

# One Independence Office Space

For Lease | 4807 Rockside Road, Independence, Ohio 44131





# About Ownership

## ABOUT REALIFE GROUP

Founded in 2014 by Yaron Kandelker, Realife Group is a leading real estate investment and asset management company. With over \$358 million in real estate assets under management, Realife Group has built an impressive portfolio of office, retail, multi-family, and industrial properties across Ohio and Florida, with plans to expand into surrounding areas.

Realife Group's investment strategy is built on partnering with experienced real estate investors to acquire and manage irreplaceable properties in growing markets. Their local presence and in-depth knowledge of the real estate market allow them to:

- Identify high-quality, off-market opportunities.
- Interview prospective tenants in person.
- Provide accurate property demand and supply analysis.

This hands-on approach ensures Realife Group maintains a thorough due diligence process, delivering valuable market insights and advantages to their investors.

# One Independence Place

- Under new ownership/management
- Common area improvements completed
- Building features an abundance of windows giving off natural light too all suites
- Incredible access to I-77, I-480 and the I-271 interchange
- Building amenities include building conference/training center & deli
- In the heart of the Rockside Road Corridor which features a variety of dining, lodging, and entertainment amenities

**Lease Rate: \$15.50/SF - \$17.00/SF**



Eliminates CAM Reconciliations



No Capital Improvement Surprises



Property Maintenance You Know & Trust



Cost Certainty (Including HVAC)



Simplified Leasing Process

## LEASE COMPARISON

(Exclusive of Property Taxes)

	Industry Standard	Realife EZ Lease
CAM (HVAC, Common Utilities, Parking & Landscaping, ect.)	Variable & Estimated Annually Over Base Year	Included
Management Fees	Variable & Based on Building's Gross Revenue	Fixed & Included
Staffing Costs	Variable & Estimated Annually at Landlord & Property Manager's Discretion	Fixed & Included
Insurance	Variable & Estimated Annually	Fixed & Included
Tenant's Lights & Plugs	Not Controllable. Estimated from Total Building Usage. Not Transparent	Submetered - Tenant Controls Their Costs OR Fixed for the Term of the Lease, Property Dependent
Reconciliations	All Expenses Annually. Surprise End of Year True-Up Charges are Common	Property Taxes Only Estimated Based on Existing Tax Bill. Very Rare True-Use Charges

## Available Suites

Suite 110	8,212 SF
Suite 225	2,509 SF
Suite 280	1,030 SF
Suite 510	1,282 SF
Suite 550	3,107 SF
Suite 630	1,634 SF
Suite 650	3,889 SF
Suite 700	6,500 SF



