

Discover Your Next Investment

METRO CENTER

Office Building for Sale | 6500 Rockside Road, Independence, Ohio 44131





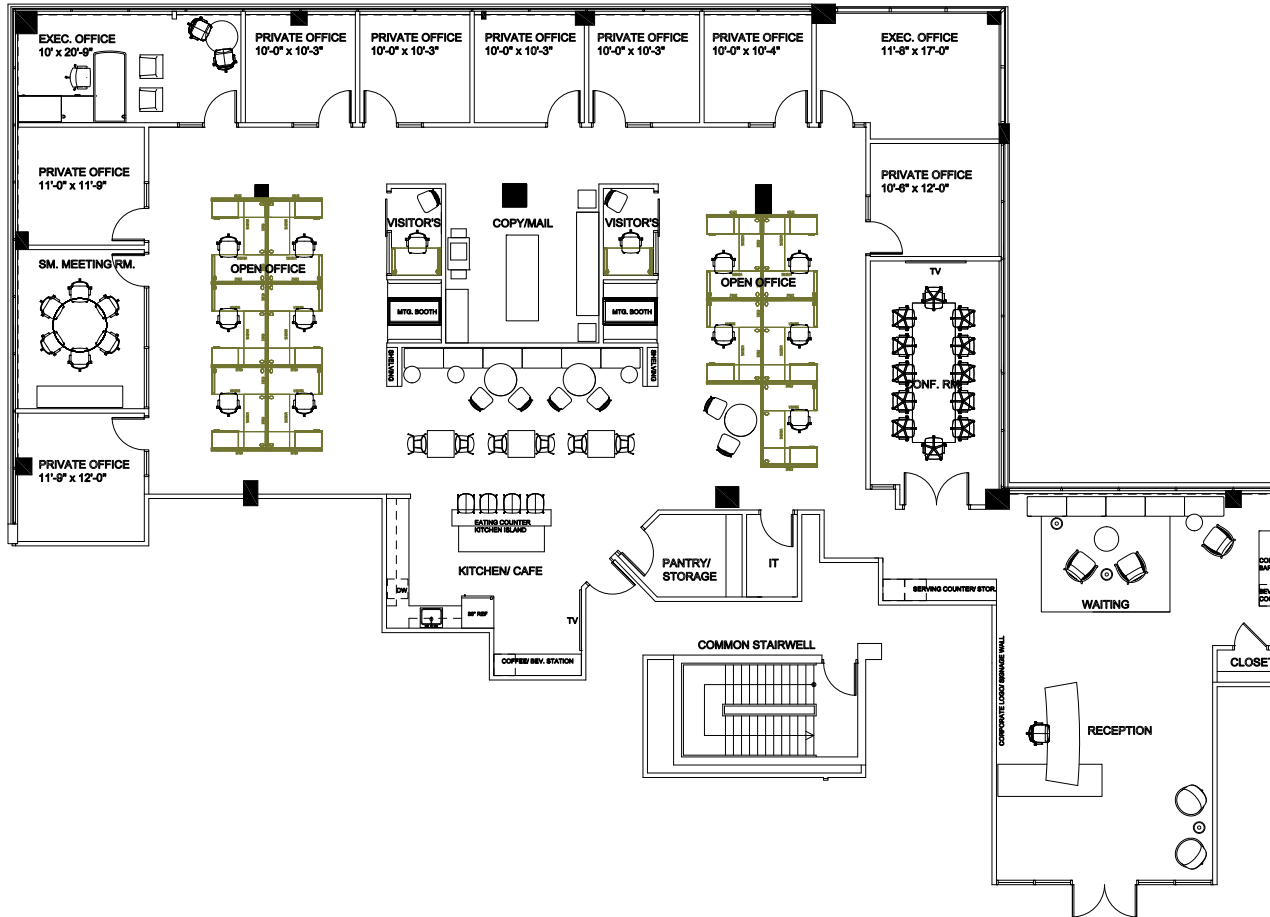
HIGHLIGHTS

- **Owner-User Opportunity** — up to 6,283 SF contiguous 3rd-floor space available immediately with conceptual plan in place
- **Compelling Value Basis** — \$100.03/SF well below replacement cost; strong in-place income with 3rd-floor upside
- **Strong In-Place Income** — current NOI \$429,816 (7.68% cap); proforma NOI \$524,611 (9.37% cap) at stabilization
- **Diversified Tenant Base** — 12 tenants across medical, legal, engineering, and professional services — no concentration risk
- **Strategic Location** — Rockside Road corridor — direct I-77/I-480 access, Cleveland's most active suburban submarket
- **Recession-Resistant Tenants** — Multiple healthcare providers (Rockside Spine, Lifestance, LVC, Cleveland Men's Health)

QUICK SPECS

Address	6500 Rockside Road
Year Built (Reno)	1988
Building Size	55,799 SF
Land Acres	3.28 Acres
Floors	4
Building Class	B
Parking	250
Roof Type	Flat
Heat	HVAC
A/C	100%
Sprinkler	Yes
Elevators	2
ADA	Handicap Accessible
Broadband	Fiber Optic

