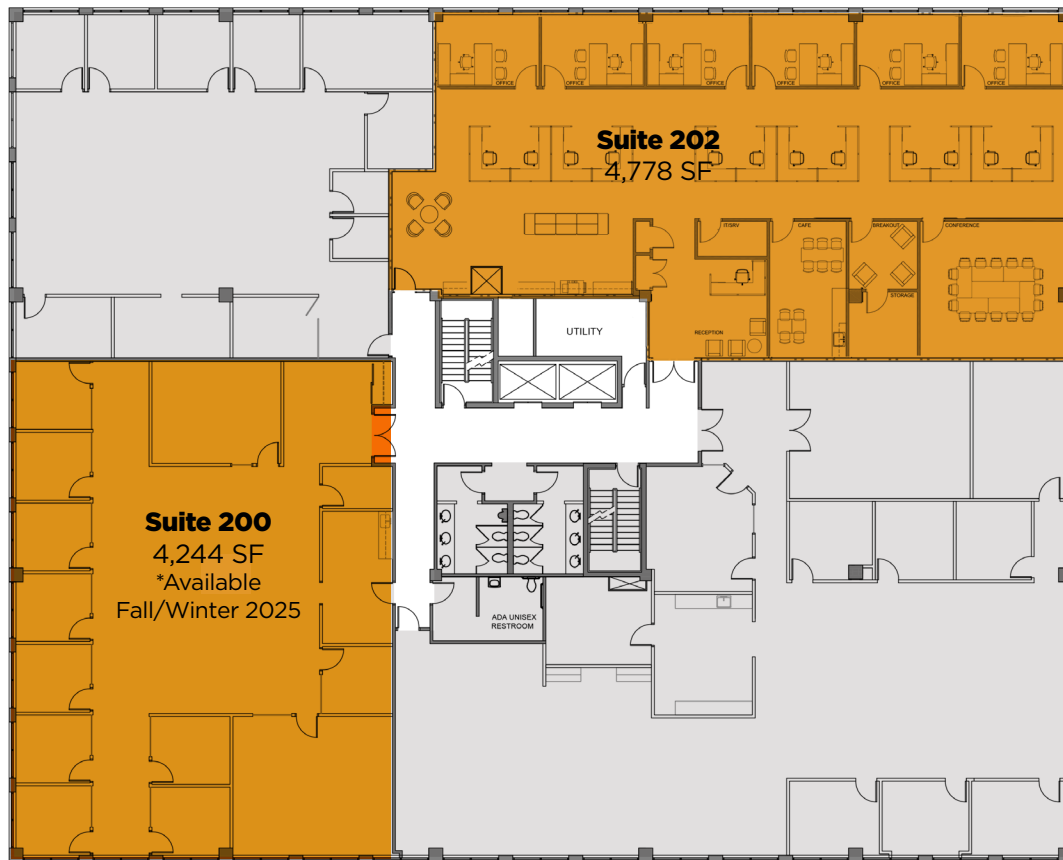
# ROCKSIDE SQUARE | BUILDING I - 6155 ROCKSIDE ROAD



