

PLAZA 45

4500 Rockside Road, Independence, OH 44131



The King Group Realty

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TOTAL AREA: 4-Story Building, 58,000 RSF

FLOOR SIZE: Approximately 14,500 RSF

YEAR BUILT: 1977 Renovated 2001, 2014, 2024

RATES: \$18.50 Per year per RSF - Full Service

COMMON AREA FACTOR: 10%

UTILITIES: Tenants are separately metered for lights & electrical outlets

OPERATING EXPENSES: Tenant pays increases in operating expenses over a base year

PARKING: Ample surface parking

RECENT IMPROVEMENTS: Brand new state-of-the-art Equipped Boardroom:

- Private Executive Lounge "The Library"
- Beautifully landscaped patio
- Large Lawn area with picnic tables
- Vending Room



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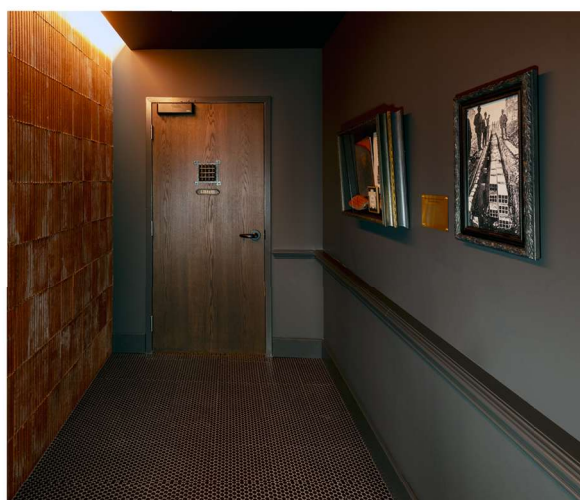
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THE LIBRARY

• AT PLAZA 45 •

THE LIBRARY IS A THOUGHTFULLY DESIGNED, PROFESSIONAL AND CONFIDENTIAL LOUNGE FEATURING A WELCOMING FIREPLACE, HIGH-END FURNISHINGS AND ELITE BEVERAGE AREA. PAINSTAKING ATTENTION TO DETAIL BY BOTH THE DESIGN TEAM AND THE CRAFTSMAN ON THE JOB IS APPARENT THE MOMENT YOU WALK THROUGH THE DOOR – AND ULTIMATELY REPRESENTS THE LANDLORDS ETHOS OF ALWAYS GOING ABOVE AND BEYOND FOR THEIR PARTNERS.



