

ITC

INDEPENDENCE TECHNOLOGY CAMPUS

6801 Brecksville Road | Independence, Ohio

Built for Certainty. Surrounded by Nature.



BUILT FOR
CERTAINTY.
SURROUNDED BY
NATURE.

Independence Technology Campus was purpose-built to support mission-critical operations at scale. It delivers the infrastructure, power, and reliability required by one of the world's leading healthcare institutions.

Now available to the market, it offers a rare opportunity to secure large-scale, contiguous space within a high-performance campus environment.



Up to 160,000 square feet
of contiguous space



Enterprise-grade infrastructure
with redundant power and fiber



A true campus setting
surrounded by natural landscape



Flexible ownership with a
long-term investment approach


A RARE OPPORTUNITY AT SCALE


Independence Technology Campus offers one of the largest contiguous office opportunities in Northeast Ohio, with up to 160,000 square feet available within a single, integrated campus environment.

This level of scale, combined with flexible configurations and expansion potential, allows companies to design space around their operations rather than adapt to limitations.

For users seeking long-term stability, operational continuity, and room to grow, ITC presents a highly differentiated alternative to traditional office product.




Amenity-rich
campus environment


Wooded views
and natural light


High
ceilings


Abundant
outdoor spaces



ADDITIONAL SPACE TO SUPPORT GROWTH

The first floor provides additional availability to support a range of user sizes, from smaller suites to larger expansion space.

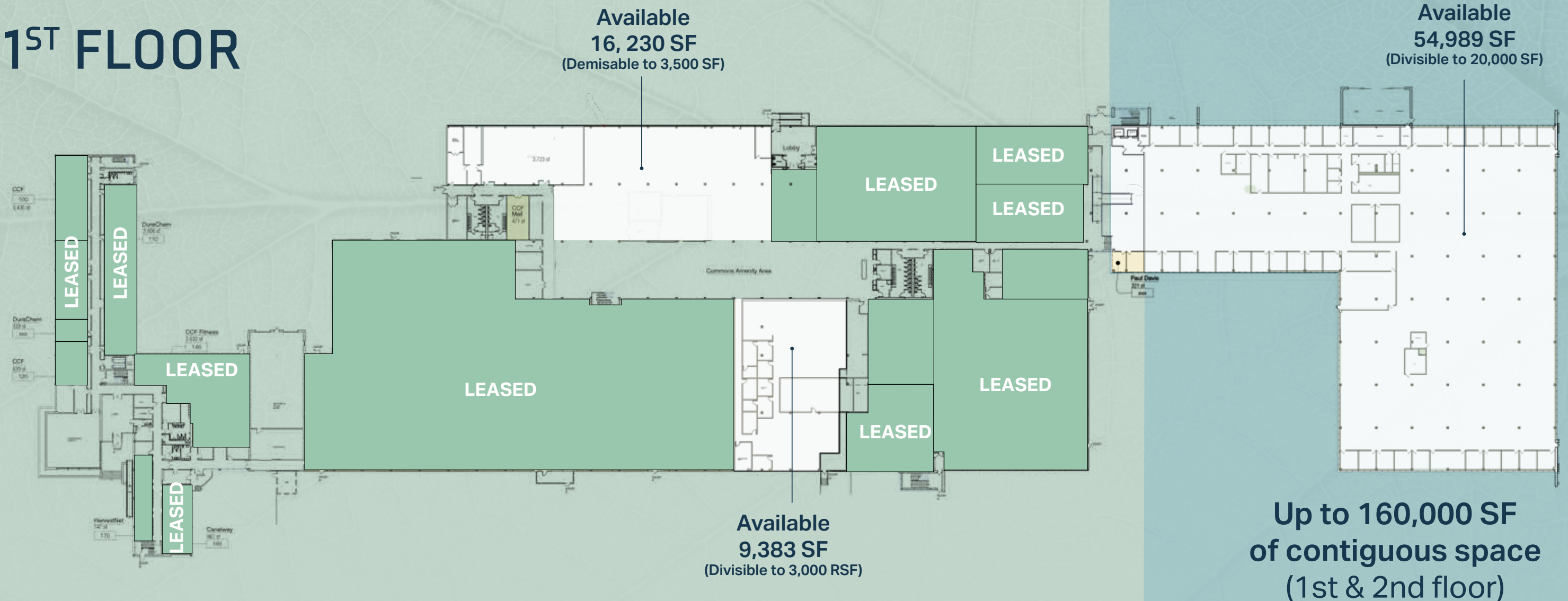
This mix of availability gives tenants flexibility to grow within a single campus environment while maintaining operational continuity.

DESIGNED FOR SCALE AND FLEXIBILITY

- ✓ Additional availability
- ✓ Flexible for growth
- ✓ Large & small suite options
- ✓ Expansion space

Multiple Suites Available from ~2,700 to 160,000 SF

1ST FLOOR



CONTIGUOUS OPPORTUNITY, CLEARLY DEFINED

The second floor offers a highly efficient layout designed to support large-scale users.