THIRD FLOOR



Conceptual Owner-User Opportunity

Metro Center's third floor presents a rare opportunity for an owner-user seeking a prominent suburban office headquarters with ample surface parking and immediate I-77/I-480 freeway access.

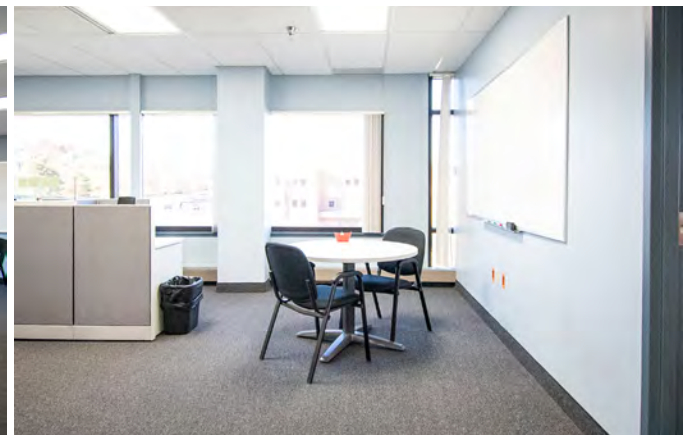
Suites 350 and 370, totaling **6,293 rentable square feet**, are available as a combined contiguous block. A conceptual space plan demonstrates an efficient layout accommodating private offices, conference rooms, open collaboration areas, and a reception — all within the building's efficient floor plate.

An owner-user acquiring Metro Center at \$5,600,000 would occupy their headquarters while collecting rent from 12 in-place tenants, reducing true occupancy cost well below prevailing lease rates — combining the financial advantages of ownership with investment cash flow.

Ideal Owner-User Profiles:

- Medical practice, specialty clinic, or ambulatory surgery center
- Law firm seeking a prominent Rockside Road address
- Professional services firm (accounting, consulting, financial advisory)
- Corporate headquarters for a regional employer
- Engineering or environmental consulting firm

