

Full Floor Office Availability

For Lease | 6161 Oak Tree Boulevard, Independence, Ohio 44131



6161 Oak Tree Blvd

- Lobby renovation coming fall 2025!
- First floor - full floor availability
- Second floor - final suite remaining with full window line. Ownership will build-out to tenant specification in exchange for term
- Excellent freeway access
- Surrounded by Rockside Road amenities including dining, lodging, and entertainment
- Free surface parking

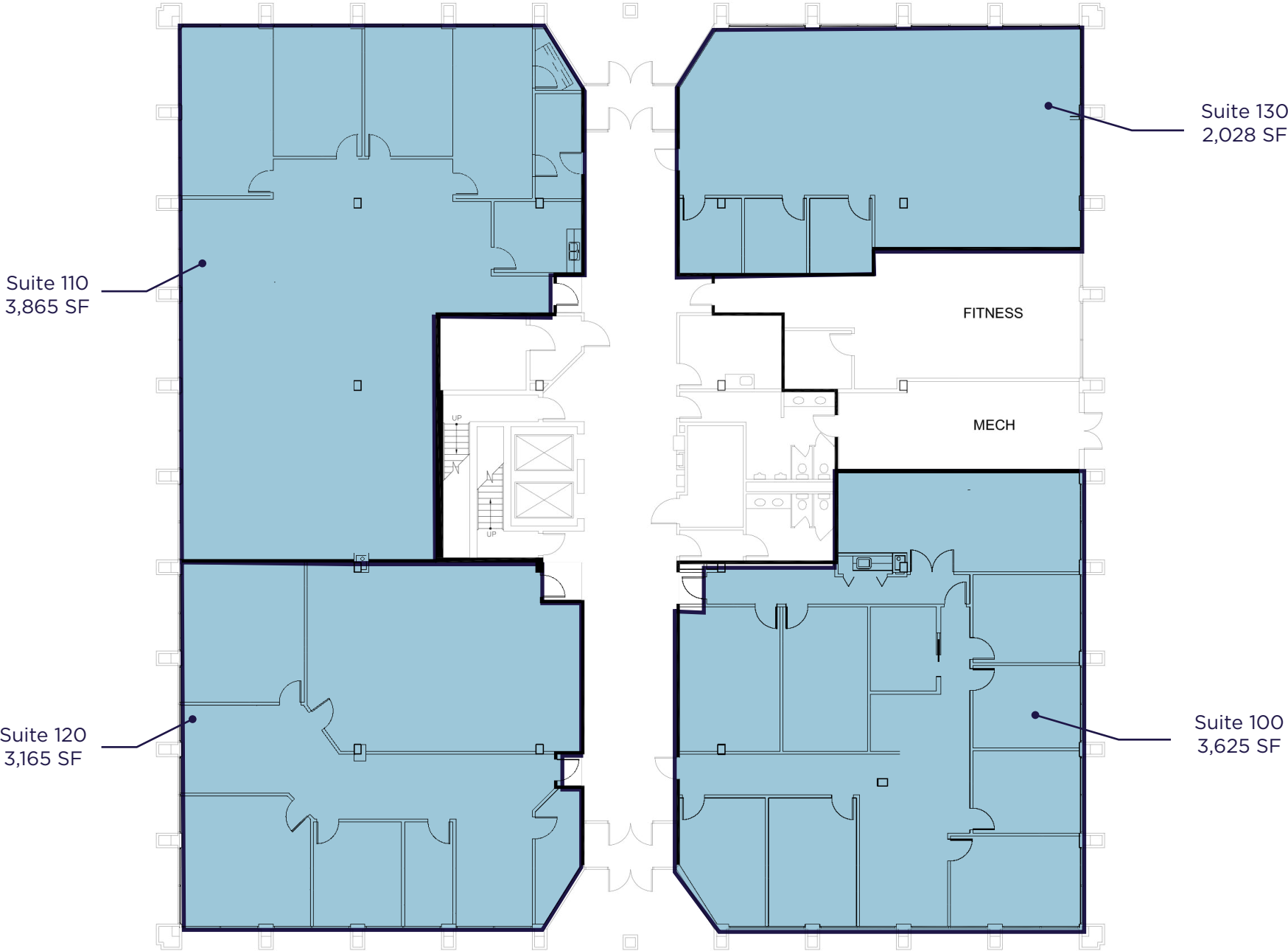
Lease Rate: \$18.95/SF FSG



Availability

Suite	Size	Contiguous
100	3,625 SF	12,683 SF
110	3,865 SF	12,683 SF
120	3,165 SF	12,683 SF
130	2,028 SF	12,683 SF
2nd Floor	3,303 SF	3,303 SF

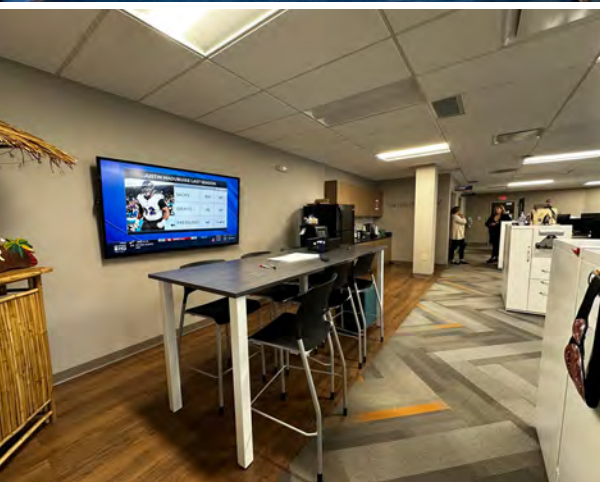
First Floor | Max Contiguous 12,683 SF



Second Floor | Max Contiguous 3,303 SF



Photos





214,411
Population
(2024 | 5 Mile)

41.0
Median Age
(2024 | 5 Mile)

92,727
Households
(2024 | 5 Mile)

\$86,343
Household Income
(2024 | 5 Mile)

7,910
Total Businesses
(2024 | 5 Mile)

108,189
Total Employees
(2024 | 5 Mile)



**6161 OAK TREE BOULEVARD
INDEPENDENCE, OHIO 44131**

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