

Prime Visibility. Executive Convenience. Value-Add Potential.

Multi-Tenant Office Building for Sale | Liberty Plaza - 5000 Rockside Road, Independence, Ohio 44131





Executive Summary

Introducing a prime owner-user investment opportunity at the heart of the thriving Rockside Road Office Corridor in Independence, Ohio. This premier office building offers an exceptional location, outstanding accessibility, and significant upside potential, making it ideal for a business looking to capitalize on ownership benefits while controlling occupancy costs.

The property is strategically positioned within Greater Cleveland's most desirable office corridor, known for its vibrant commercial activity and robust tenant base. Its centralized location provides unparalleled access to major highways, numerous amenities, restaurants, hotels, and downtown Cleveland, further enhancing its appeal as a headquarters or regional office.

Currently offered for lease, the property presents a unique chance for a business to transition from leasing to owning, securing long-term occupancy stability, cost savings, and investment appreciation in a dynamic market.

total rentable area
38,188 SF

year built
1978

year renovated
2023

great potential for
Owner Occupier

asking price
\$2,800,000



HIGHLIGHTS

- Ideal Owner-User Asset:** Opportunity to occupy part of or the entire property, effectively managing occupancy costs and enhancing business operations.
- Robust Market Dynamics:** Located within a high-demand submarket boasting strong tenant occupancy, corporate presence, and continual area development.
- Flexible Configuration:** Adaptable floor plans accommodating a variety of professional uses and easily customizable for specific business needs.
- Incredible Signage Opportunity:** Exceptional exterior signage visibility facing I-77, enhancing brand exposure to thousands of vehicles daily.
- City Involvement:** Aggressive payroll incentives available from The City of Independence for new and incoming businesses.

