

CUSHMAN & WAKEFIELD

CRESCO Real Estate

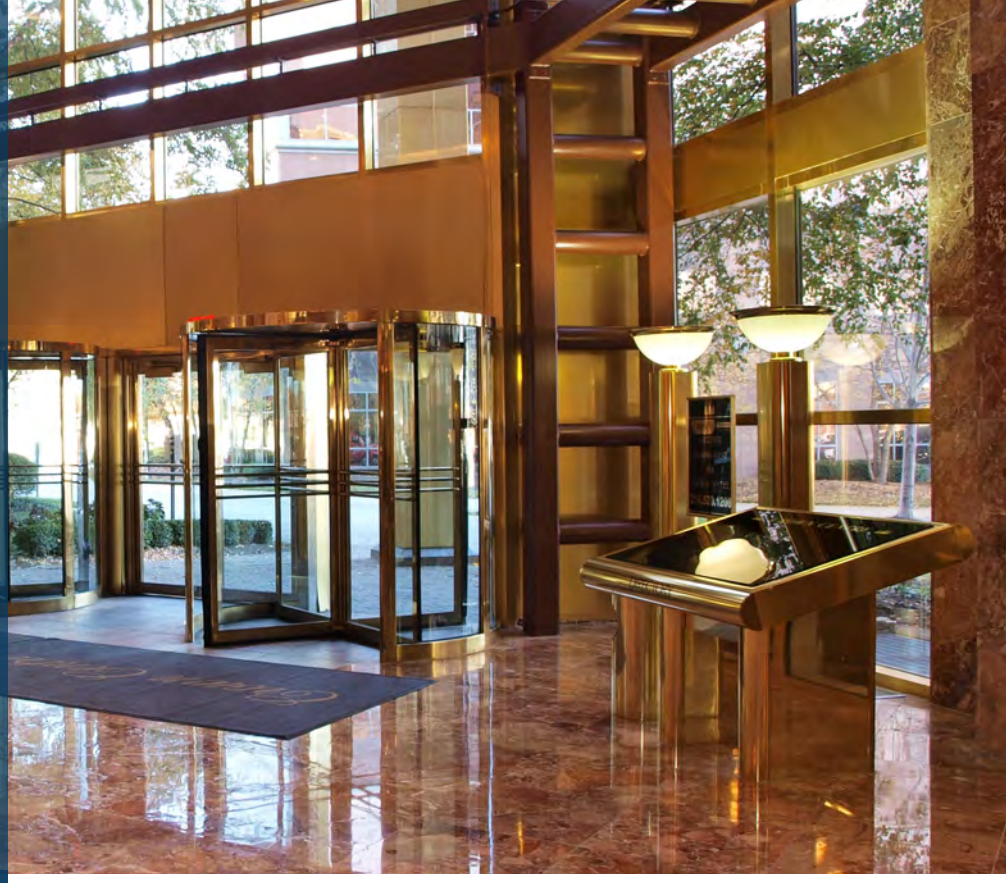
Welcome to

CROWN CENTRE

5005 Rockside Road, Independence, OH 44131

CROWN CENTRE

Crown Centre is one of suburban Cleveland's premier business addresses. Located right off the I-77 / Rockside Road interchange, the thirteen-story "Crown Jewel" of the Rockside Corridor office market combines class, amenities and location to create an offering unmatched for today's businesses.

