

For Lease

# Park Center Plaza

INDEPENDENCE, OH



# I, II, & III


For more information contact:

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## BUILDING INFORMATION



Address: Park Center Plaza I - 6100 Oak Tree Blvd., Independence, OH 44131  
Building Size: 139,984 SF  
Parking: 550 surface spaces, plus 45 heated underground spaces.



Address: Park Center Plaza II - 6050 Oak Tree Blvd., Independence, OH 44131  
Building Size: 140,276 SF  
Parking: 550 surface spaces, plus 45 heated underground spaces.



Address: Park Center Plaza III - 6150 Oak Tree Blvd., Independence, OH 44131  
Building Size: 141,999 SF  
Parking: 520 surface spaces, plus 41 heated underground spaces.

## BUILDING FEATURES

**Site:** Just off the Rockside Road corridor, Park Center Plaza is well positioned in a Class A, campus-like setting with lush landscaping in the Spring and Summer.

**Meeting Room:** Each building within Park Center Plaza has conference and meeting rooms available at no charge. Rooms include 40 seat, 48 seat and a newly renovated 75 seat space with new technology. Each room is equipped with WiFi, audio visual, slide presentation capabilities, accordion walls, comfortable classroom-style seating and tables that can be moved to accommodate varying configurations. Conference/ meeting rooms are available for use by tenants and clients during normal business hours.

**Restaurant:** Located in Park Center I, a restaurant provides a 45 seat sit-down or carry-out service for breakfast and lunch in a newly renovated environment. In addition, catering for business functions is available.

**Fitness Center:** A renovated indoor fitness center with a variety of equipment along with men's and women's locker rooms and showers is located in Park Center II.

**Lobby:** Each building features a glass and marble, 2-story atrium complete with digital directory.

**Structure:** Quality on-site management, local ownership and a professional leasing team. Dedicated property maintenance technicians on site.

## FACT SHEET

- Location:** At the center of Cuyahoga County, Park Center Plaza I, II & III are located 1/4 mile west of I-77 at the Rockside Road exit in Independence, Ohio. New on ramp to I-77 currently under construction to assist in the flow of traffic. Conveniently located with an easy 10 minute drive to downtown Cleveland, the eastern and western suburbs, 15 minutes to Cleveland Hopkins International Airport, and 20 minutes to Akron.
- Floor Size:** Five floors of approximately 28,000 to 29,000 RSF per floor, plus Lower Level.
- Rental Rate:** Negotiable based on TI, Lease Term, and Creditworthiness of the Tenant
- Building Hours:** M-F: 8:00 a.m. - 5:00 p.m. Sat: 8:00 a.m. - 1:00 p.m.
- Escalations:** Pass through of increases in operating expenses, taxes and insurance over a base year.
- Utilities:** Each tenant suite is separately metered and billed monthly for lights and electric outlets.
- Building Architecture:** Five-story building comprised of reflective glass and curtain wall and architectural concrete pre-cast panels. The design also includes a two-story atrium with glass, granite and polished stainless steel details. Window modules are five foot thermopane, high performance, insulated tinted glass.
- Elevators:** Three hydraulic, computerized elevators - split door cab with granite flooring, wood walls and polished stainless steel finish. There is also one freight elevator in Park Center Plaza III.
- HVAC:** Advanced energy efficient computerized heat pump system with 24 hour, seven-day-a-week climate control system provided to each tenant suite. Individual zoning for every 800 SF. Tenants will have the ability to have both heating and cooling operating in-suite at the same time.
- Fire Monitoring System:** Sophisticated fire safety system equipped with smoke detectors and sprinkler system, continually monitored by the City of Independence Fire Department.
- Key Card Access:** Tenants will have access to their space 24 hours a day, seven-days-a-week. Entry to the building is through the use of an access key card system. Tenants can also utilize this access system to tie into their own in-suite security.
- Parking:** Available free surface parking for each building at a ratio above 4.0 : 1,000 RSF. Underground parking for a fee is available in heated parking garages.

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