

# Available Office Space For Lease

For Lease | 6161 Oak Tree Boulevard, Independence, Ohio 44131



# 6161 Oak Tree Blvd

- Full floor potential
- Updated lobby completed 2025 with on-site fitness center
- Excellent freeway access
- Surrounded by Rockside Road amenities including dining, lodging, and entertainment
- Free surface parking plus covered and reserved availability

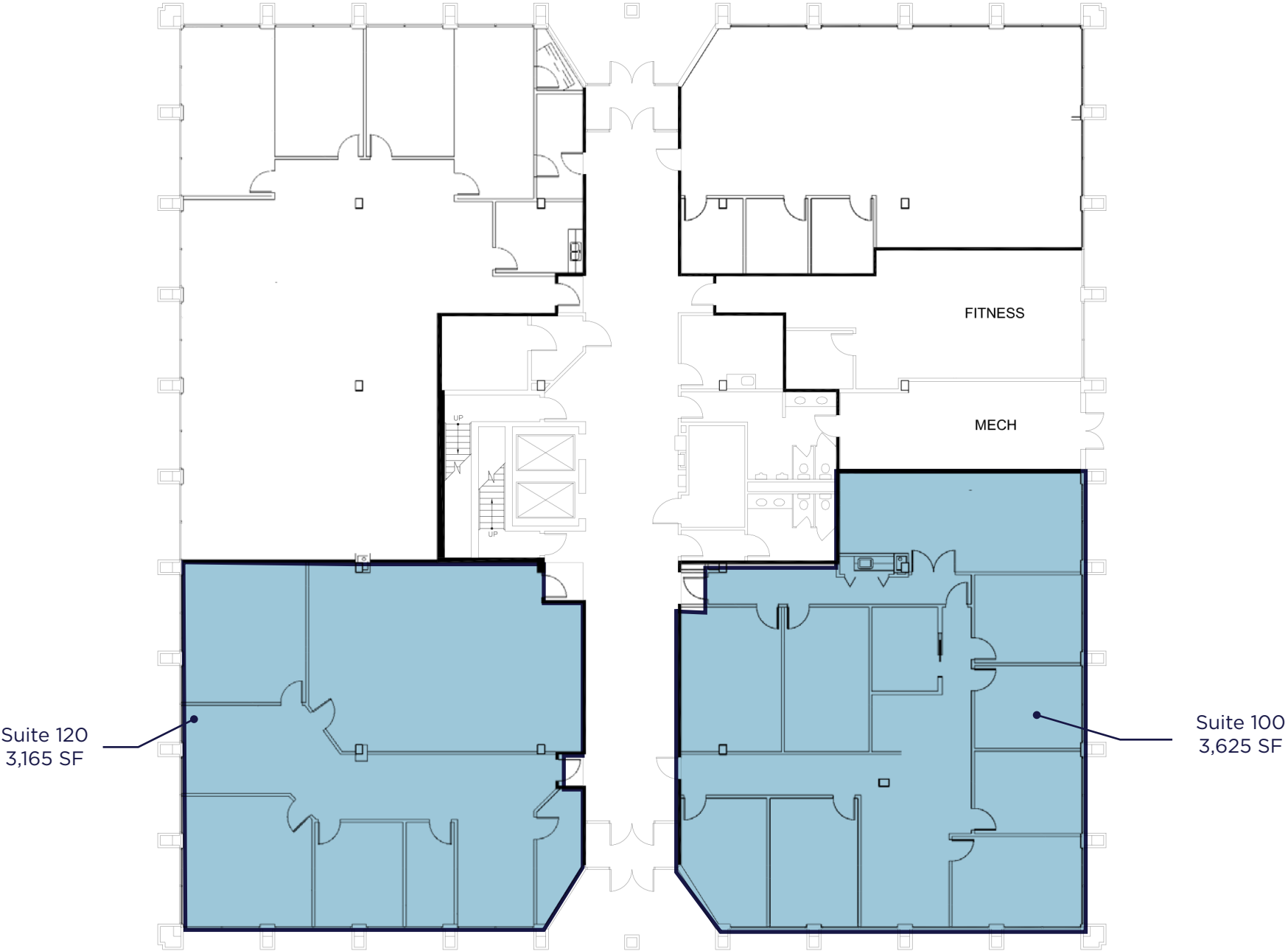
**Lease Rate: Contact Broker**



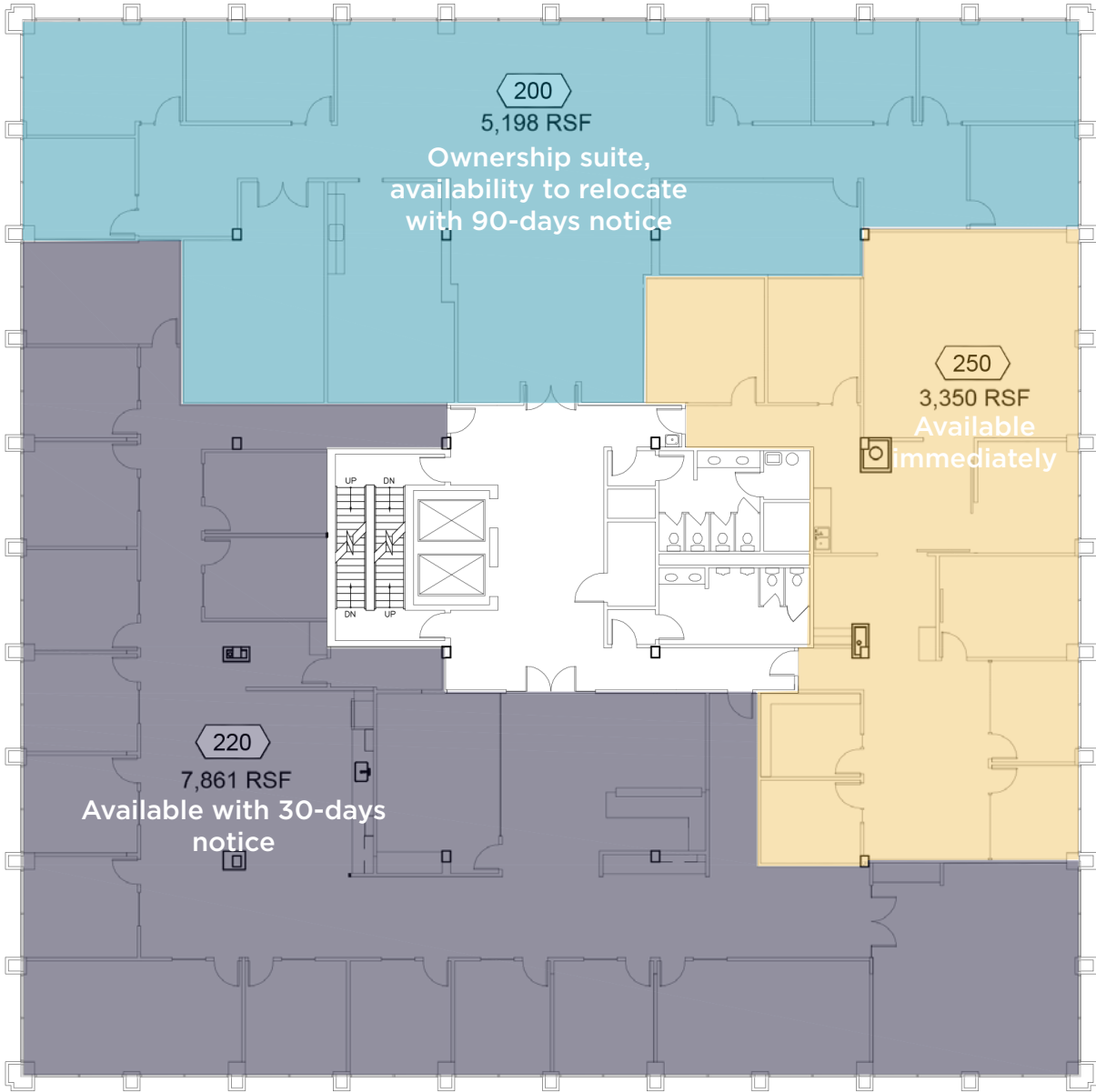
## Availability

Suite	Size	Contiguous
100	3,625 SF	3,625 SF
120	3,165 SF	3,165 SF
<b>2nd Floor</b>	<b>Max Potential Contiguous: 16,500 SF</b>	
220	3,350 SF	11,211 SF
250	7,861 SF	11,211 SF

