

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)	200	4,244 RSF *Available Fall 2026
Building I (6155 Rockside)	304	3,300 RSF *Available Fall 2026
Building II (6133 Rockside)	300	1,965 RSF *Furniture in place
Building II (6133 Rockside)	307	3,354 RSF *Furniture in place
Building II (6133 Rockside)	308	1,760 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



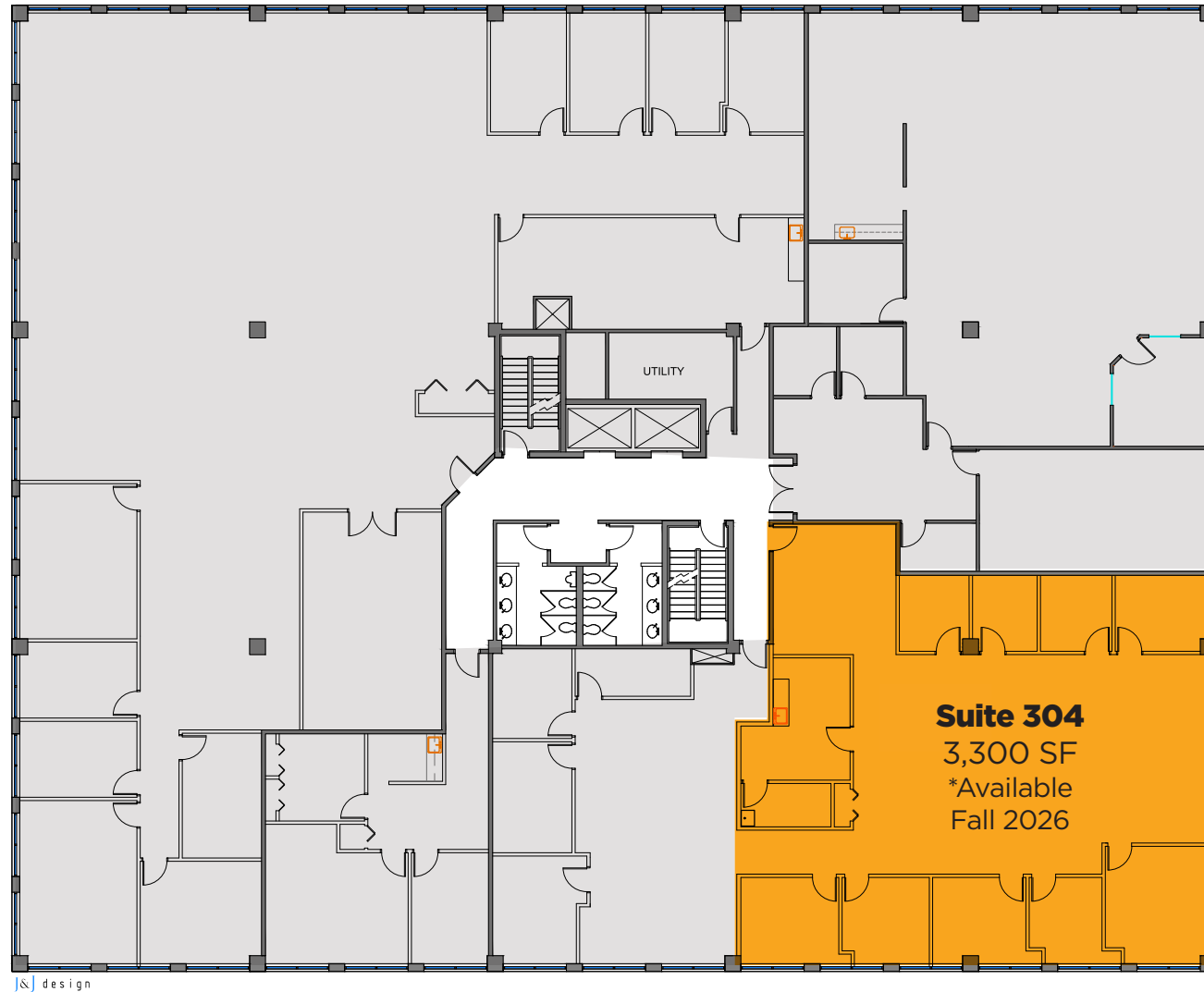
Lower Level

ROCKSIDE SQUARE | BUILDING I - 6155 ROCKSIDE ROAD



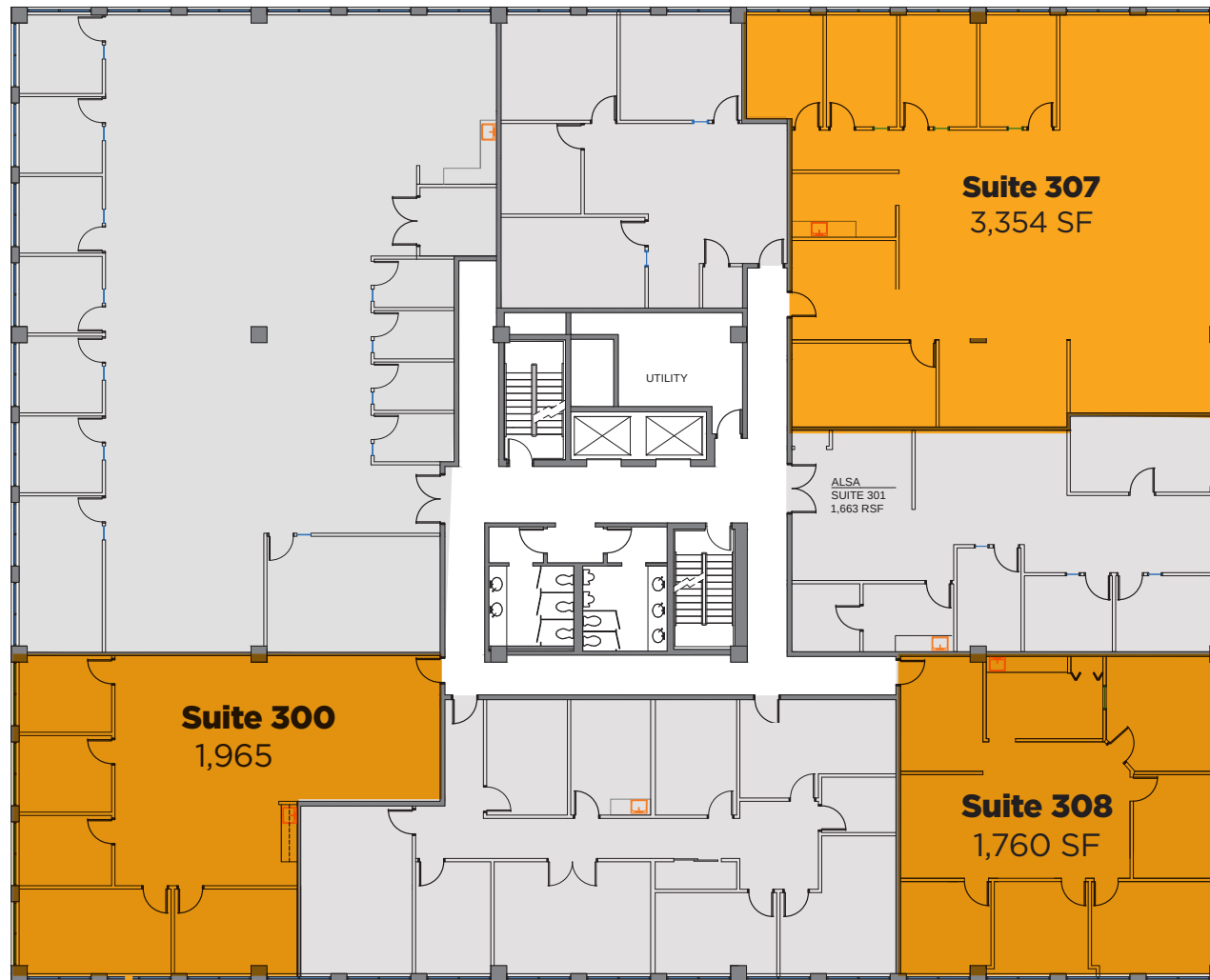
Second Floor