Renovated Lobby



Large Conference Rooms



Abundance of Natural Light



Suite 300 Spec Suite

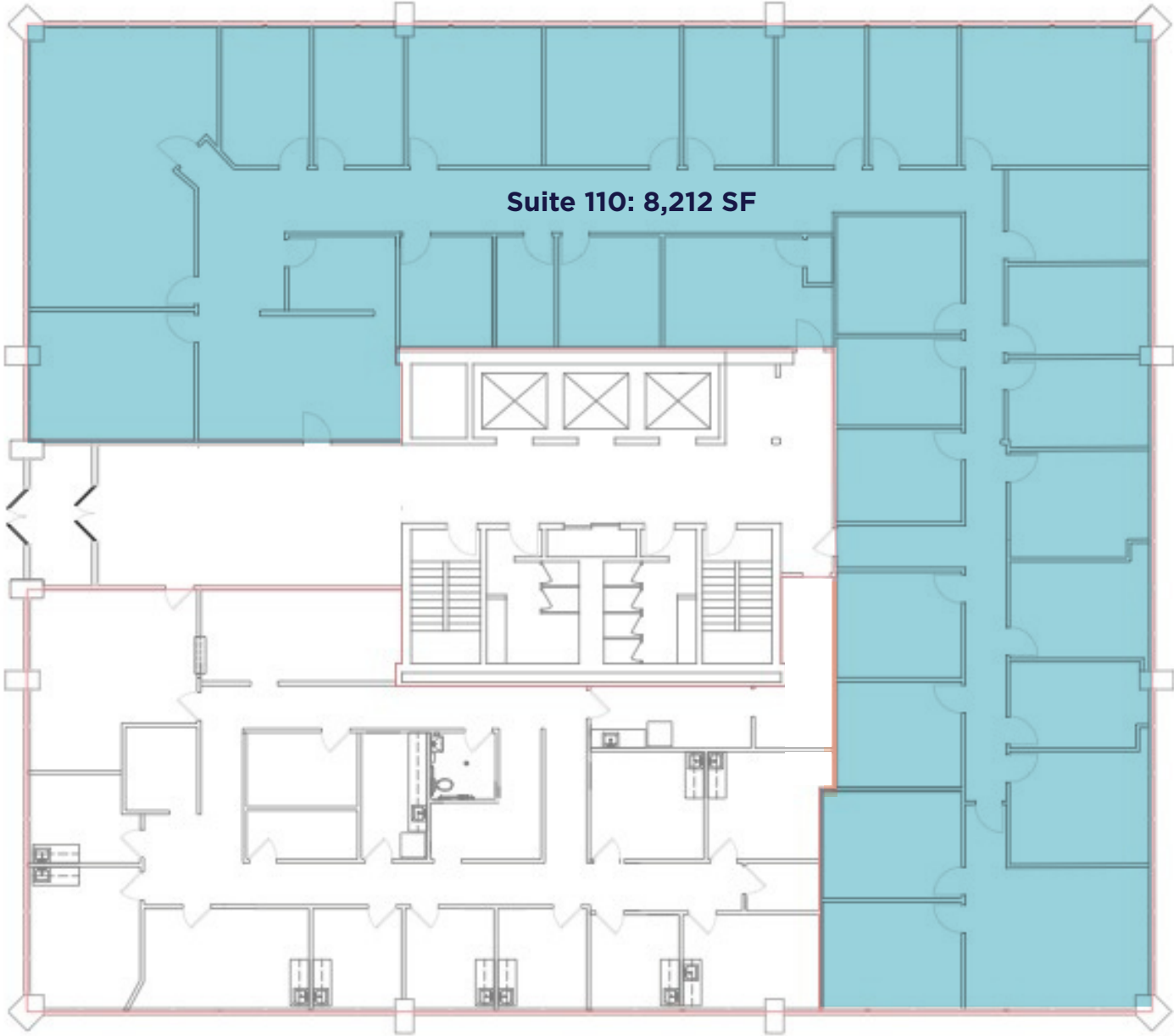


Building Conference Room

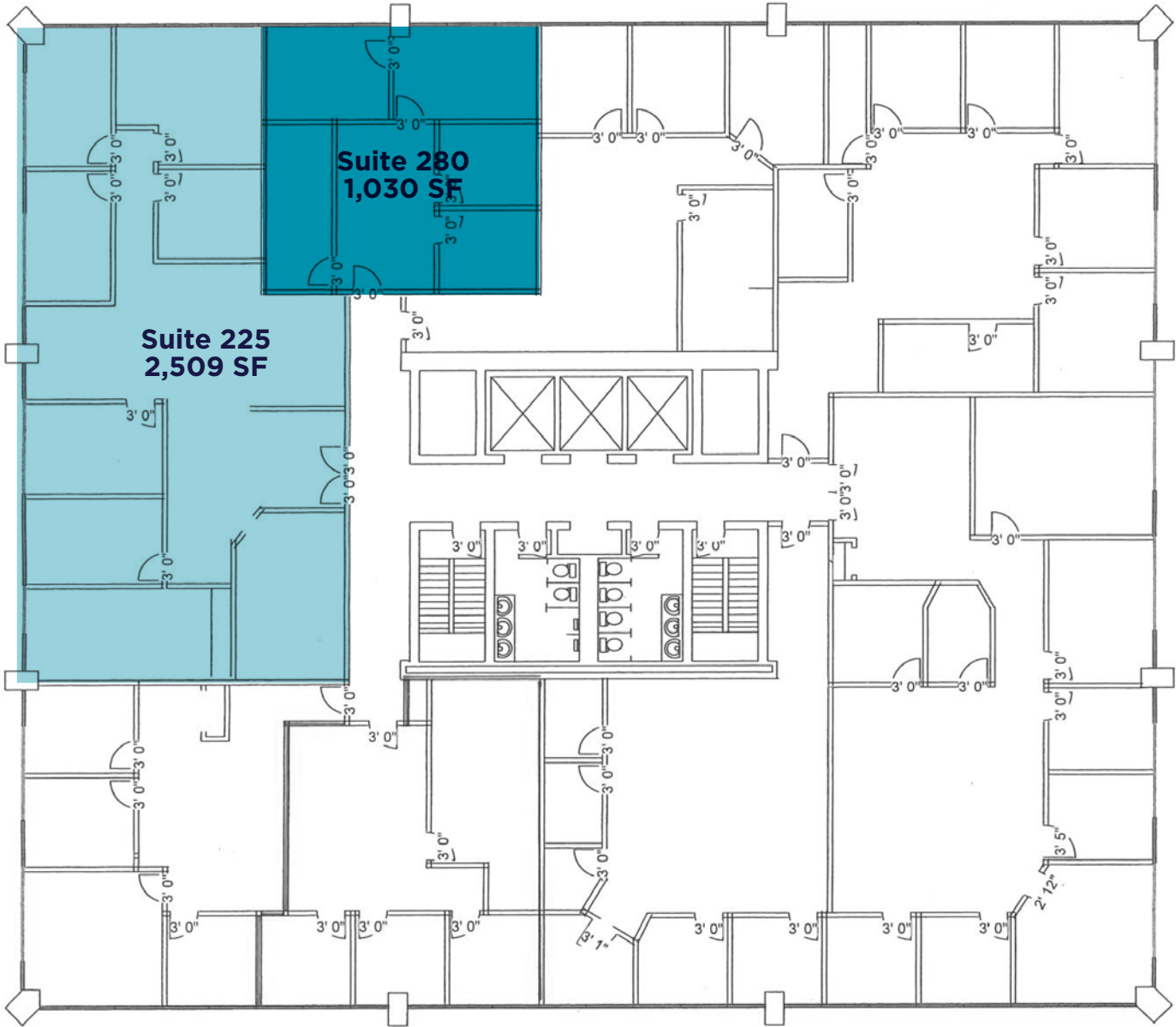