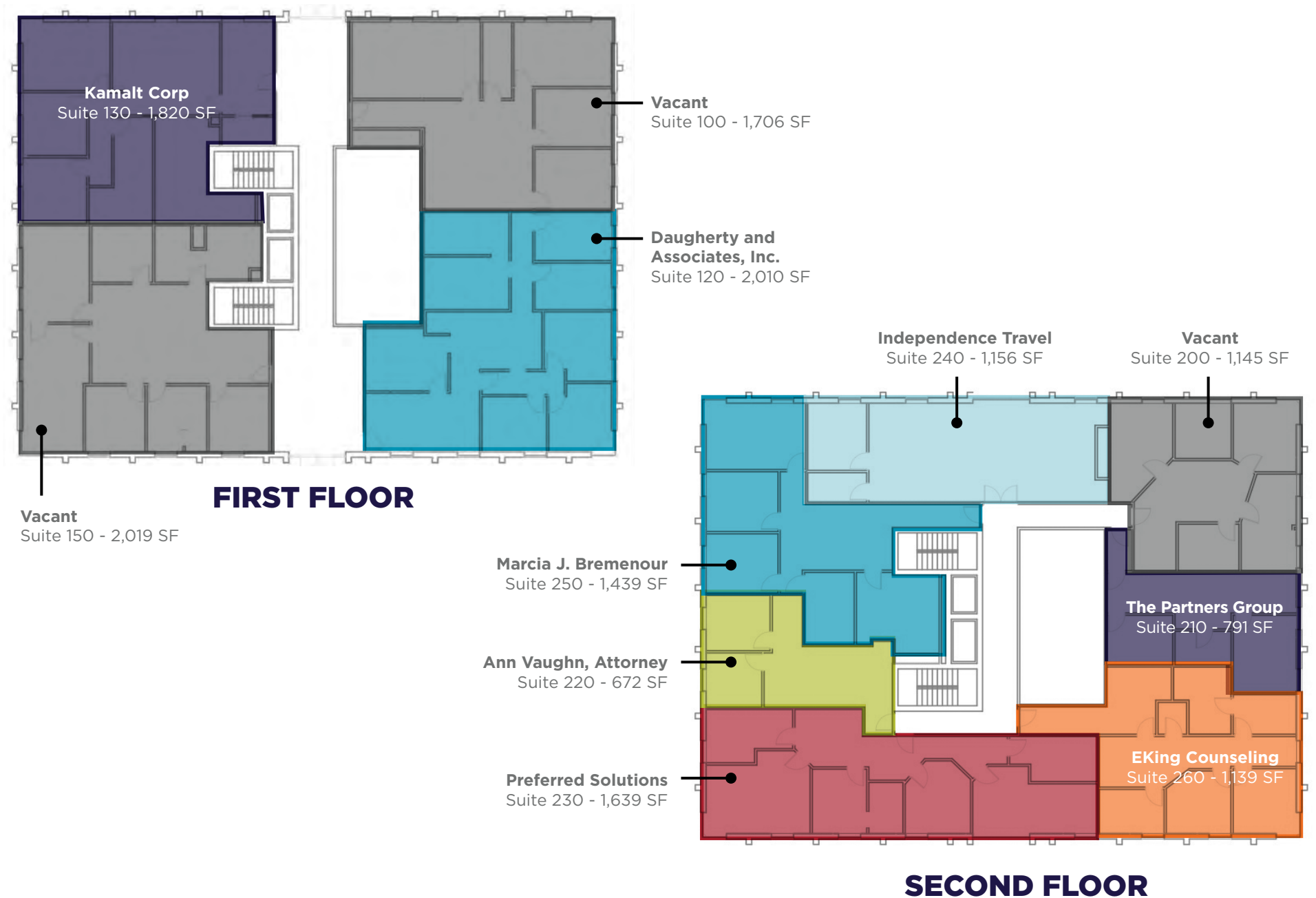
QUICK SPECS

Address	5000 Rockside Road
Parcel	562-32-002
Year Built (Reno)	1978 (2023)
Building Size	38,188 SF
Site Size	1.652 AC
Floors	Five (5)
Average Floorplate	8,277 SF
Parking	Executive Garage - 15 Spaces Surface Parking - 120 Spaces
Roof Type	Flat
Heat	Forced Air
A/C	Central
Sprinkler	Yes
ADA	Yes
Utilities	City
Broadband	Fiber Optic

