

Available Office Space For Lease

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



6161 Oak Tree Blvd

- First floor - full floor availability
- Second floor - final suite remaining with full window line. Ownership will build-out to tenant specification in exchange for term
- Excellent freeway access
- Surrounded by Rockside Road amenities including dining, lodging, and entertainment
- Free surface parking

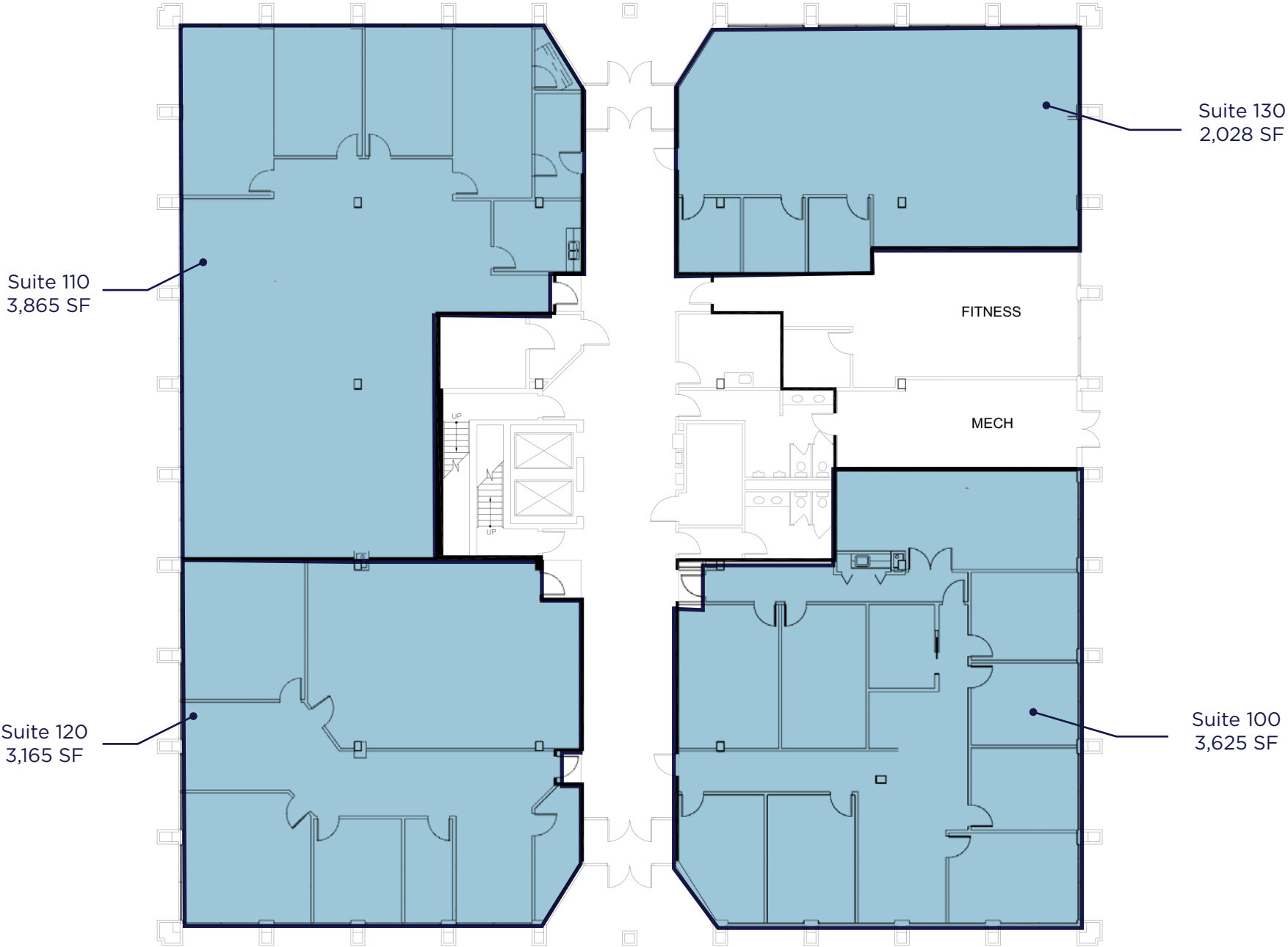
Lease Rate: \$21.50/SF FSG



Availability

Suite	Size	Contiguous
100	3,625 SF	12,683 SF
110	3,865 SF	12,683 SF
120	3,165 SF	12,683 SF
130	2,028 SF	12,683 SF
2nd Floor	3,303 SF	3,303 SF