Open Layout for Versatile Use

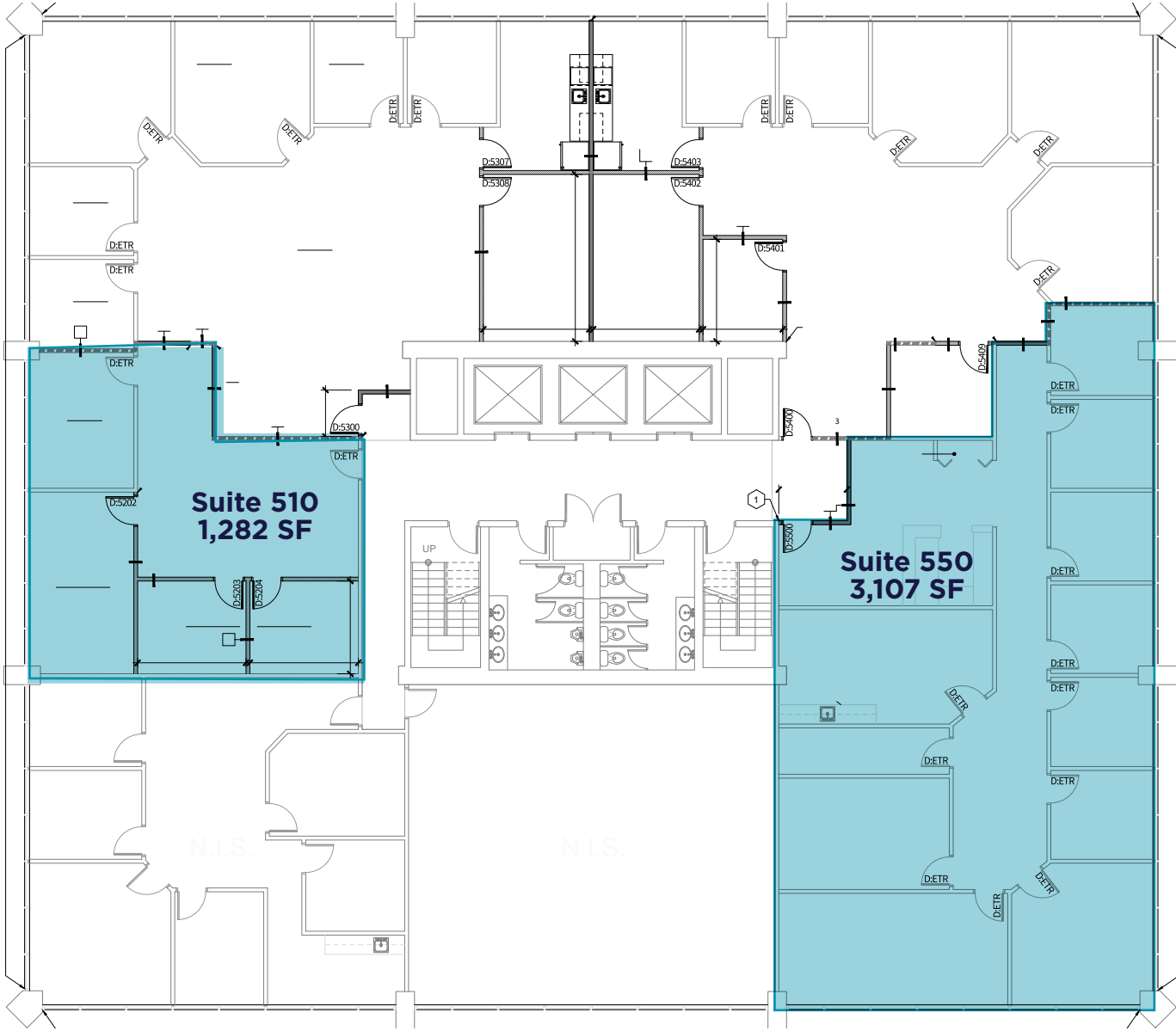
# First Floor | Max Contiguous 