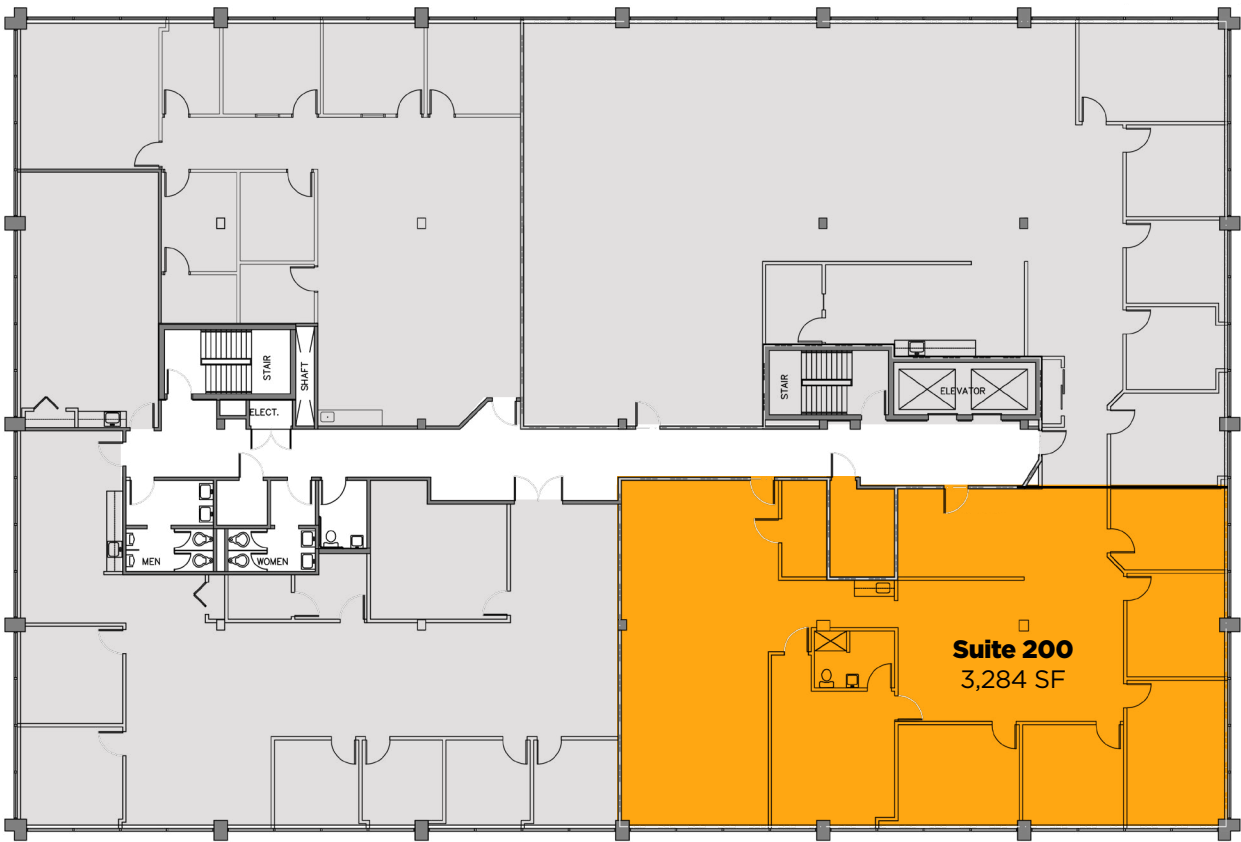
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Plaza 45 - First Floor