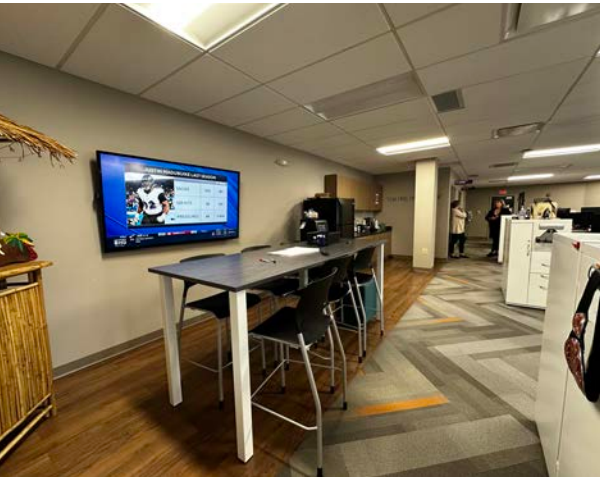
First Floor | Max Contiguous 12,683 SF



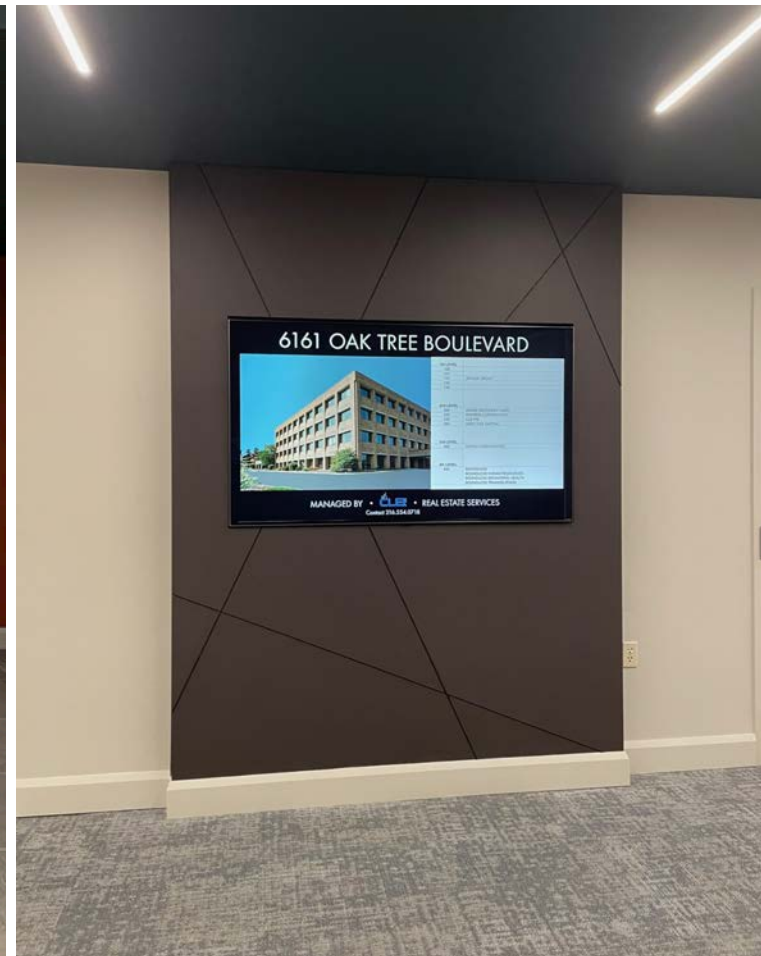
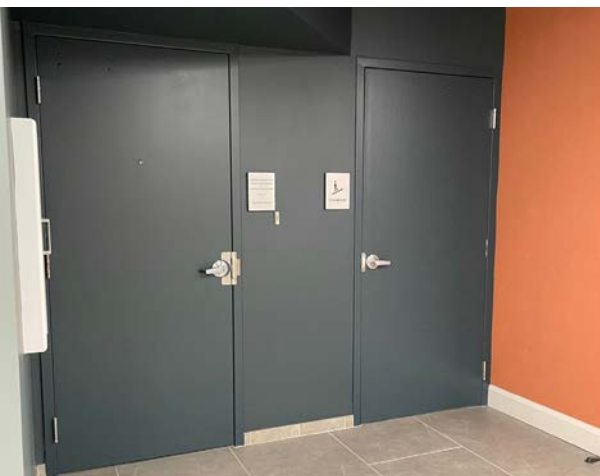
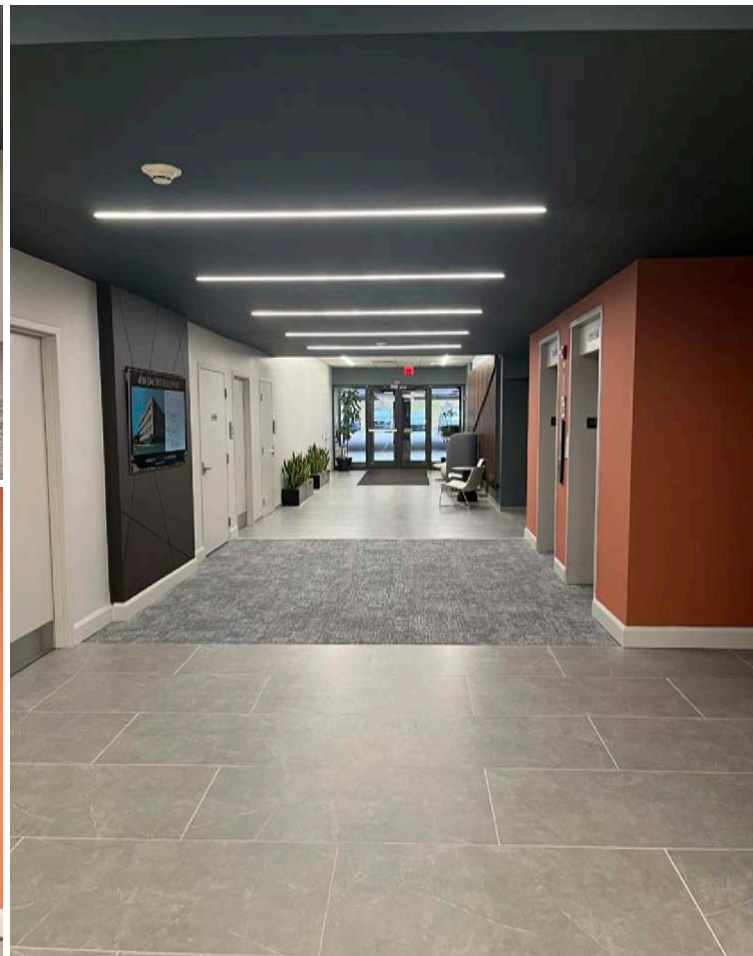
Second Floor | Max Contiguous 3,303 SF



Photos



Lobby Renovations





Patriots Village
Mixed-Use Development

Rockside Bluffs
Mixed-Use Development

6161 Oak Tree Blvd

Rockside Corners
FedEx Office
Starbucks
CVS
Potbelly
Santitas
Zoup!
Wendy's
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**

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