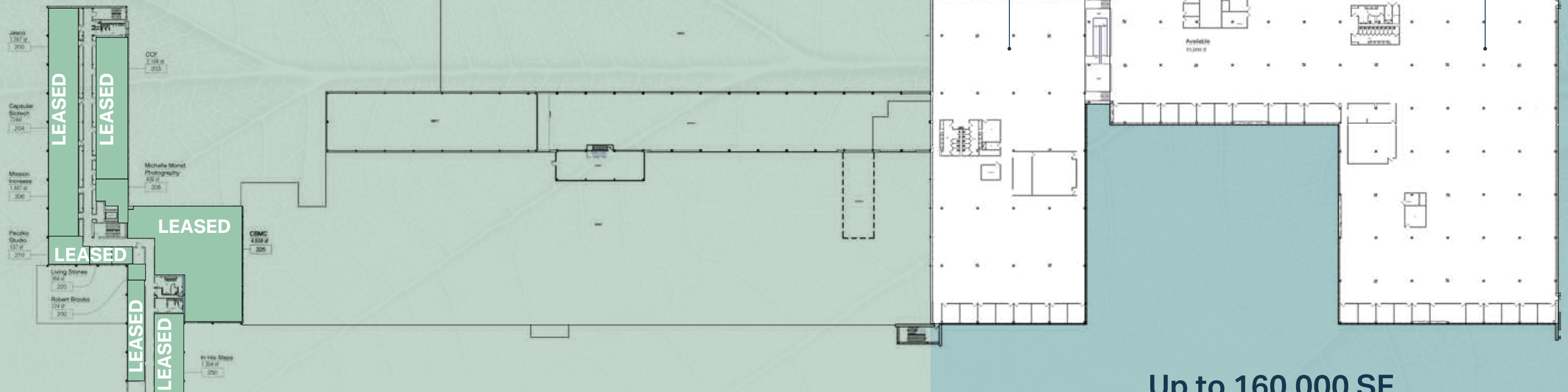
Up to 88,000 square feet can be delivered as a contiguous block on a single floor, providing a rare opportunity to consolidate operations within a cohesive environment.

DESIGNED FOR SCALE AND FLEXIBILITY

- ✓ Large contiguous floor plates
- ✓ Flexible and customizable layouts
- ✓ Expansion potential across campus
- ✓ Designed for long-term occupancy

Up to 88,000 SF Contiguous on a Single Floor

2ND FLOOR



Up to 160,000 SF
of contiguous space
(1st & 2nd floor)

A CAMPUS DESIGNED FOR MORE THAN WORK

BUILDING AMENITIES

Pickleball Court

Putting Green

Fitness Center

Conference Facility

OUTDOOR AMENITIES

Direct adjacency to Cuyahoga
Valley National Park

Access to Hemlock Creek Trailhead

Connection to Ohio & Erie Canal
Towpath Trail



The ITC logo is displayed in the top right corner of the image. It consists of the letters 'ITC' in a large, white, sans-serif font. The letters are slightly transparent, allowing the background image of the building and sky to be visible through them.

ITC

The background of the image shows a large, modern building with a glass facade and a brick base. In front of the building is a well-maintained green lawn. A concrete walkway curves through the scene, leading towards the building. In the foreground, there is a decorative arrangement of large, smooth, grey and tan boulders. The sky is blue with scattered white clouds.

**BUILT FOR
CERTAINITY.**

INFRASTRUCTURE THAT **DELIVERS CERTAINTY**

Independence Technology Campus is equipped with the infrastructure required to support continuous, high-performance operations.

Originally designed for a major institutional user, the property delivers the power, redundancy, and system capacity needed to operate without disruption.

For companies where uptime matters, ITC provides a level of reliability rarely found in today's office market.

INFRASTRUCTURE HIGHLIGHTS



10 MW power available with expansion capacity



Redundant power sources and backup generators



Advanced cooling systems for operational stability



High-speed fiber connectivity (up to 100 Gb/s)



High-capacity water and sewer infrastructure



BUILT FOR LONG-TERM PERFORMANCE

Independence Technology Campus is designed for long-term performance, with systems and infrastructure that support operational stability, security, and efficiency.

From advanced building systems to sustainable energy strategies, the property is built to support users who require reliability today and flexibility for the future.

SECURITY & RELIABILITY

Advanced building security systems

Controlled access and monitoring

Proximity to police and fire departments

SUSTAINABILITY & EFFICIENCY

Geothermal HVAC system

Solar panel infrastructure

Potential carbon-free energy sourcing



HIGHLIGHTS:

40-acre campus

Expansion potential

Development-ready land

With a 40-acre campus and development-ready land, ITC offers long-term flexibility to support future growth.





ACCESS & CONNECTIVITY

Strategically positioned within close proximity to major highways, ITC provides convenient access to regional transportation networks and key Midwest markets.

HIGHLIGHTS:

Immediate access to major highways

Regional connectivity

Strong accessibility for commuters



ITC

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