Plaza 45 - Second Floor



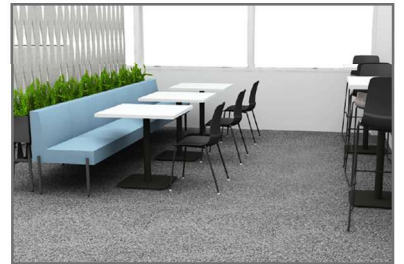
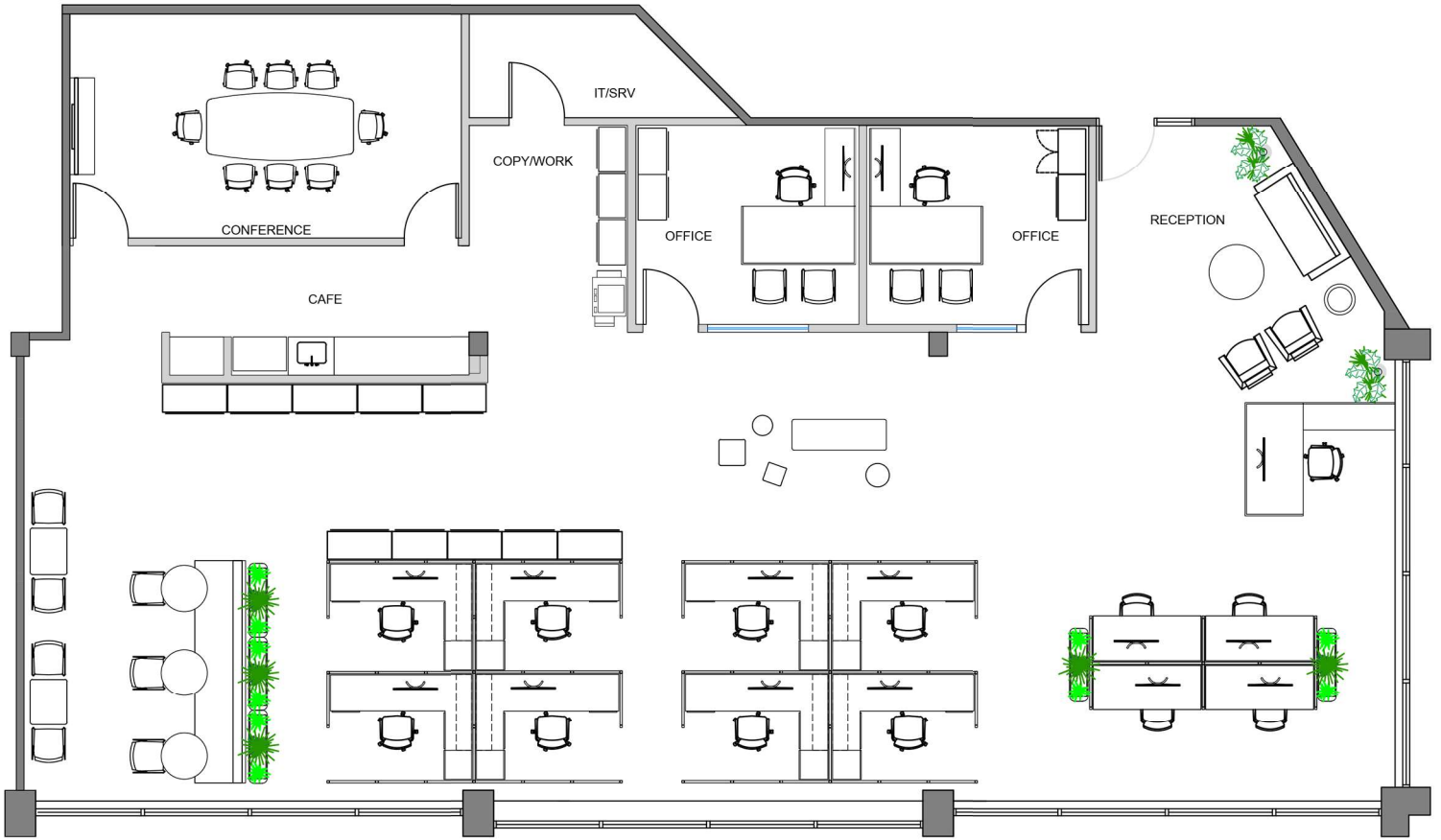
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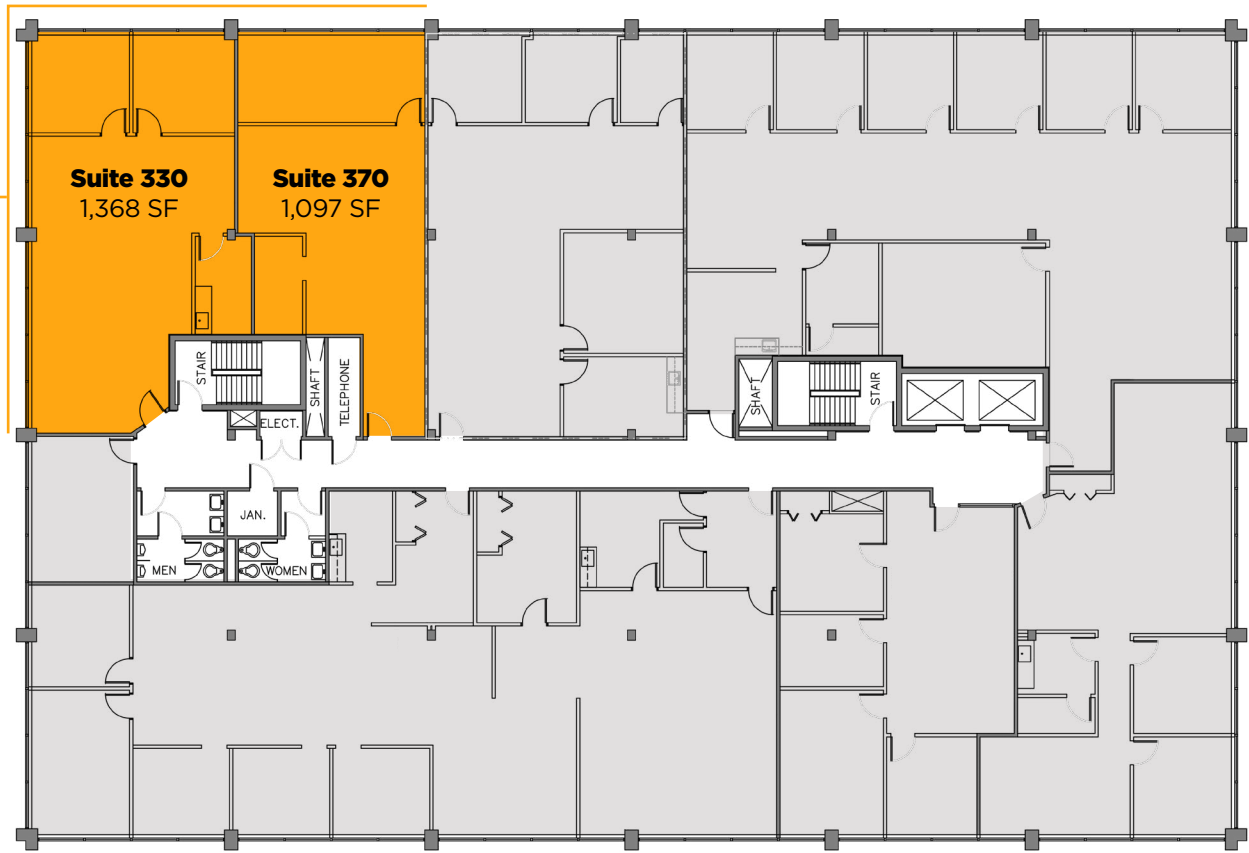
SUITE 100 3,417RSF CONCEPTUAL PLAN