# First Floor



# Second Floor | Max Contiguous Potential - 16,500 SF

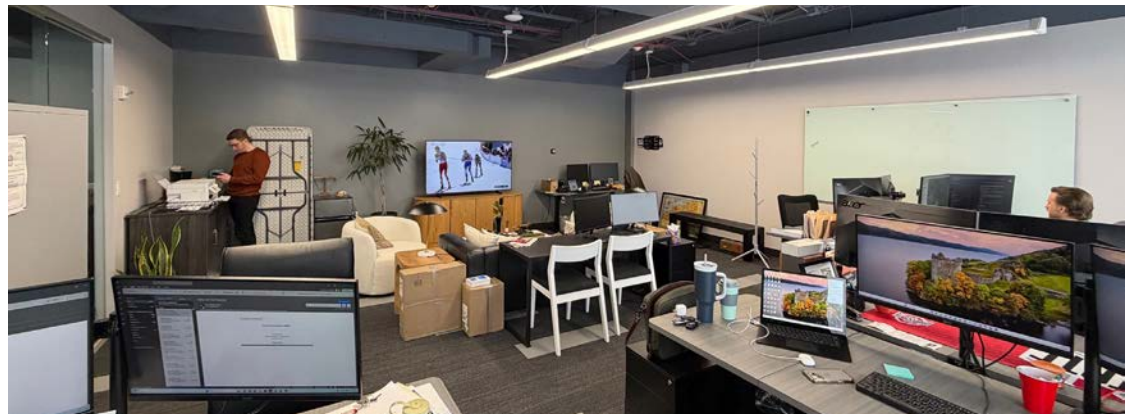
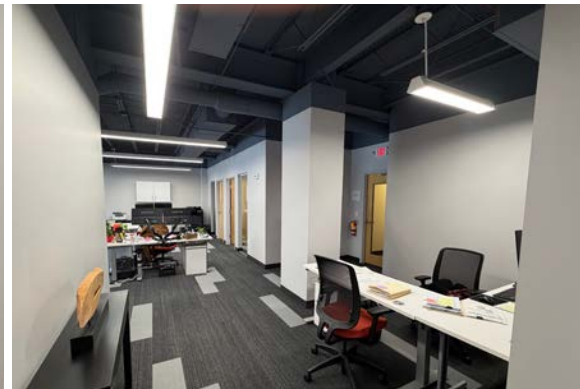