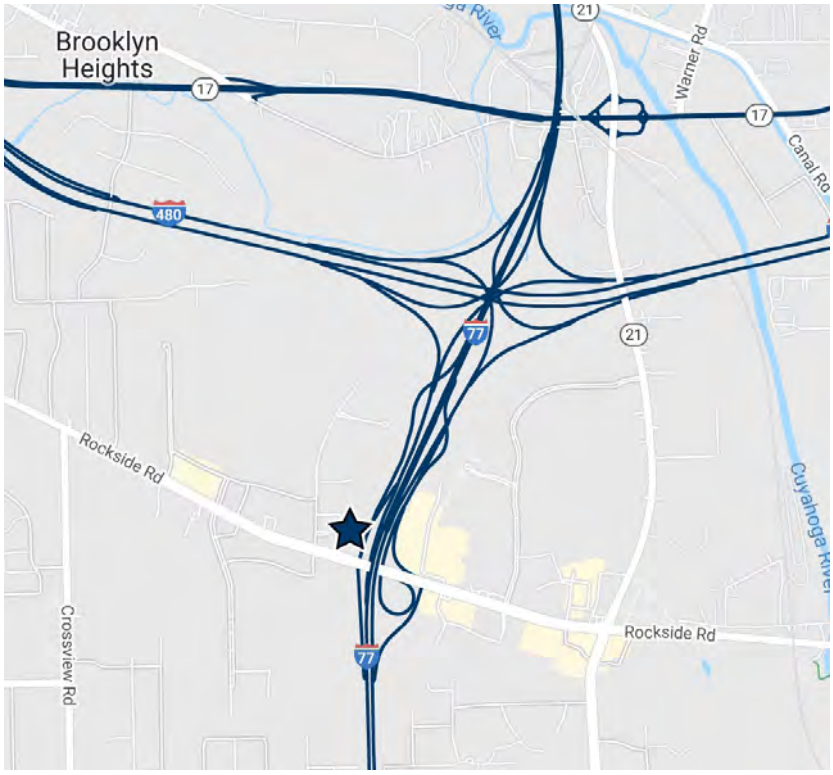


CLASS

This exquisite building is a blend of pink granite, glass, and mirrors punctuated with green and gold accents. During the day, Crown Centre radiates majestic sapphire blue and a regal gold; while at night, the building's green LED roof lights allow it to stand out like an emerald in the suburban sky. Inside is a breathtaking glass atrium with a six-story waterfall encircling a column of pink granite. Two of the six high-speed elevators are encased in glass on the front of the building offering spectacular views of the Rockside Business Corridor.

AMENITIES

Crown Centre is the only suburban office building with security personnel monitoring all entrances and exits outside of normal business hours. Add a free 937 car parking area, planned full-service restaurant, a coffee shop, a full-service salon, fitness center, amphitheater, on-site building manager, and it is easy to see that Crown Centre offers a comprehensive set of services unmatched in Cleveland's suburbs.



Location

Crown Centre is perfectly placed. The largest, tallest multi-tenant suburban building in Cleveland is situated 10 minutes directly south of Cleveland, 15 minutes east of Cleveland Hopkins International Airport, 15 minutes west of the Chagrin Boulevard office district and 20-30 minutes north of Akron. Nearby you will find 14 hotels, more than 30 various restaurants and a wide range of shopping opportunities, all adding up to an unparalleled business location.

CROWN CENTRE Specifications

Address
5005 Rockside Road
Independence, Ohio

Year Built (Renovated)
1990 (2012)