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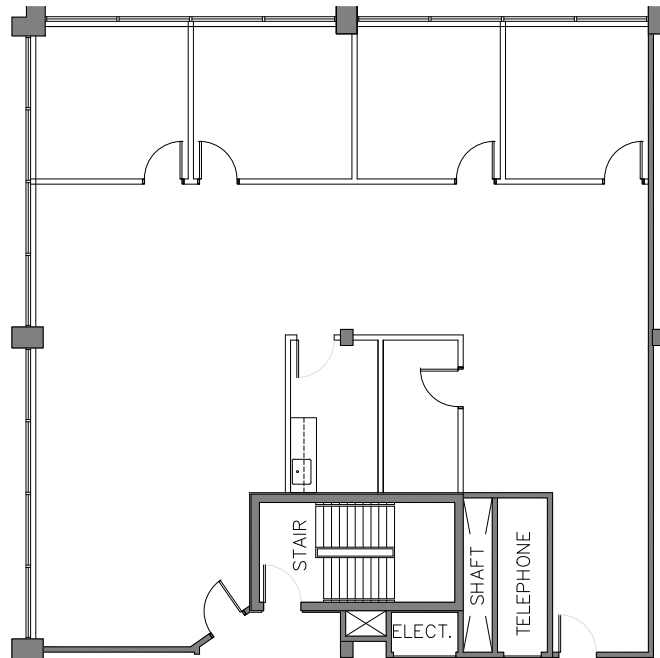
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Plaza 45 - Third Floor

**SUITE 330 2,465 SF
CONCEPTUAL PLAN**



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