

# ROCKSIDE SQUARE OFFICE SPACE

6133 - 6155 Rockside Road, Independence, OH 44131



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# ROCKSIDE SQUARE

- **TOTAL AREA:** Two 4-story buildings, 160,000 RSF with approximate floor sizes of 18,000 RSF
- **SUITES:** Turnkey suites available with furniture included.
- **YEAR BUILT (RENOVATIONS):** 1981 (2024 and 2025)
- **RATES:** \$19.50-\$21.50/RSF/Year (Full Service)
- **COMMON AREA FACTOR:** 10%
- **OPERATING EXPENSES:** Tenant pays increases in operating expenses over a base year
- **PARKING:** Ample surface parking
- **AMENITIES:** New fitness center, executive conference room, lounge, directly adjacent to hotels, restaurants, & I-77



Building	Suite	Suite Size
Building I (6155 Rockside)	20	2,500 SF
Building I (6155 Rockside)	202	4,778 RSF
Building I (6155 Rockside)	200	4,244 RSF *Available fall/winter 2025
Building I (6155 Rockside)	304	4,653 RSF *Available fall/winter 2025
Building II (6133 Rockside)	307	3,236 RSF *Furniture in place

## TENANT LOUNGE



## CORPORATE TRAINING ROOM



**210,154**  
Population  
(2024 | 5 Mile)

**40.7**  
Median Age  
(2024 | 5 Mile)

**90,578**  
Households  
(2024 | 5 Mile)

## BUILDING CONFERENCE ROOM



## TENANT LOUNGE



**\$80,783**  
Household Income  
(2024 | 5 Mile)

**7,983**  
Total Businesses  
(2024 | 5 Mile)

**105,702**  
Total Employees  
(2024 | 5 Mile)

# ROCKSIDE SQUARE | BUILDING I - 6155 ROCKSIDE ROAD



**Lower Level**

# ROCKSIDE SQUARE | BUILDING I - 6155 ROCKSIDE ROAD



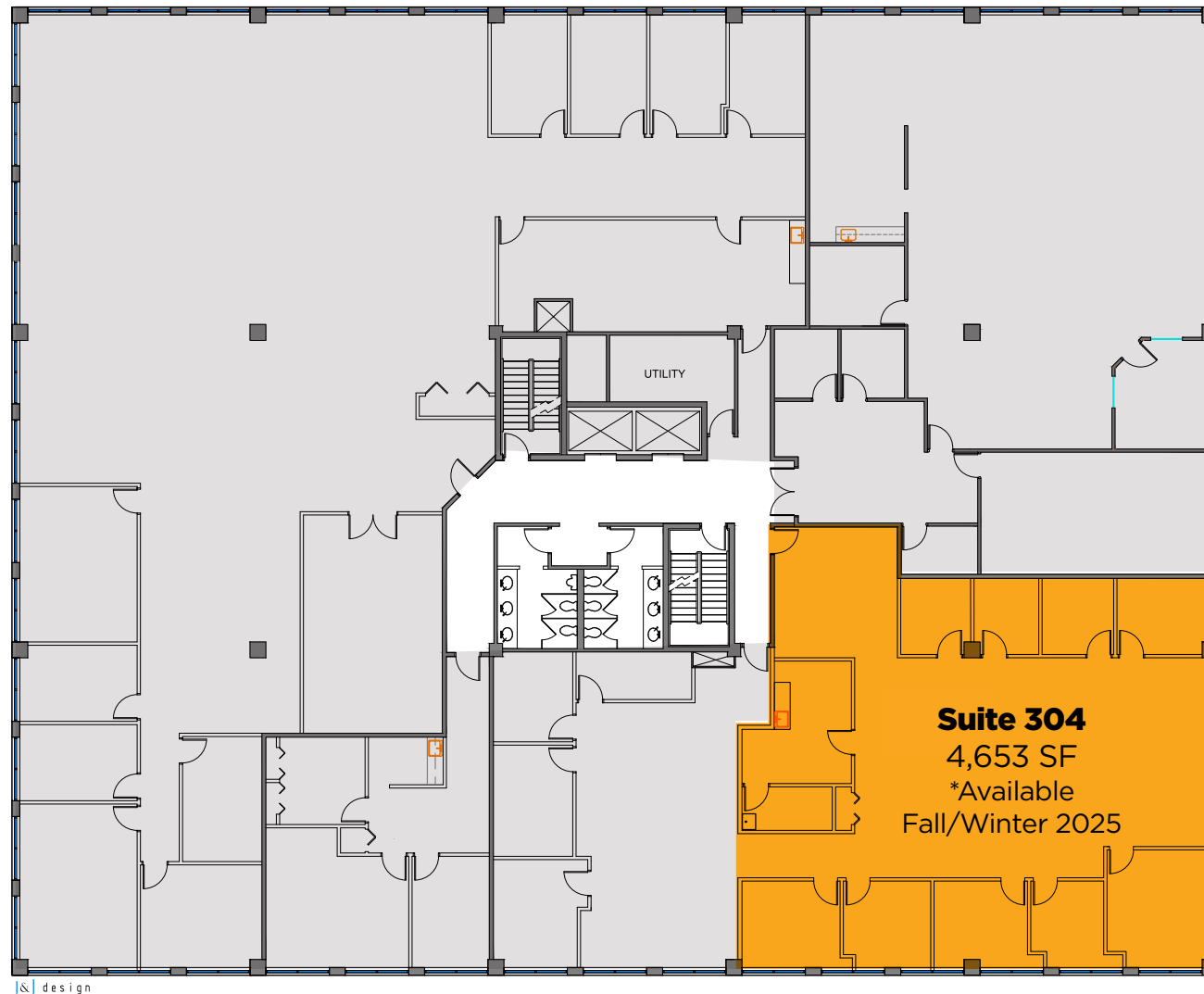
**Second Floor**

# ROCKSIDE SQUARE | BUILDING I - 6155 ROCKSIDE ROAD



**Second Floor - Suite 202**

# ROCKSIDE SQUARE | BUILDING I - 6155 ROCKSIDE ROAD



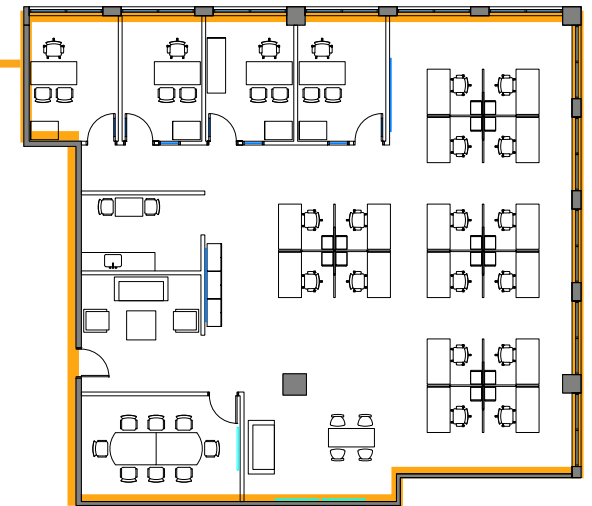
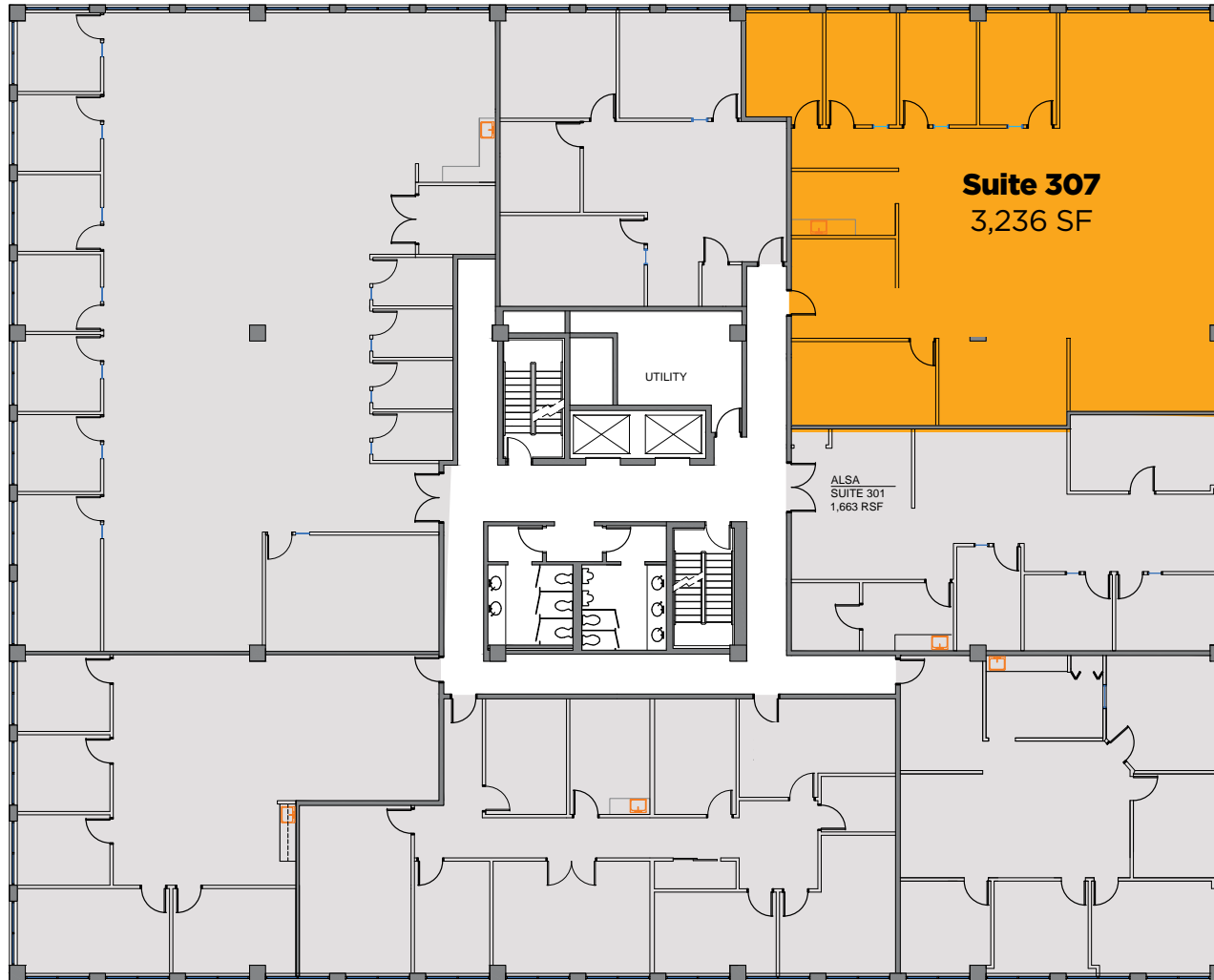
**Third Floor**

# ROCKSIDE SQUARE | BUILDING II - 6133 ROCKSIDE ROAD

## FEATURED SUITE

**Suite 307** - 3,236 RSF

- Available anytime
- "Work Ready"
- Furniture in place



**Third Floor**



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