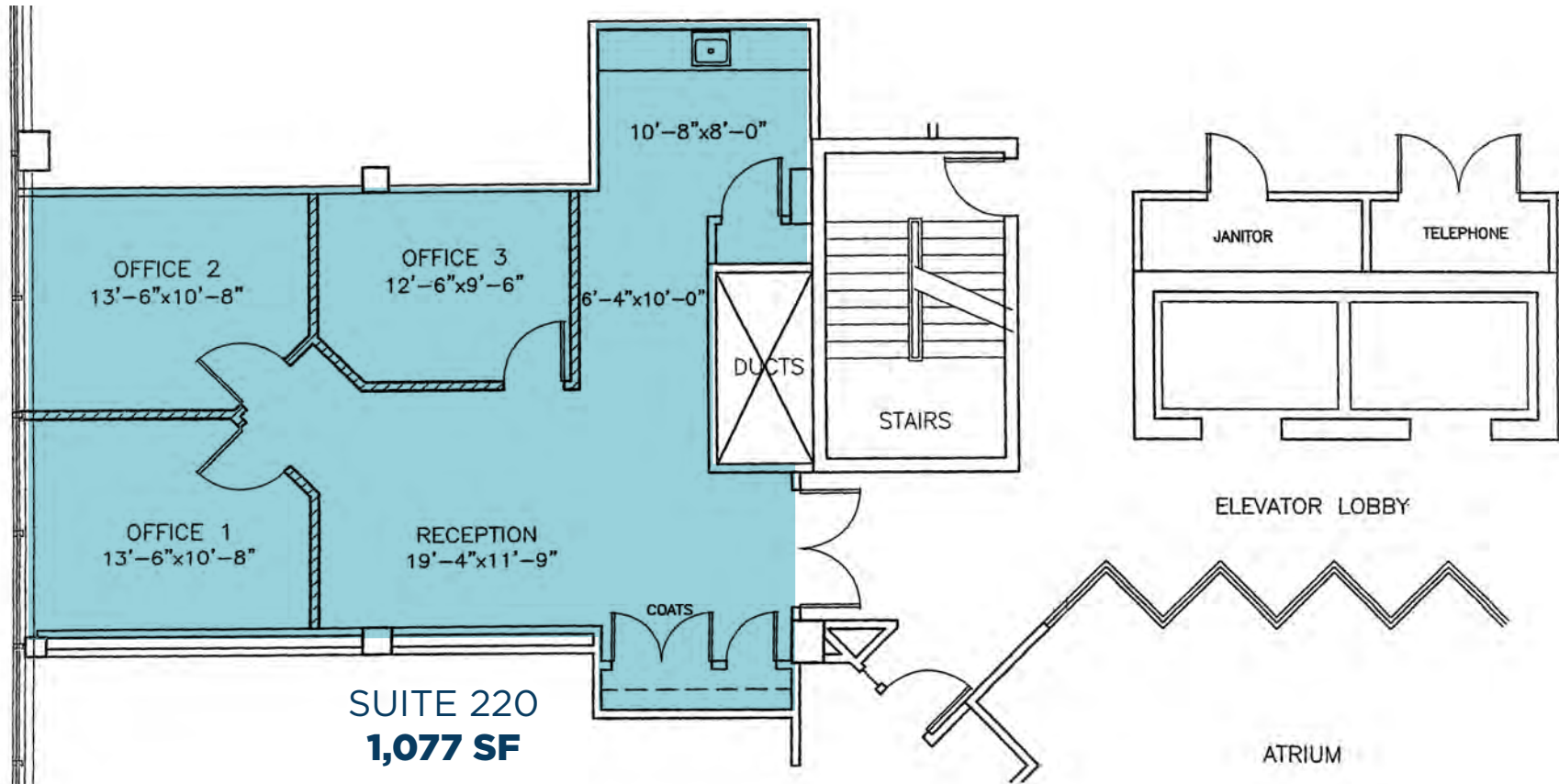
PROPERTY PHOTOS



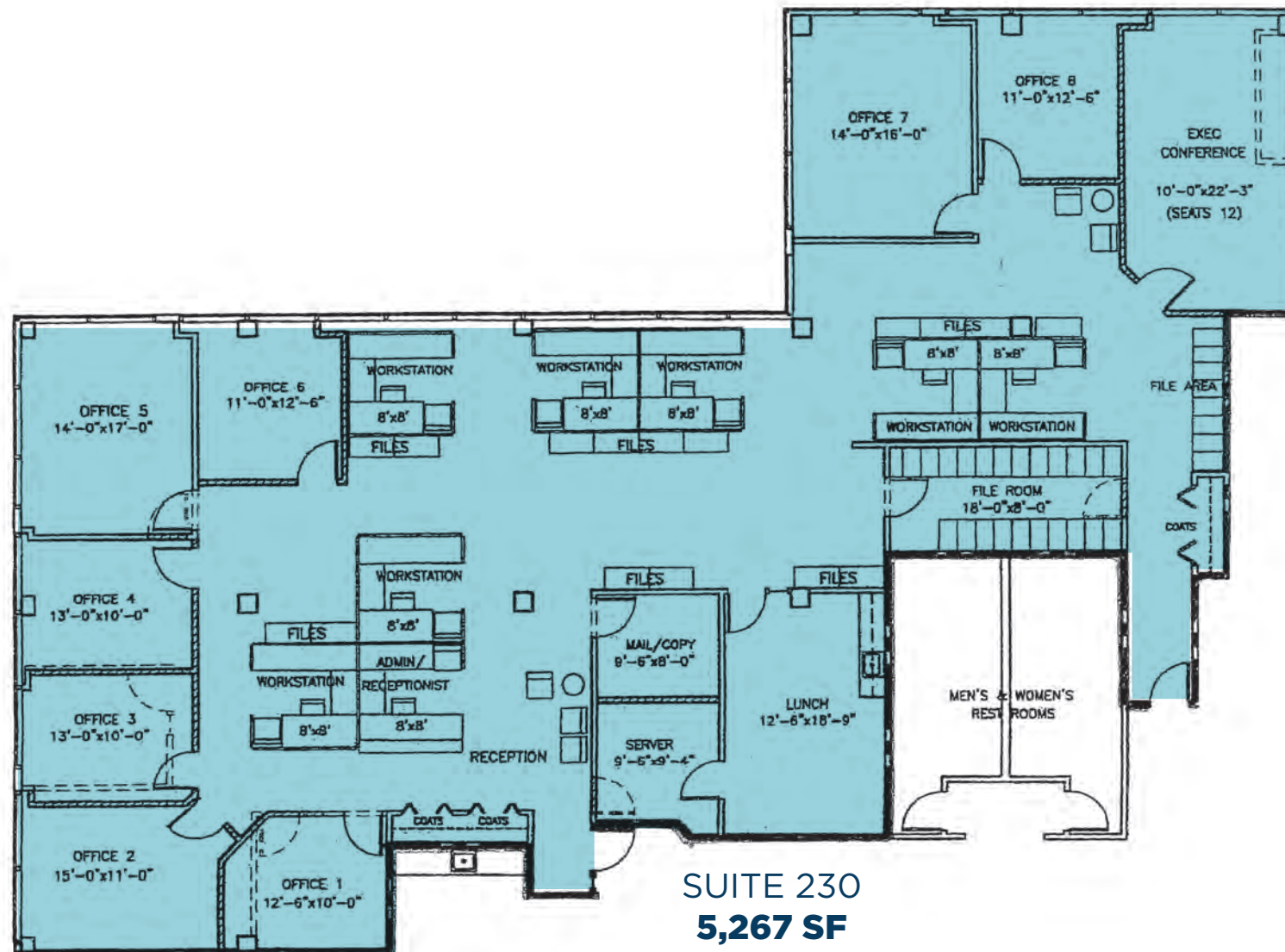
FIRST FLOOR



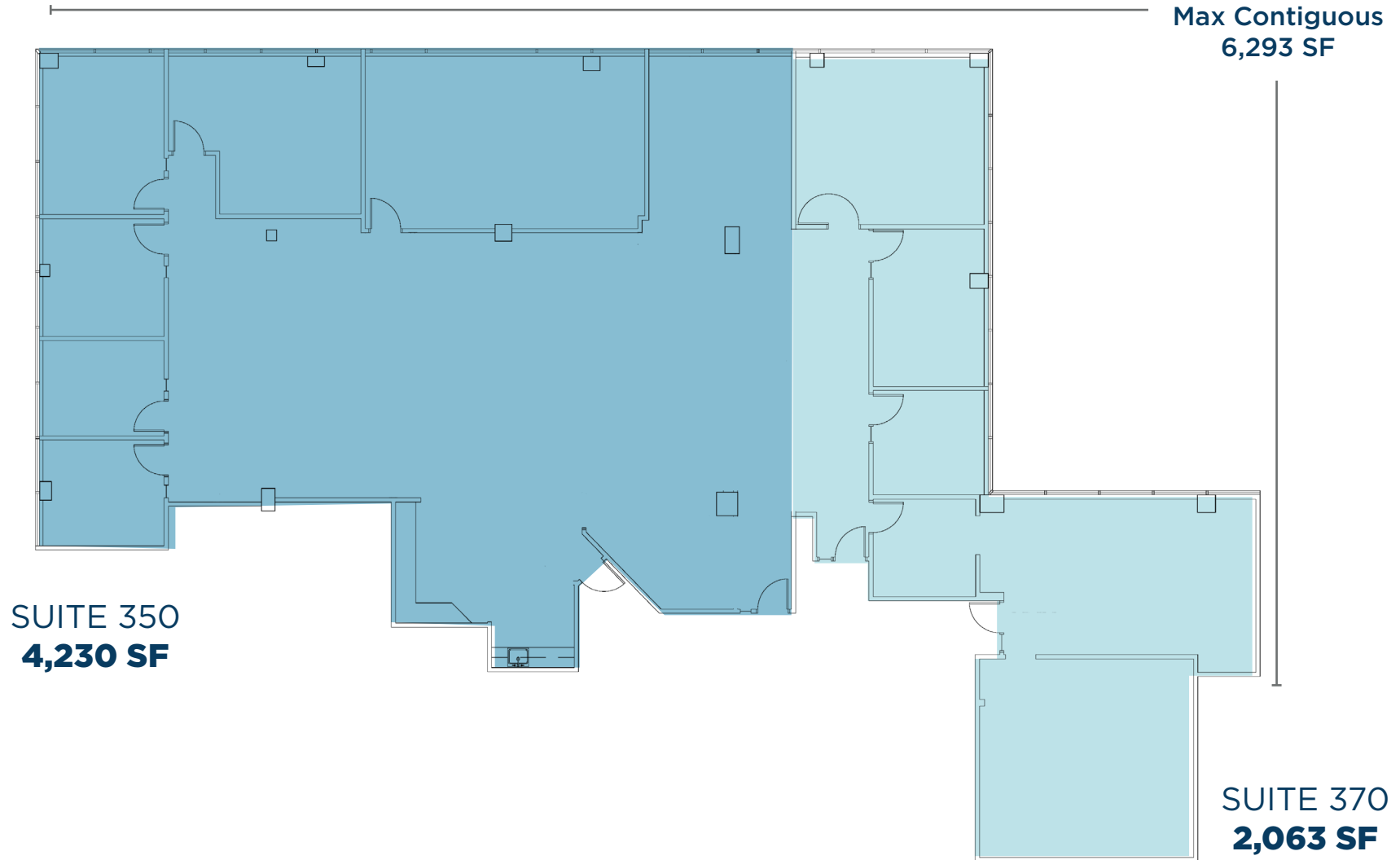
SECOND FLOOR



SECOND FLOOR



THIRD FLOOR





197,276

Population
(2025 | 5 Mile)

41.7

Median Age
(2025 | 5 Mile)

83,294

Households
(2025 | 5 Mile)

\$80,609

Household Income
(2025 | 5 Mile)

9,419

Total Businesses
(2025 | 5 Mile)

90,373

Total Employees
(2025 | 5 Mile)

Prime Visibility. Executive Convenience. Value-Add Potential.

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**FOR FULL OFFERING MEMORANDUM,
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Confidential Offering Memorandum - Teaser

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