# Suite 220

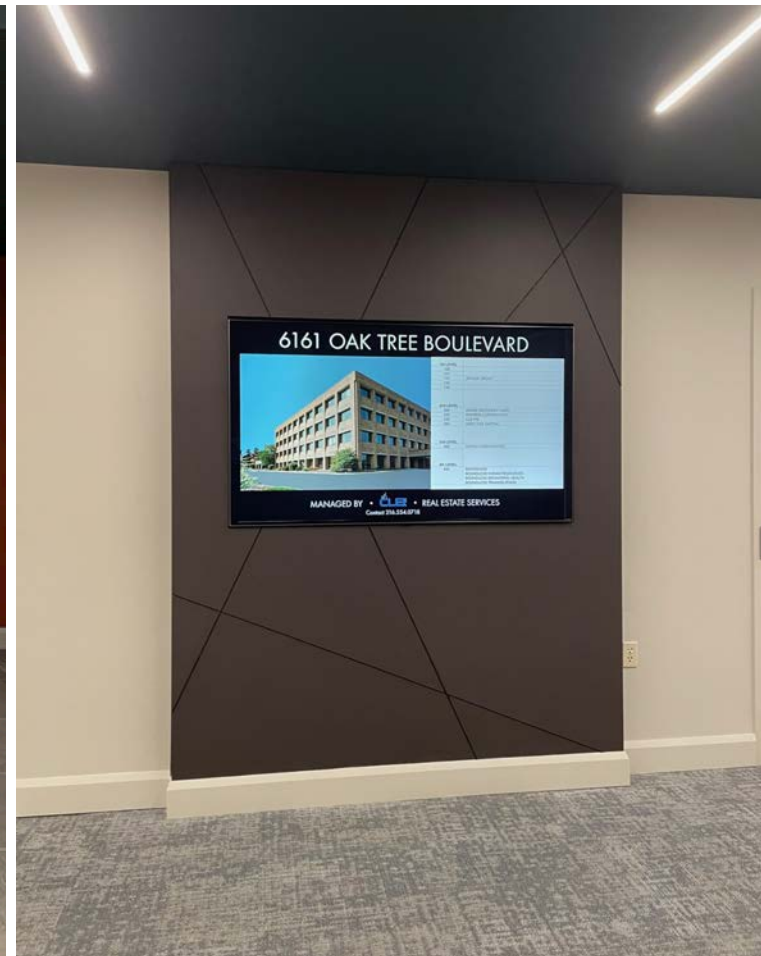
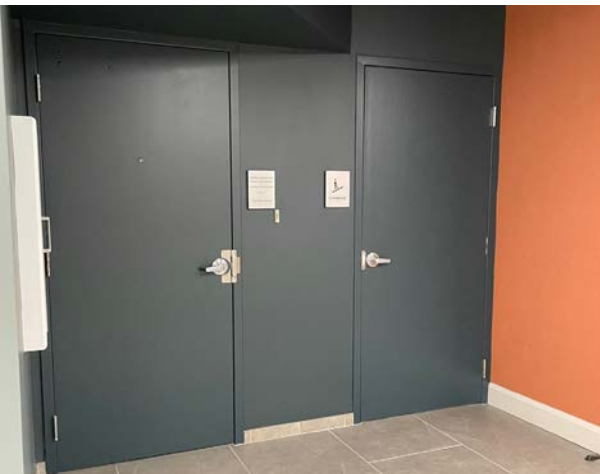
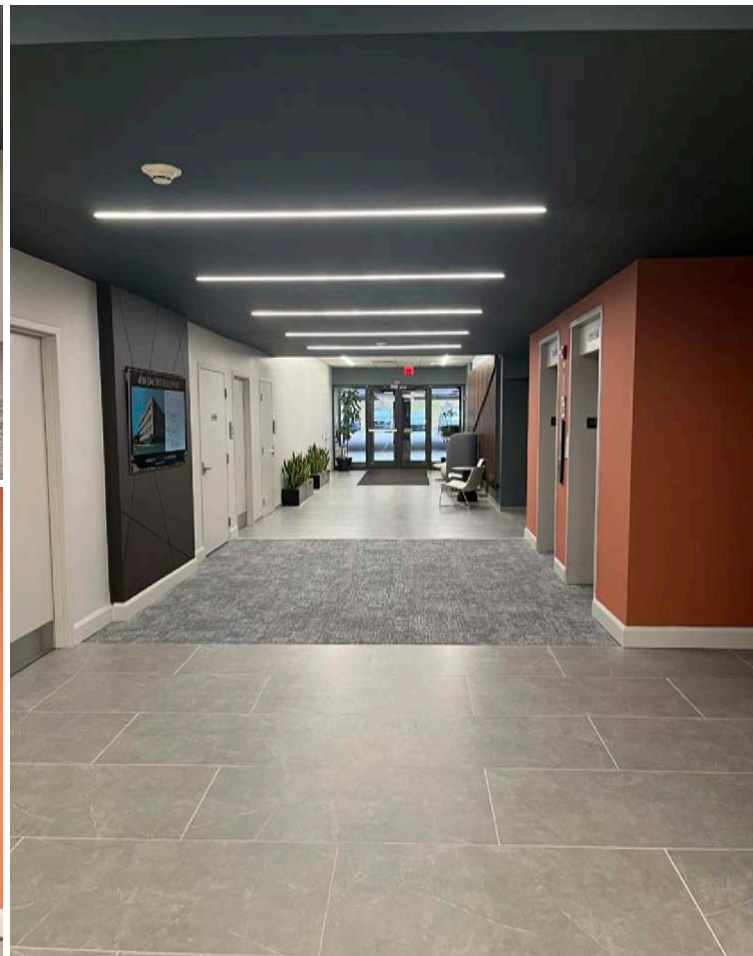
\*Furniture included



# Suite 250



# Lobby Renovations





**Patriots Village**  
Mixed-Use Development

**Rockside Bluffs**  
Mixed-Use Development

**6161 Oak Tree Blvd**

**Rockside Corners**  
FedEx Office, Aladdin's eatery, Starbucks, Potbelly, Wendy's, SIMON'S Zoup!, at&t, BANK OF AMERICA

**Liberty Commons**  
verizon, KeyBank, MELT, Panera, DiBella's, naf naf

**214,411**  
Population  
(2024 | 5 Mile)

**41.0**  
Median Age  
(2024 | 5 Mile)

**92,727**  
Households  
(2024 | 5 Mile)

**\$86,343**  
Household Income  
(2024 | 5 Mile)

**7,910**  
Total Businesses  
(2024 | 5 Mile)

**108,189**  
Total Employees  
(2024 | 5 Mile)



**6161 OAK TREE BOULEVARD  
INDEPENDENCE, OHIO 44131**

**RICO A PIETRO, SIOR**

Principal  
rpietro@crescorealestate.com  
+1 216 525 1473

**JASON LAVER, SIOR**

Senior Vice President  
jlaver@crescorealestate.com  
+1 216 525 1489

**KIRSTEN PARATORE**

Senior Associate  
kparatore@crescorealestate.com  
+1 216 525 1491

**ROBBY MARTINELLI**

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



**Cushman & Wakefield | CRESCO**  
6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131

[crescorealestate.com](http://crescorealestate.com)

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.