

SUMMIT 3 - 3 SUMMIT PARK DRIVE | INDEPENDENCE, OH 44131

FOR LEASE

# SUMMIT

OFFICE PARK



**CBRE**



## PROPERTY DETAILS

- Office building, 7 stories totaling 165,385 RSF
- Floor sizes range from 23,000 RSF to 27,000 RSF
- Summit Office Park offers amenities to all tenants including conference rooms, 50-seat tiered amphitheater, fitness center with locker rooms/showers/sauna, and a cafe with eat-in & take-out service for breakfast and lunch
- There is ample free surface parking located adjacent to the Building and covered/reserved parking is available for a monthly fee
- Additional area amenities located along Rockside Road include multiple restaurants, hotels, retail stores, convenience stores and banking
- Central location with easy access to major highways including I-77 and I-480. Perfect location for travel to downtown Cleveland, Akron and Hopkins International Airport

**SUMMIT OFFICE PARK OFFERS AMENITIES TO ALL TENANTS INCLUDING CONFERENCE ROOMS, 50-SEAT TIERED AMPHITHEATER, FITNESS CENTER WITH LOCKER ROOMS/SHOWERS/SAUNA, A CAFE WITH EAT-IN & TAKE-OUT SERVICE FOR BREAKFAST AND LUNCH, AND UNDERGROUND OR COVERED PARKING**

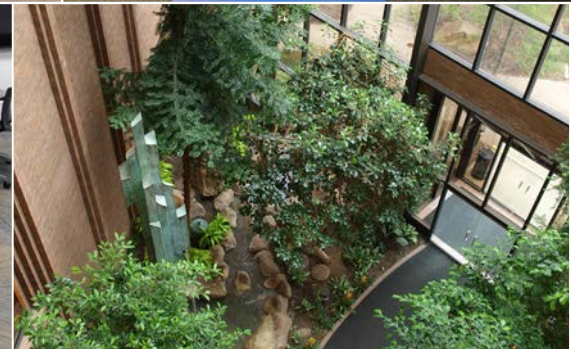


<b>ADDRESS</b>	3 Summit Park Drive Independence, Ohio 44131
<b>LOCATION</b>	Summit Office Park, located adjacent to I-77 and Rockside Road in Independence, OH
<b>TOTAL SF</b>	165,385 RSF
<b>NUMBER OF FLOORS</b>	Seven (7)
<b>TYPICAL FLOOR SIZE</b>	Approximately 23,000 RSF to 27,000 RSF
<b>AVAILABILITY</b>	Suites ranging in size from 2,100 RSF to 27,000 RSF (Full Floor)
<b>RENTAL RATE</b>	\$19.00 to \$21.00 per RSF
<b>ELECTRICITY</b>	Electric usage for base plugs and lights
<b>BUILDING FACTOR</b>	13% multi-tenant floor factor
<b>JANITORIAL</b>	Five (5) nights per week, excluding legal holidays
<b>AMENITIES</b>	Summit Office Park amenities include conference rooms, 50-seat tiered amphitheater, fitness center and a cafe with eat-in and take-out service for breakfast and lunch. Additional amenities are located along Rockside Road within minutes of the building.
<b>PARKING</b>	There is ample free surface parking located adjacent to the building, Reserved garage parking is available for a monthly fee.

# PROPERTY AMENITIES

SUMMIT OFFICE PARK OFFERS AMENITIES TO ALL TENANTS INCLUDING CONFERENCE ROOMS, 50-SEAT TIERED AMPHITHEATER, FITNESS CENTER WITH LOCKER ROOMS/SHOWERS/SAUNA, AND A CAFE WITH EAT-IN & TAKE-OUT SERVICE FOR BREAKFAST AND LUNCH

- A 50-seat tiered amphitheater located in Summit 3
- Building conference rooms throughout the complex
- There is ample free surface parking located adjacent to the Building and covered/reserved parking is available for a monthly fee
- Summit 2 offers a cafe with eat-in and carry-out dining for breakfast and lunch
- Fitness center with locker rooms/showers/sauna located in Summit 3
- Summit 2 and 3 offer a courtyard sitting area between the two buildings



# TYPICAL FLOOR PLAN



**SUMMIT**  
OFFICE PARK

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