8,212 SF



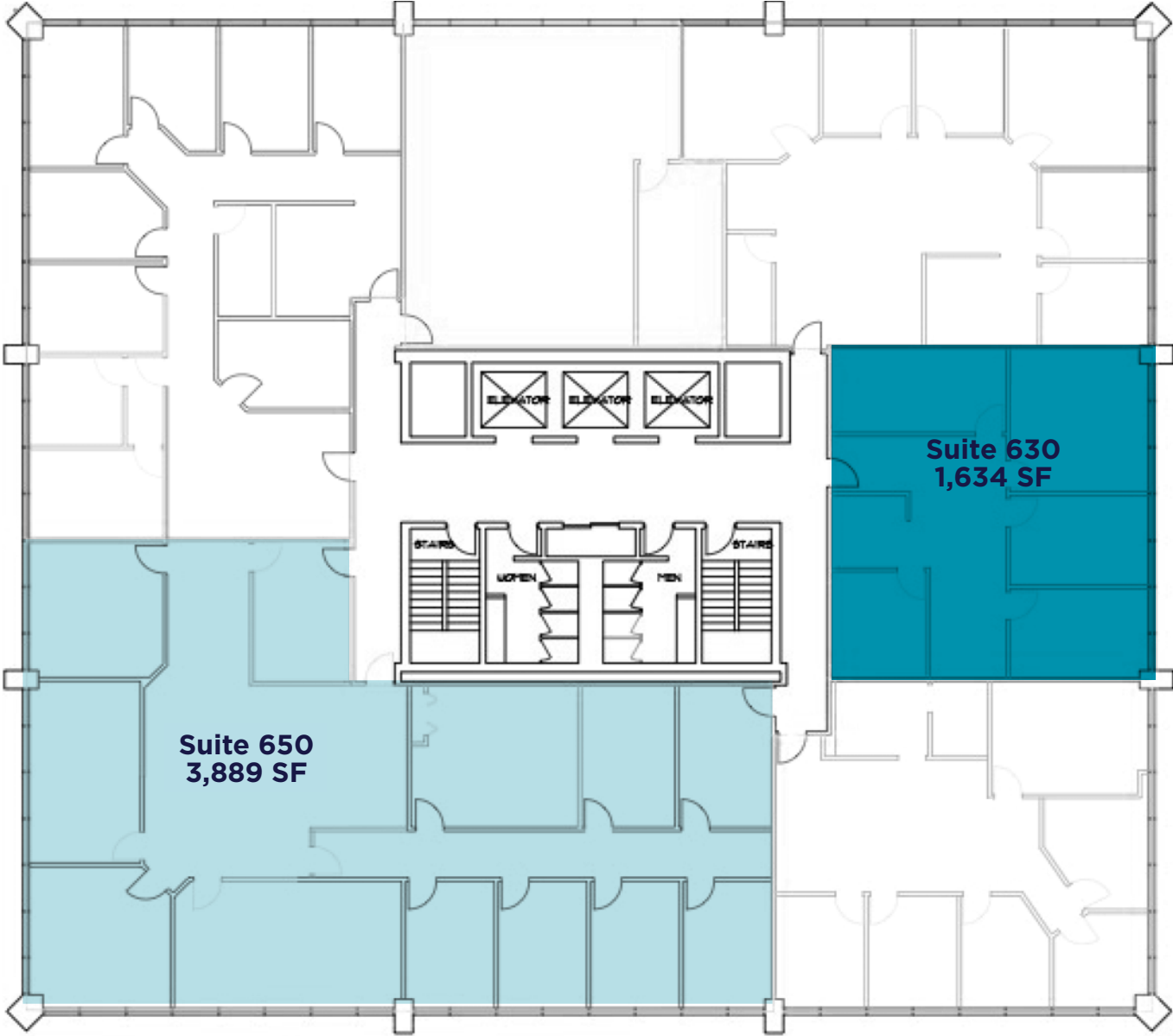
# Second Floor | Max Contiguous 3,539 SF