ROCKSIDE SQUARE | BUILDING I - 6155 ROCKSIDE ROAD



Third Floor

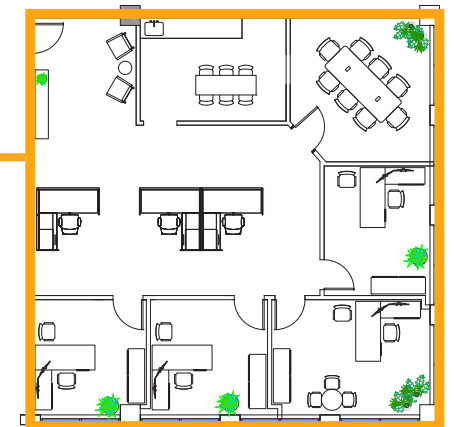
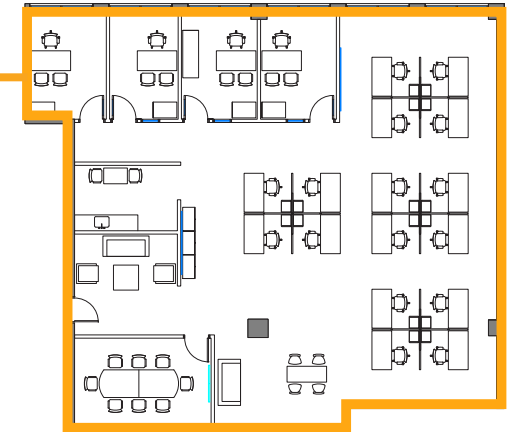
ROCKSIDE SQUARE | BUILDING II - 6133 ROCKSIDE ROAD



FEATURED SUITE

Suite 307 - 3,354 RSF

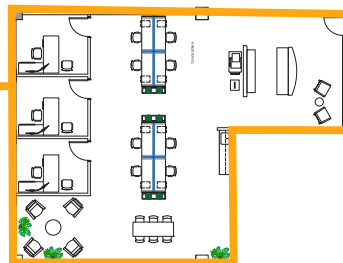
- Available anytime
- "Work Ready"
- Furniture in place



FEATURED SUITE

Suite 300 - 1,965 RSF

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



FEATURED SUITE

Suite 308 - 1,760 RSF



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