

ITC

INDEPENDENCE TECHNOLOGY CAMPUS

6801 Brecksville Road | Independence, Ohio

Built for Certainty. Surrounded by Nature.



BUILT FOR CERTAINITY. 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



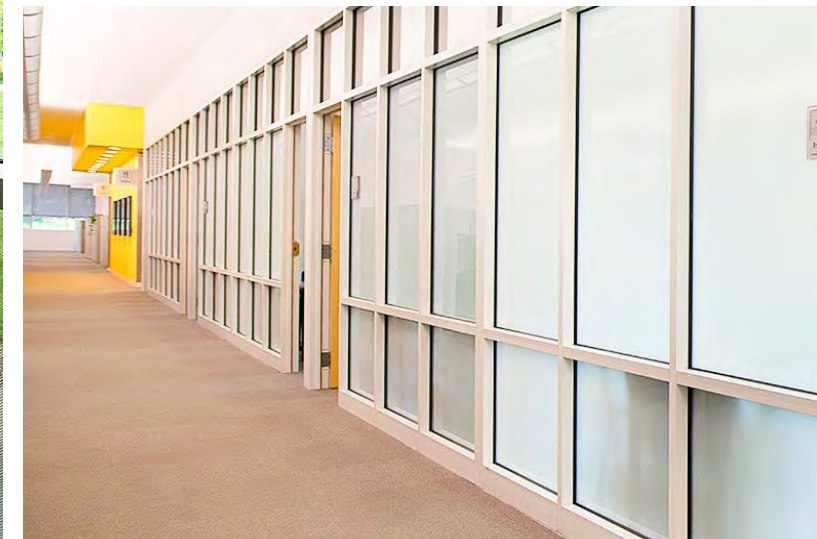
Flexible ownership with a
long-term investment approach

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.

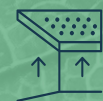
For users seeking long-term stability, operational continuity, and room to grow, ITC presents a highly differentiated alternative to traditional office product.



**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

Available
16, 230 SF
(Demisable to 3,500 SF)

Available
54,989 SF
(Divisible to 20,000 SF)



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

CONTIGUOUS OPPORTUNITY, CLEARLY DEFINED

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

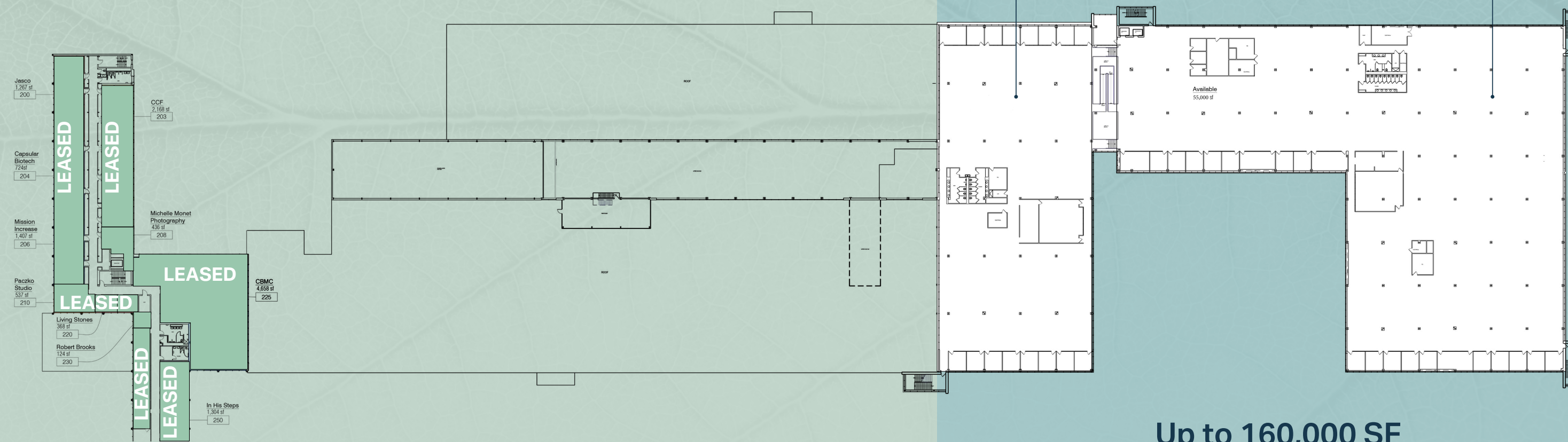
Up to 88,000 square feet can be delivered as a contiguous block on a single floor, providing a rare opportunity to consolidate operations within a cohesive environment.

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)

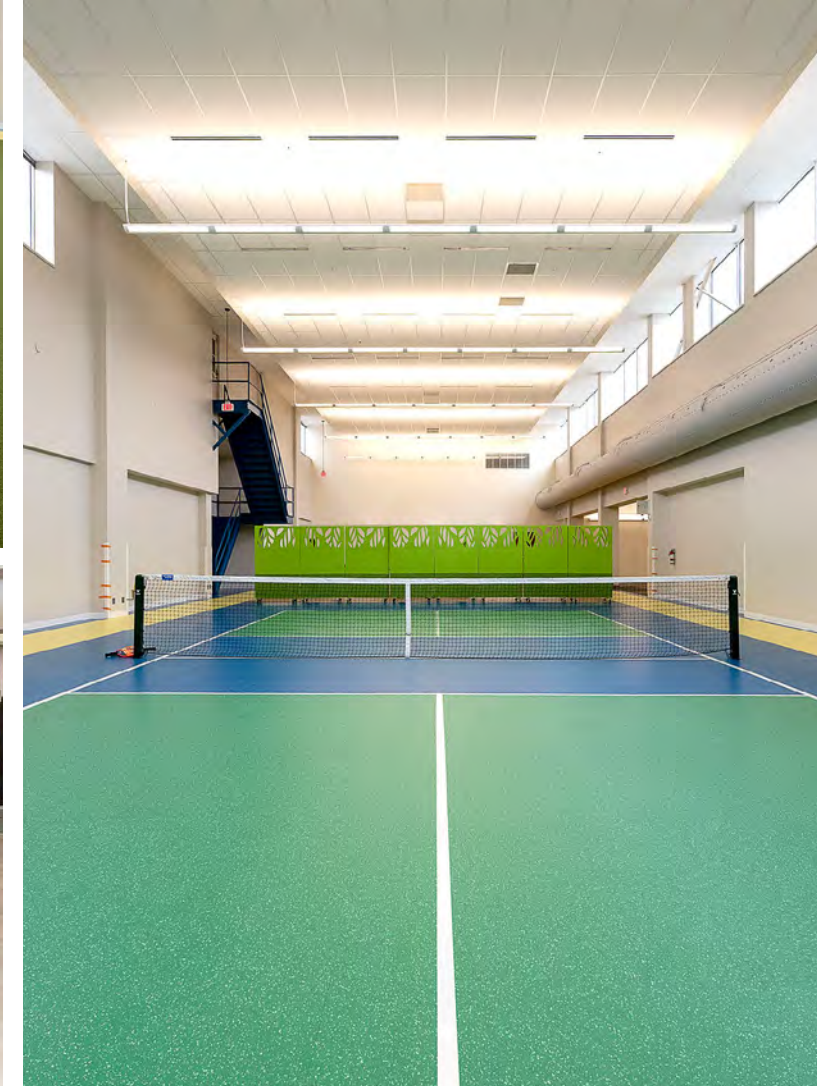
A CAMPUS DESIGNED FOR MORE THAN WORK

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



ITC

**BUILT FOR
CERTAINTY.**

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



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