Rentable Area
300,000 SF Gross
253,115 Net Rentable SF

Add-on Factor
15%

Rental Rate
$22.00 - $25.00 FS

Floors
13 plus Lower Level

Elevators
6 High Speed

Security
Nightly & Weekend Security
16 Cameras
Key Card Entry After Hours

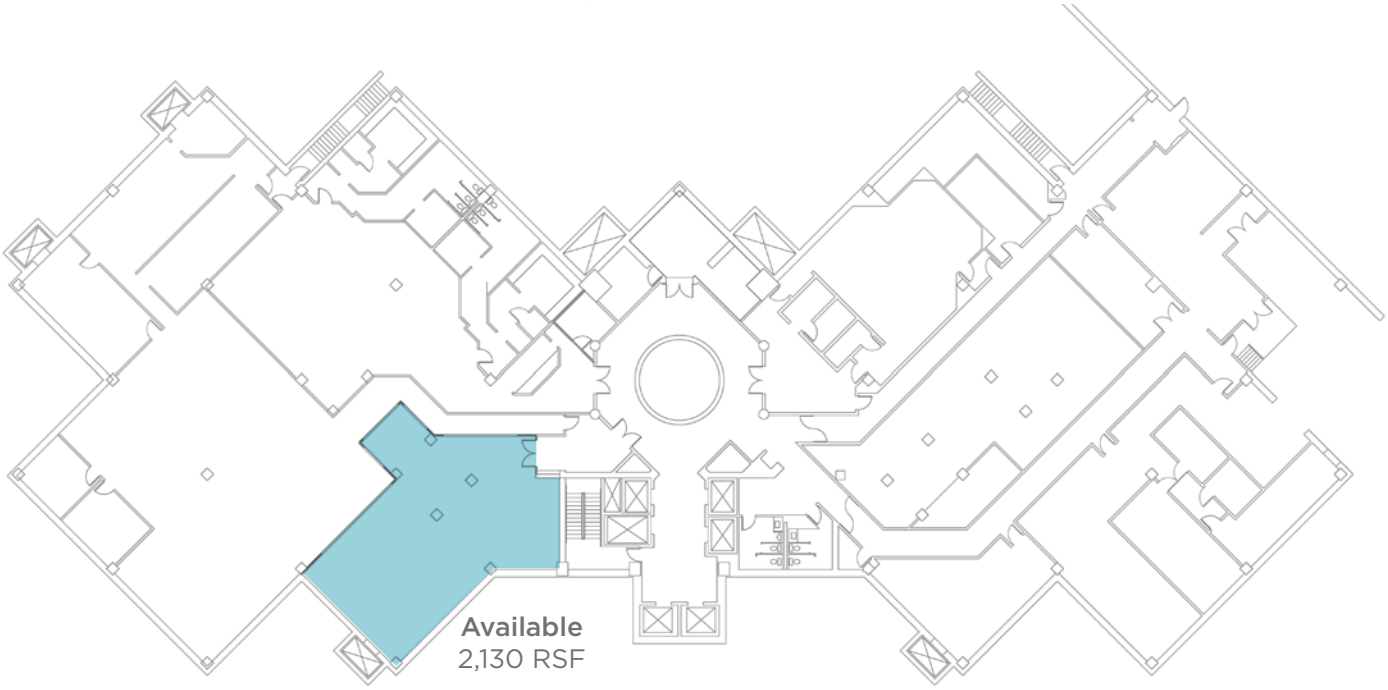
Parking
503 Surface (Free)
353 Covered under Deck (Free)
81 Restaurant Spaces
Limited Reserved at $55/Month

Amenities:

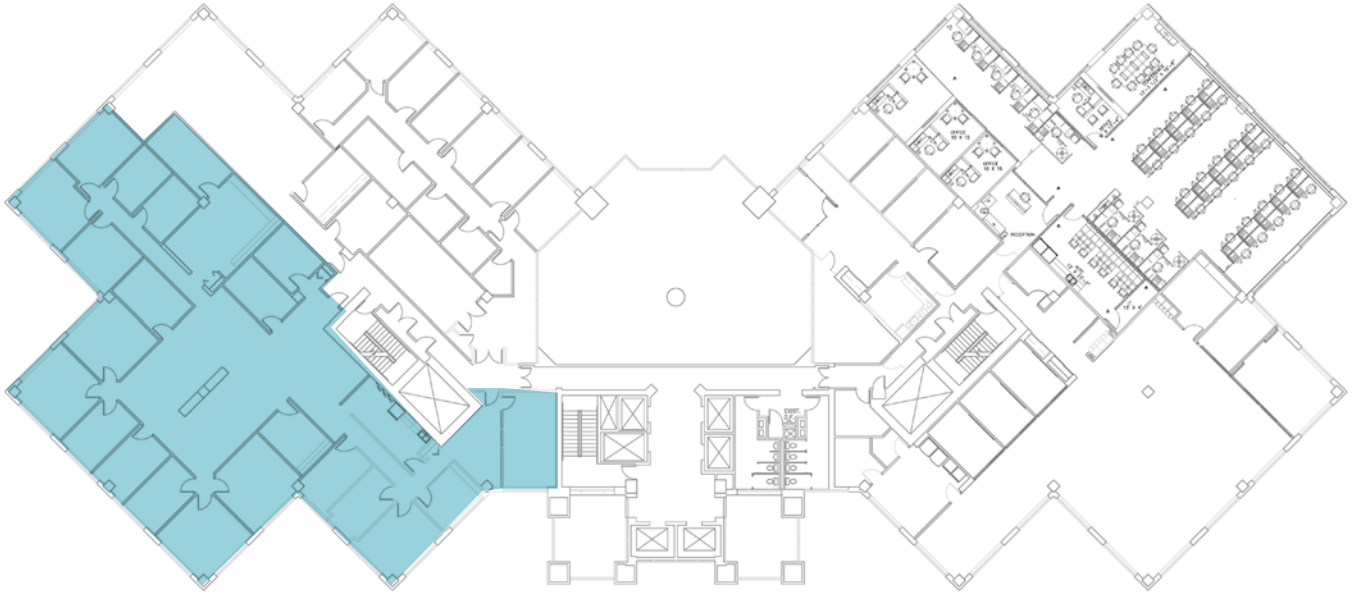
- Closest building to I-77 and Rockside Road interchange at Independence, Ohio
- Crown Cafe, a deli/coffee shop in the main lobby, is open to serve a fresh breakfast, luncheon and evening menus, plus limited personal care items and newspapers.
- 54-seat amphitheater/conference center available free to all tenants on a first come, first serve basis
- A fitness center, located on the Lower Level, includes weights stations, work out machines, lockers, showers, and saunas. The facility is open to tenants from 6:30 AM to 9:00 PM Monday through Friday; and 10:00 AM to 3:00 PM on Saturday. Tenants wishing to use the fitness facility pay $50.00 per year, plus $25.00 per access card. There is no monthly charge.
- Goodfellas, a full service hair salon for men and women with manicure services is open in the Lower Level.
- On-site building management and maintenance personnel are located in the building office on the First Floor.
- Five foot (5') window modules
- Inexpensive on-site storage facilities offered in Lower Level
- Largest single suburban building - helping tenants to grow in place without major relocation or confusion

