

FOR LEASE

ROCKSIDE BUSINESS POINT

9700-9800 Rockside Road
Valley View, Ohio 44125

A well-established Valley View business park offering flexible office and warehouse space in one of Greater Cleveland's most connected and business-friendly locations.

9800

9700



PROPERTY INFORMATION

QUICK STATS

# of Buildings	Two (2)
Total SF	119,743 SF
Total Land Area	10 Acres
Construction Status	Existing
Construction Type	Pre-cast
Roof Type	EPDM
Lighting	LED
A/C	100%
Sprinkler	Yes
Parking Spaces	Ample

SITE AVAILABILITY

9700 - Suite 120	1,420 SF
9700 - Suite 150	2,400 SF
9700 - Suite 170	14,178 SF
9700 - Suite 190	19,600 SF
9700 - Suite 350	2,800 SF

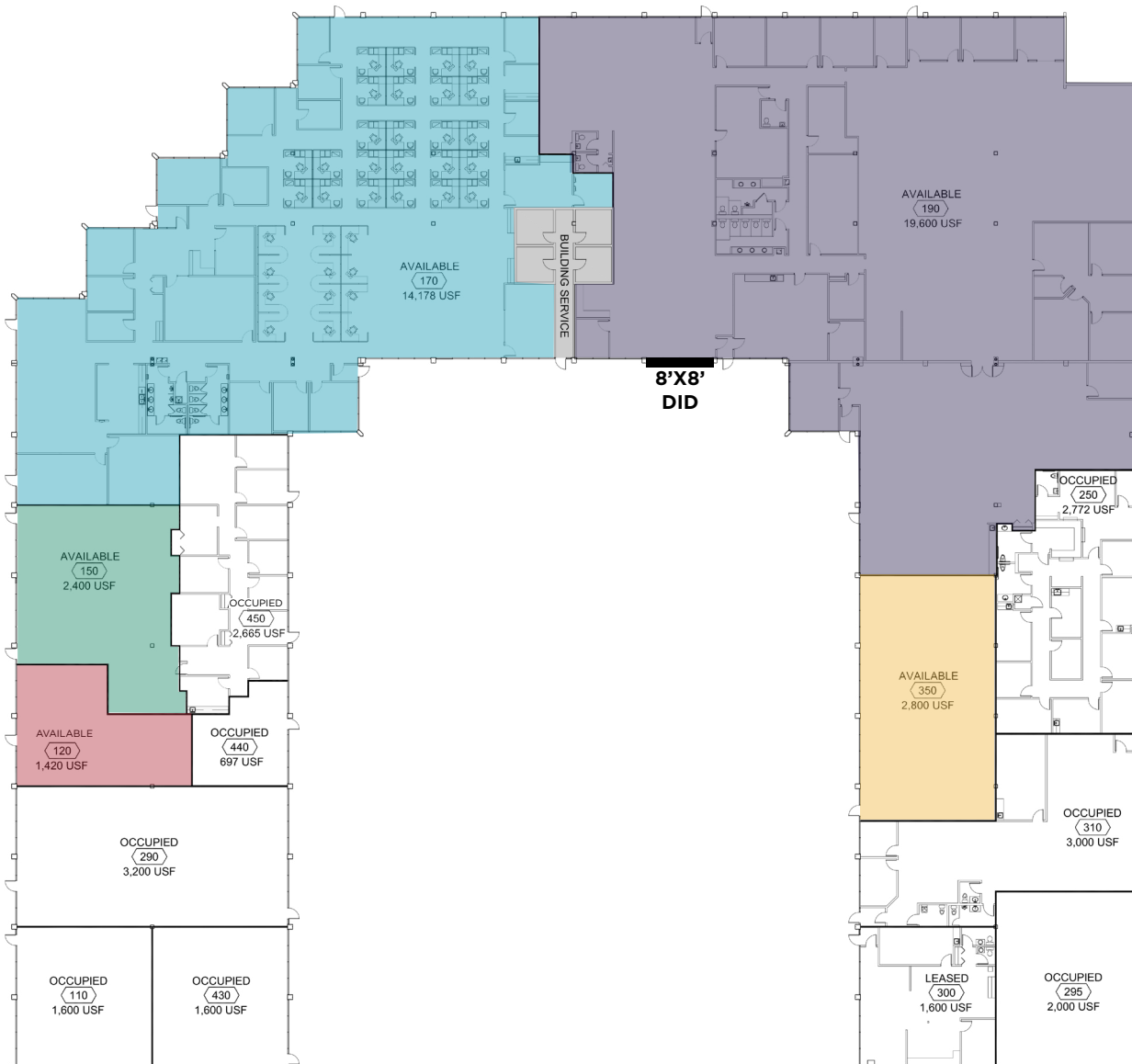


PROPERTY HIGHLIGHTS

- Flexible space ideal for general office, light manufacturing, assembly, R&D and climate sensitive storage
- Potential to convert office into conditioned flex warehouse with overhead door access
- Managed by strong local ownership committed to investing into the building and its Tenants
- Beautiful window lines and meticulously maintained landscaping
- Ample surface level parking
- Heavy power capacity that can support the demands of medical, laboratory, and tech-heavy operations
- Prime location minutes from I-480 and I-77, providing connection to downtown Cleveland, Hopkins International Airport, and the I-80 Turnpike
- Immediate proximity to the Rockside Road corridor's premier dining, hospitality, and retail centers