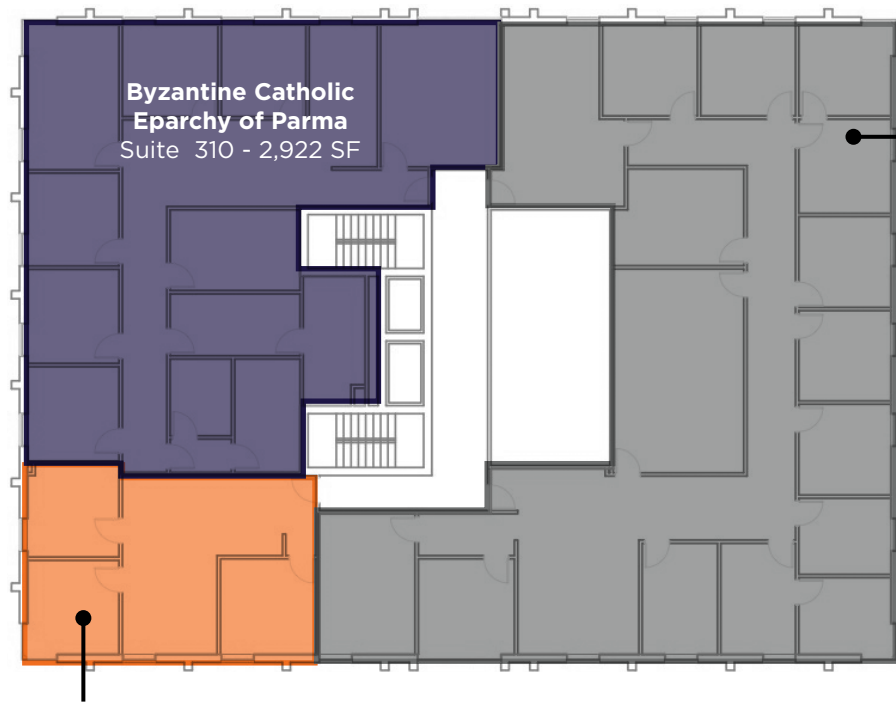
PROPERTY PHOTOS



TENANTS



TENANTS

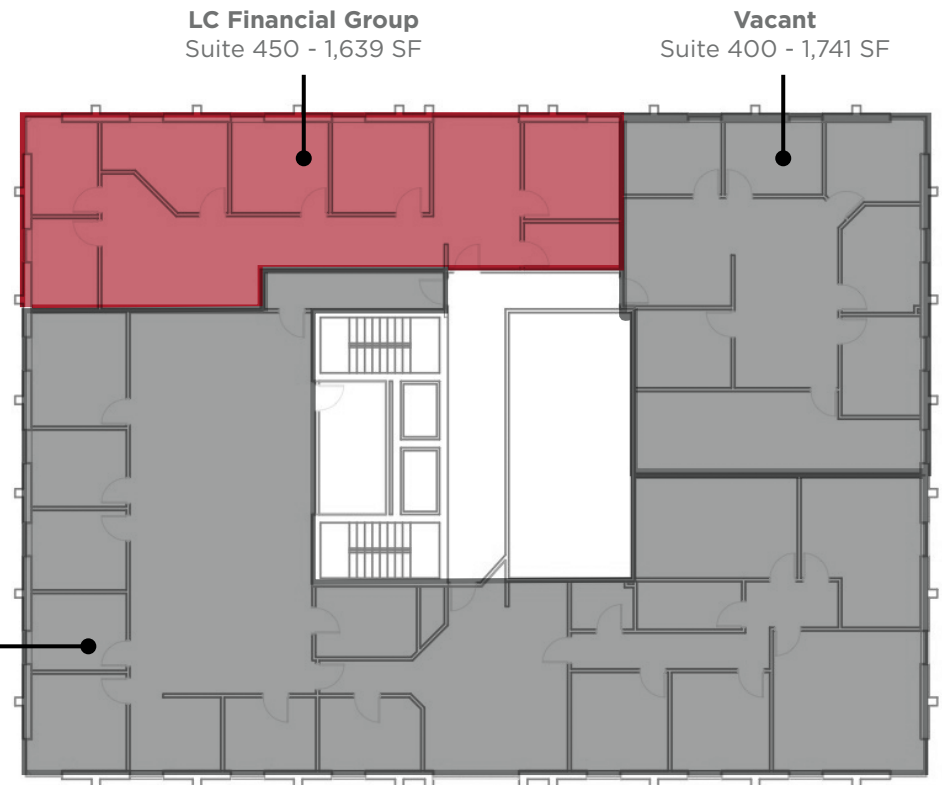


**Byzantine Catholic
Eparchy of Parma**
Suite 310 - 2,922 SF

Vacant
300 - 4,338 SF

**Dr. Melissa
Lopez-Larson**
Suite 320 - 958 SF

THIRD FLOOR



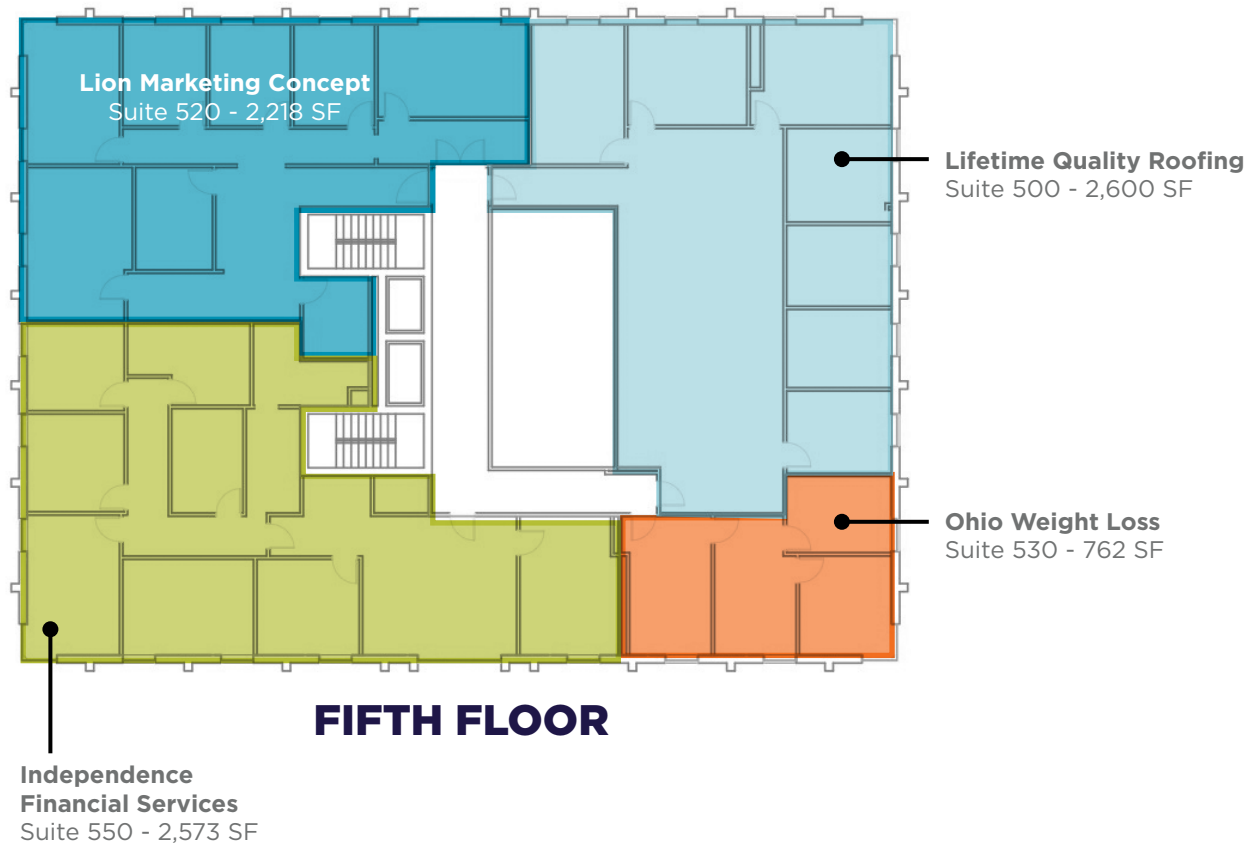
LC Financial Group
Suite 450 - 1,639 SF

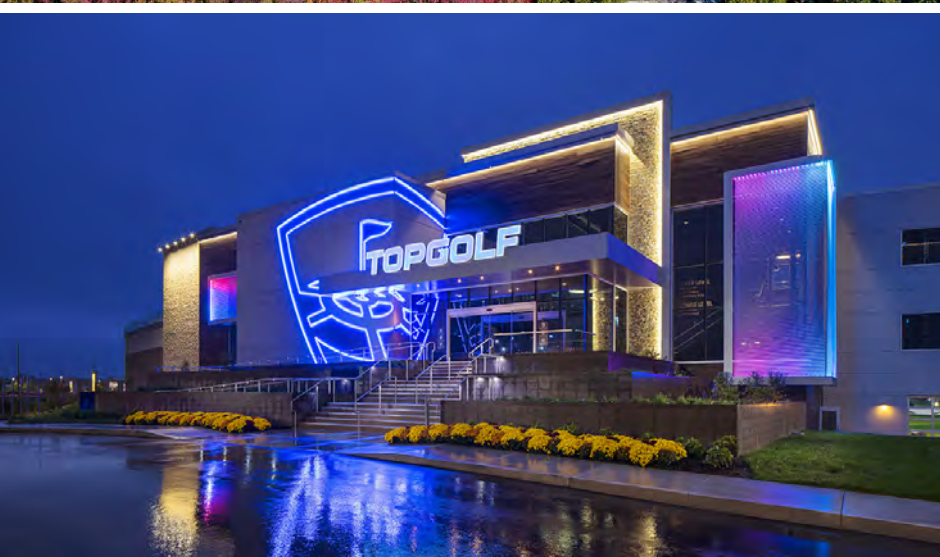
Vacant
Suite 400 - 1,741 SF

Vacant
Suite 420 - 4,897 SF

FOURTH FLOOR

TENANTS





NEIGHBORHOOD

Independence, Ohio

Independence, Ohio is a vibrant and growing city located in Cuyahoga County. One of the biggest draws of Independence is its central location. The city is situated just minutes from downtown Cleveland, making it an ideal location for businesses that want to be close to the action. Additionally, Independence is home to a number of large corporations and businesses, which makes it a hub of economic activity in the region.

As for things to do, the city is home to a number of beautiful parks and outdoor recreational areas, including Elmwood Park and the Cuyahoga Valley National Park. There are also plenty of dining and entertainment options in Independence, including popular restaurants like Delmonico's Steakhouse and Yours Truly. The city is also home to several shopping centers and malls, which make it easy to find everything you need. Overall, Independence is a great place to live and work, and its central location, thriving business community, and range of amenities make it an attractive option for anyone looking to set up shop in the Cleveland area.

Things To Do