CROWN CENTRE Floor Plans

Lower Level



Second Floor



CROWN CENTRE Floor Plans

Third Floor

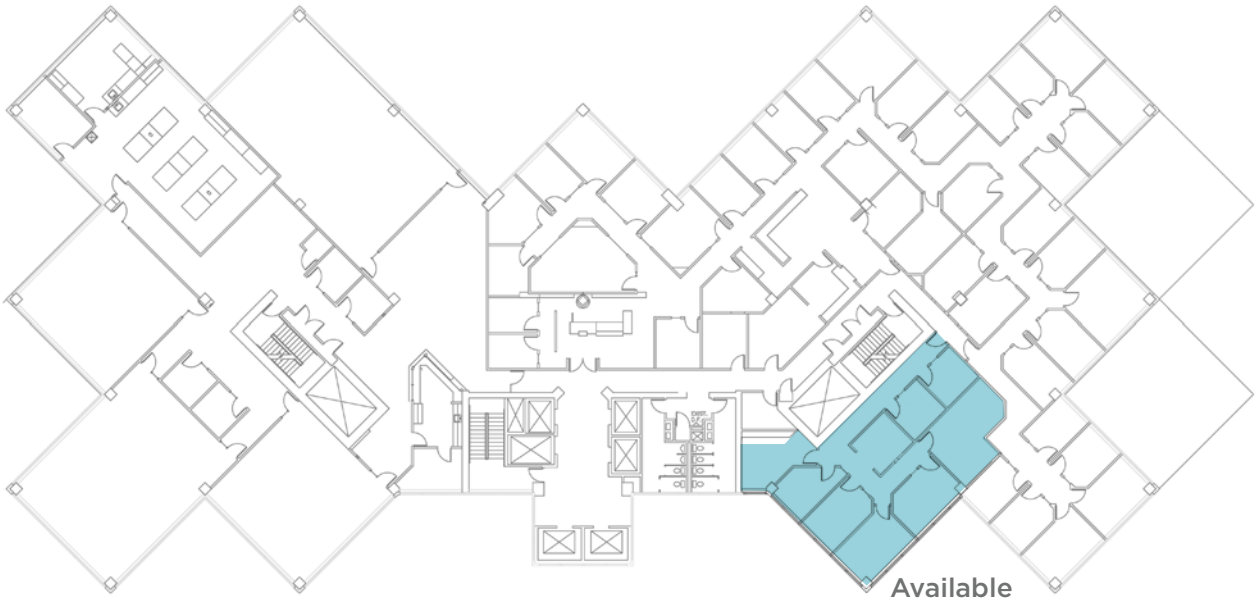


Fourth Floor



CROWN CENTRE Floor Plans

Sixth Floor

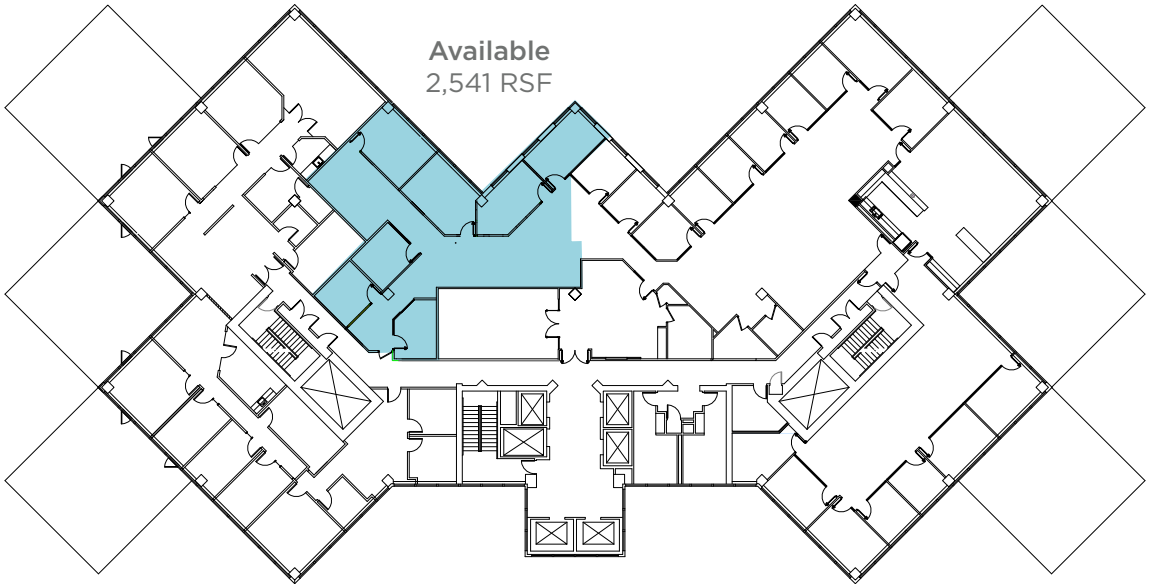


Seventh Floor



CROWN CENTRE Floor Plans

Eighth Floor

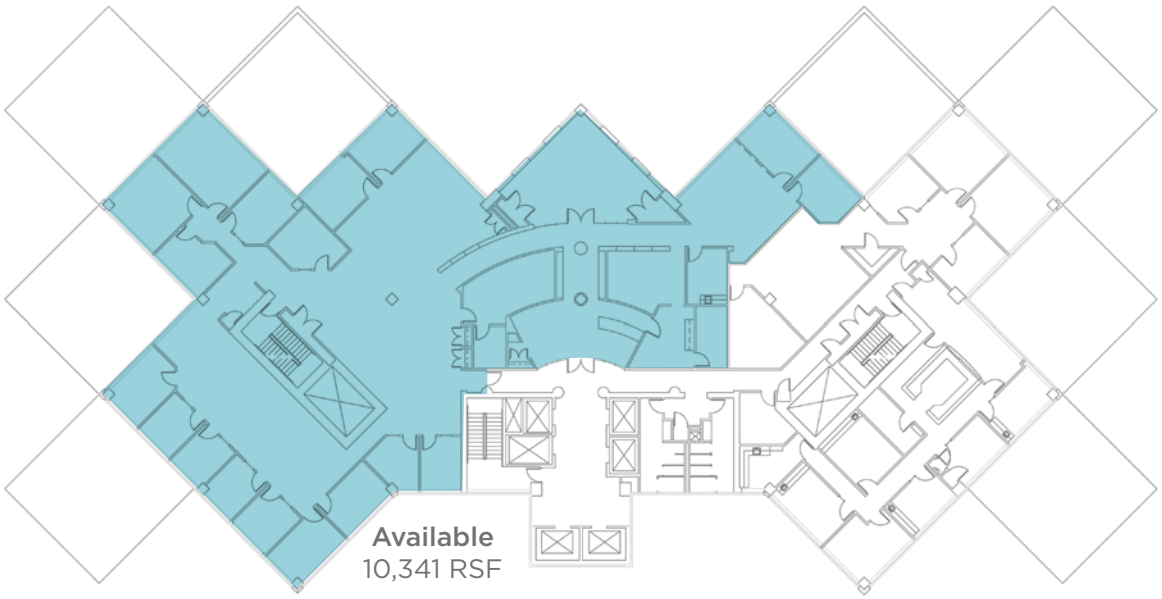


Tenth Floor

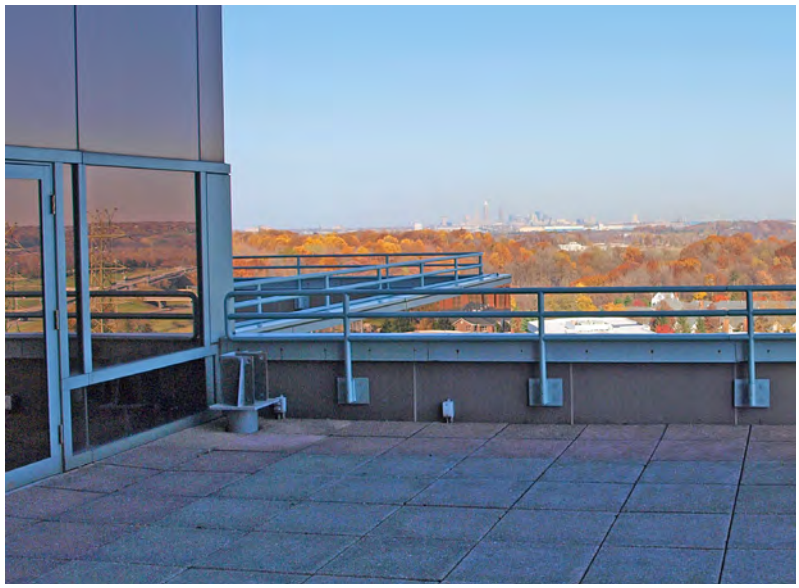


CROWN CENTRE Floor Plans

Twelfth Floor



CROWN CENTRE Photo Gallery

















On Site

The Crown Café - A deli / coffee shop serving fresh breakfast, lunch and early evening menus. They also offer limited personal care items and newspapers

Fitness Center - A facility for tenants which includes weight stations, nautilus equipment, lockers, showers and saunas

Goodfellas - A full-service hair salon for men and women with manicure services

Amphitheater / Conference Center - 54-seat amphitheater and conference facilities available free to all tenants on first-come, first-serve basis

The Area

Hotels - An assortment of hotels is available with lodging choices

Restaurants - Dozens of additional restaurants can be found in the Rockside business corridor

The Cleveland Clinic - The renowned Cleveland Clinic is located next door to Crown Centre

Cuyahoga Valley National Park - Located just down the road, the Cuyahoga Valley National Park offers access to biking, hiking and skiing

Downtown Cleveland	8.6 Miles
Cle Hopkins Airport	11.4 Miles
Chagrin Boulevard	11.7 Miles
Akron	30.0 Miles

CROWN CENTRE

5005 Rockside Road, Independence, OH 44131

RICO A. PIETRO SIOR
Principal
+1 216 525 1473
rpietro@crescorealestate.com

JIM KRIVANEK
Vice President
+1 216 525 1498
jkrivanek@crescorealestate.com

ROBBY MARTINELLI
Senior Associate
+1 216 232 4104
rmartinelli@crescorealestate.com

CUSHMAN & WAKEFIELD
CRESCO Real Estate

6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
+1 216 520 1200
crescorealestate.com

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