OVERALL BUILDING PLAN

9700 ROCKSIDE ROAD | VALLEY VIEW, OHIO 44125



Property Specifications

Total Building Size:
59,420 SF

Total Site Size:
10.09 acres

Asking Lease Rate:
Warehouse: \$6.50 SF NNN
Office: \$11.50 SF NNN

Estimated NNN:
\$3.95 SF

Current Availability

Suite 120:
1,420 SF

Suite 150:
2,400 SF

Suite 170*:
14,178 SF

Suite 190*:
19,600 SF

Suite 350*:
2,800 SF

*Suites 170 & 190 are divisible
Office conversion to flex
warehouse potential

PROPERTY PHOTOS

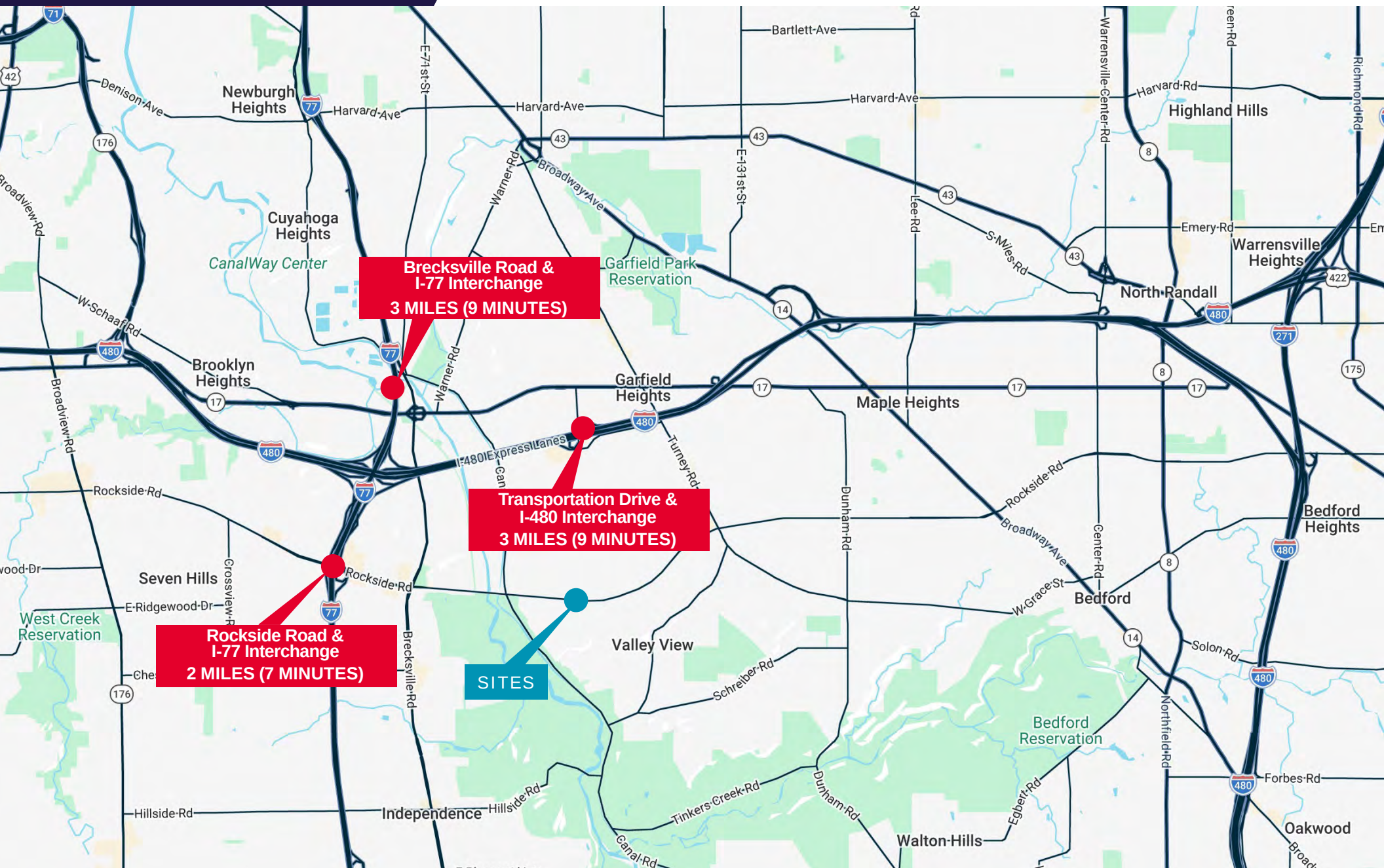


AERIAL PHOTO



LOCATION MAP

DISTANCE TO INTERCHANGES



AREA AMENITIES MAP





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