Top Golf is a popular destination for golf enthusiasts and non-golfers alike. It features a high-tech driving range with games, food, and drinks.

Explore the **CanalWay Center**, a nature center in Independence that features exhibits on the history and ecology of the Ohio and Erie Canal, as well as hiking trails and outdoor programs.

The **Brecksville Reservation** is a nearby park that offers beautiful hiking trails, scenic views, and opportunities for fishing and picnicking.

Attend an event at the **Cleveland Clinic Courts**, the practice facility for the Cleveland Cavaliers that also hosts events such as basketball camps and clinics.

Play a round of golf at the **Seneca Golf Course**, an 18-hole course offering a challenging round of golf in a scenic setting.



213,420
Population
(2024 | 5 Mile)

40.8
Median Age
(2024 | 5 Mile)

92,189
Households
(2024 | 5 Mile)

\$85,465
Household Income
(2024 | 5 Mile)

8,062
Total Businesses
(2024 | 5 Mile)

110,061
Total Employees
(2024 | 5 Mile)

Prime Visibility. Executive Convenience. Value-Add Potential.

Multi-Tenant Office Building for Sale | Liberty Plaza - 5000 Rockside Road, Independence, Ohio 44131

JIM KRIVANEK

Vice President
+1 216 525 1498
jkrivanek@crescorealestate.com

RICO A. PIETRO, SIOR

Principal
+1 216 525 1473
rpietro@crescorealestate.com

CONNOR REDMAN

Vice President
+1 216 525 1493
credman@crescorealestate.com

ROBBY MARTINELLI

Associate
+1 216 232 4104
rmartinelli@crescorealestate.com

KIRSTEN PARATORE

Senior Associate
+1 216 525 1491
kparatore@crescorealestate.com

Offering Memorandum Teaser

6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
+1 216 520 1200
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