**Second Floor**

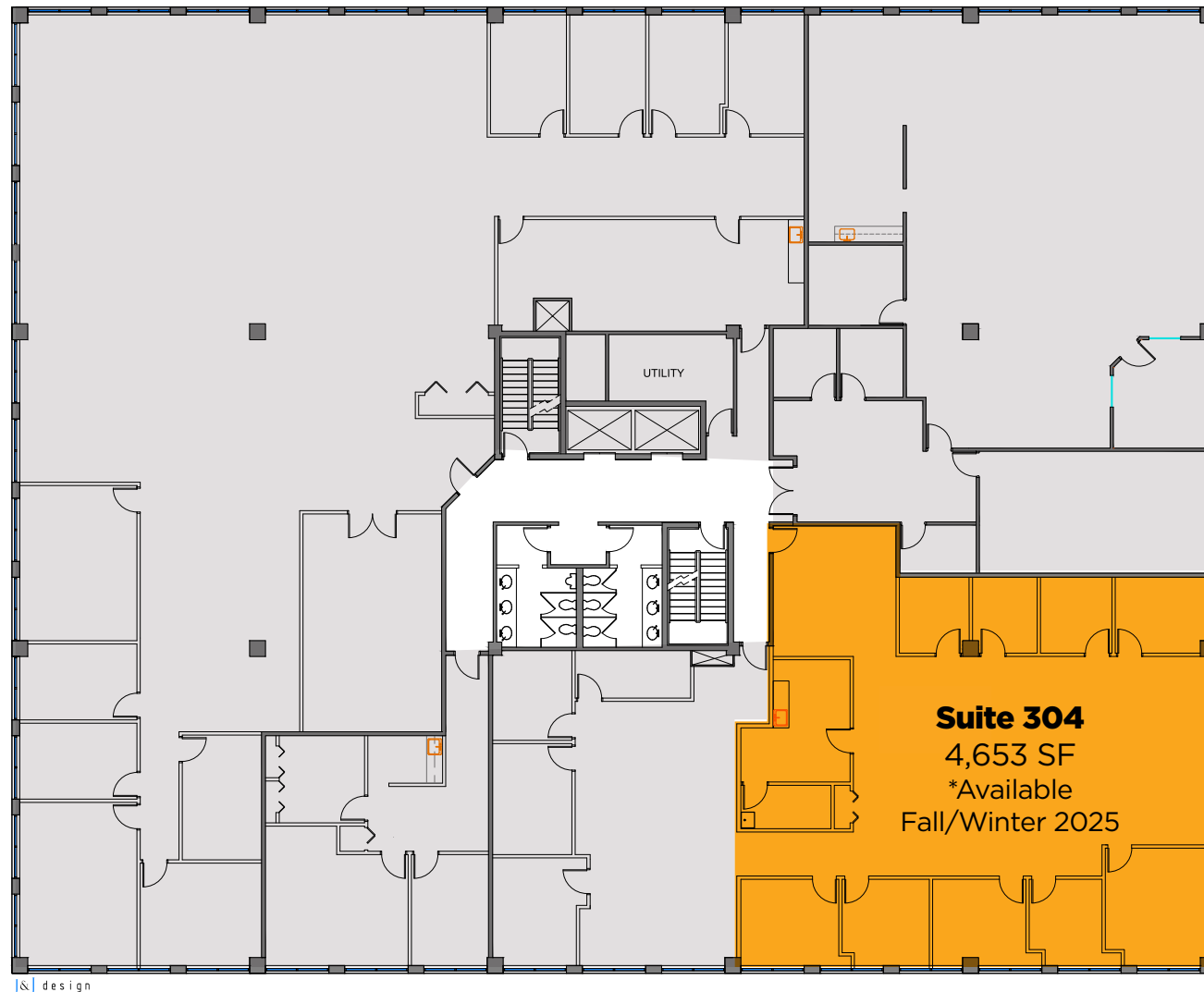


# ROCKSIDE SQUARE | BUILDING I - 6155 ROCKSIDE ROAD



**Second Floor - Suite 202**

# ROCKSIDE SQUARE | BUILDING I - 6155 ROCKSIDE ROAD



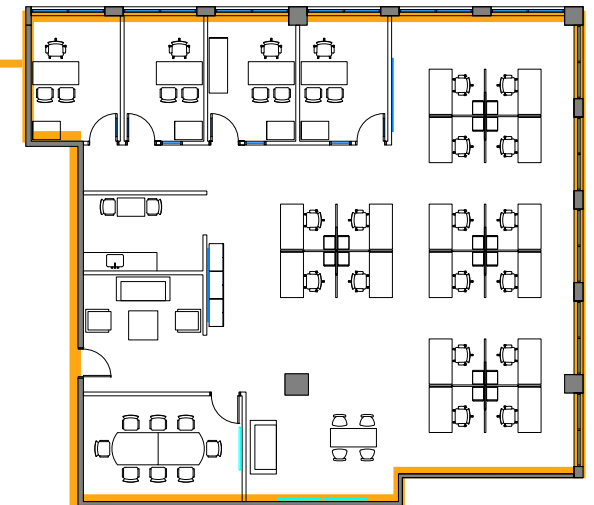
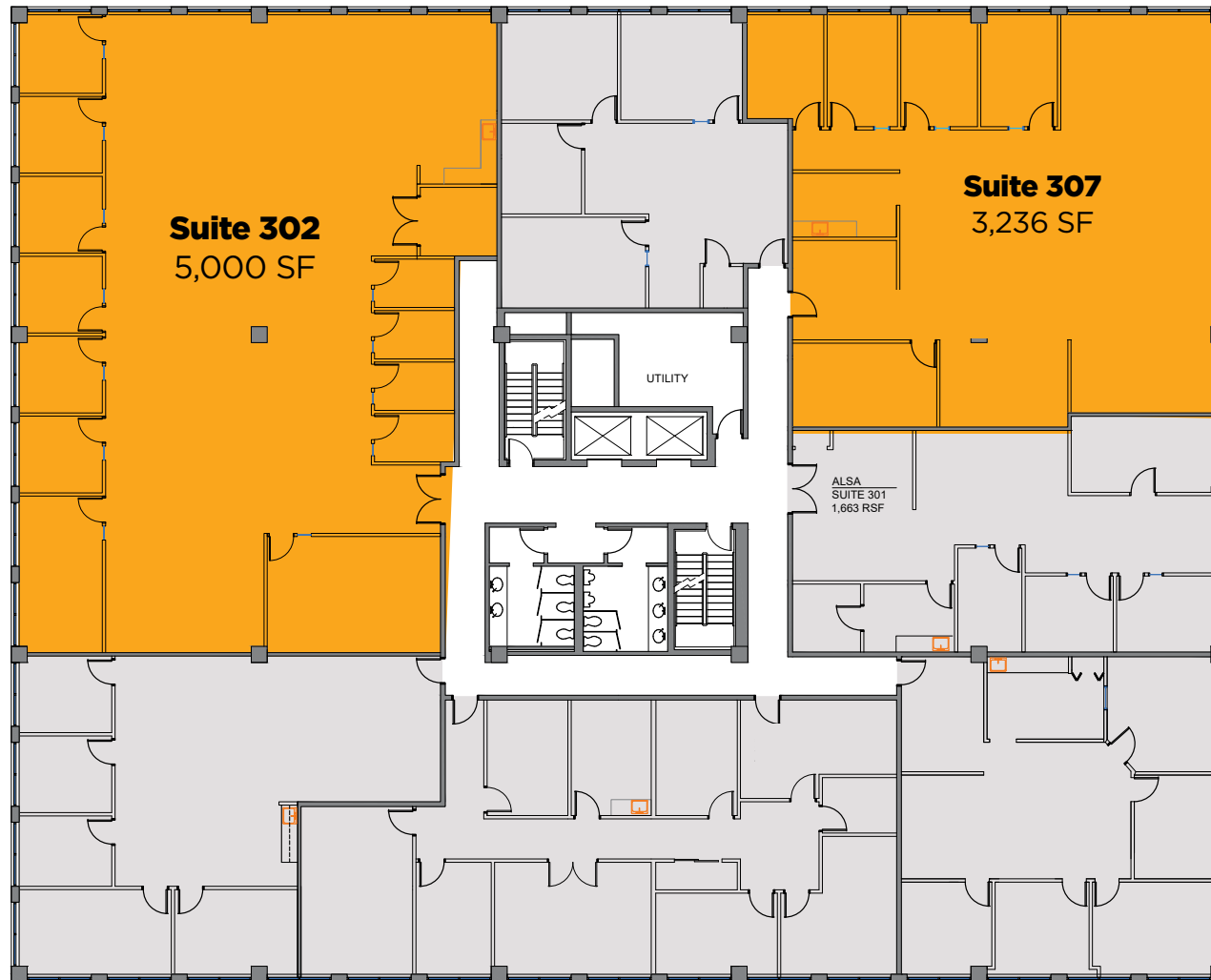
**Third Floor**

# ROCKSIDE SQUARE | BUILDING II - 6133 ROCKSIDE ROAD

## FEATURED SUITE

### **Suite 307** - 3,236 RSF

- Available anytime
- "Work Ready"
- Furniture in place



**Third Floor**





## **ROCKSIDE SQUARE**

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Independence, OH 44131

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