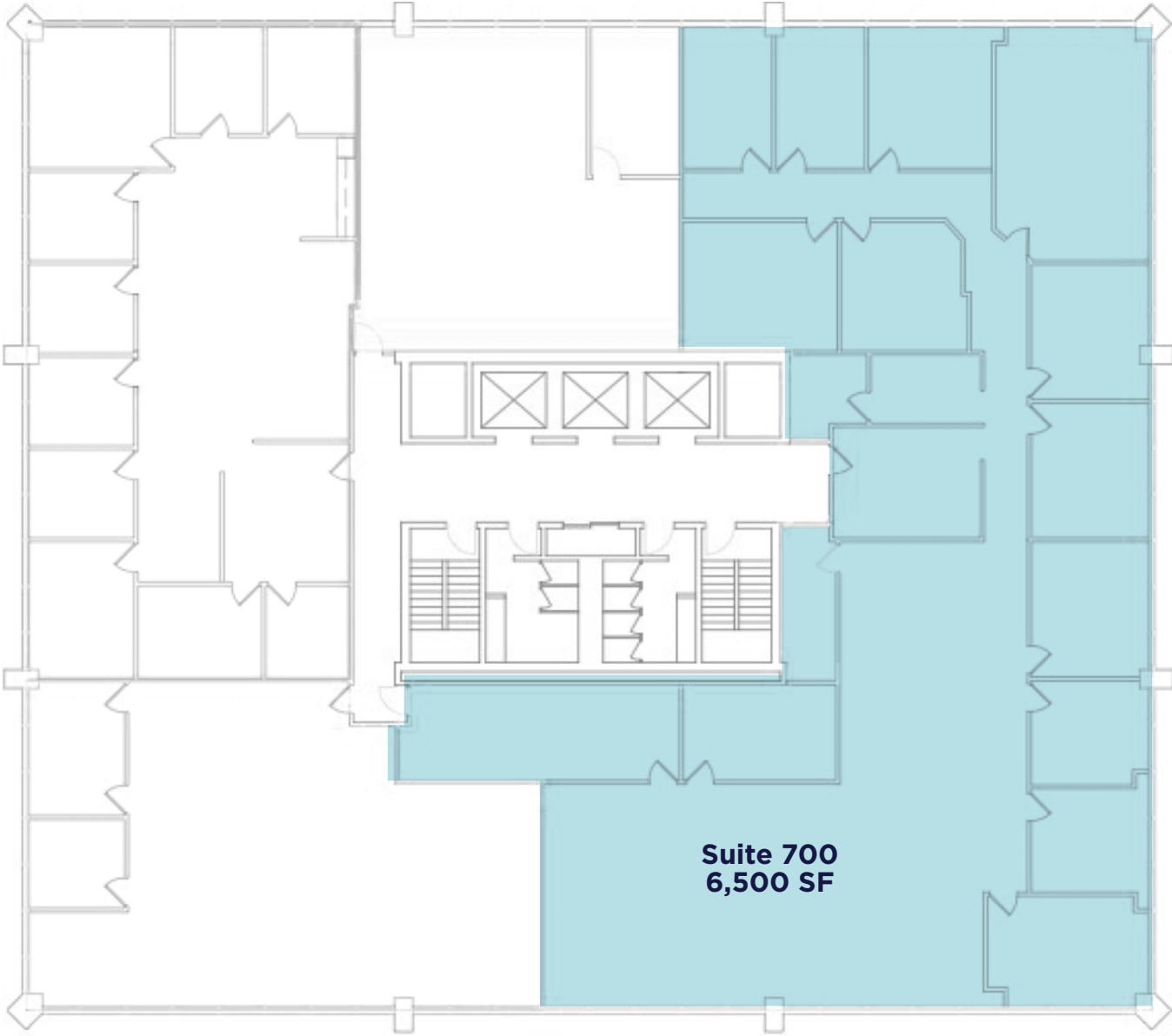
# Fifth Floor | Max Contiguous 3,107 SF



# Sixth Floor | Max Contiguous 3,889 SF



# Seventh Floor | Max Contiguous 6,500 SF





4807 ROCKSIDE RD  
INDEPENDENCE, OHIO

**219,077**  
Population  
(2024 | 5 Mile)

**40.8**  
Median Age  
(2024 | 5 Mile)

**94,685**  
Households  
(2024 | 5 Mile)

**\$84,747**  
Household Income  
(2024 | 5 Mile)

**8,085**  
Total Businesses  
(2024 | 5 Mile)

**109,314**  
Total Employees  
(2024 | 5 Mile)



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4807 ROCKSIDE ROAD  
INDEPENDENCE, OHIO 44131**

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