

# OFFICE FOR LEASE CORPORATE PLAZA I & II

6450-6480 Rockside Woods South, Independence, OH 44131



## CAMPUS INFORMATION

**LEASE RATE:** \$21.00-23.00/RSF FSG  
**BUILDING CLASS:** A  
**MANAGEMENT:** Local w/ onsite techs  
**PARKING:** Free surface plus monthly reserved heated LL garage

### CORPORATE PLAZA I -

**ADDRESS:** 6450 Rockside Woods South  
**BUILDING SIZE:** 116,361 RSF  
**YEAR BUILT:** 1989

### CORPORATE PLAZA II -

**ADDRESS:** 6480 Rockside Woods South  
**BUILDING SIZE:** 110,137 RSF  
**YEAR BUILT:** 1991

## PROPERTY HIGHLIGHTS

Each building has three high speed, computerized elevators - split door cab with granite flooring, fabric wall coverings and polished stainless steel finish.

Advanced energy efficient computerized HVAC system with 24 hour, seven-day-a-week climate control system provided to each tenant suite. Individual zoning for every 400 SF.

Sophisticated fire safety system equipped with smoke detectors and sprinkler system, continually monitored by the City of Independence Fire Department.

Newly Renovated Common Amenities in Building One include a 45 seat amphitheater equipped with an overhead projector, screen, and seats with drop arm desks. The Training Room can be arranged to accommodate classroom or boardroom style seating for 48 people. Both meeting rooms are equipped with WiFi. The Breakout Area is a terrific location for pre or post meeting events. Building Two has a 20 seat auditorium in the lower level.

State of the art Fitness Center is equipped with cardio, strength training machines, free weights, and an aerobic area. Men's and Women's locker rooms are equipped with shower facilities.

An in building cafe serving breakfast and lunch is located in Building One. Catering for corporate events is also available.

Tenants control access 24 hours a day, seven days per week through the use of a key card system. During off hours visitors can access the building through an intercom/buzzer system.

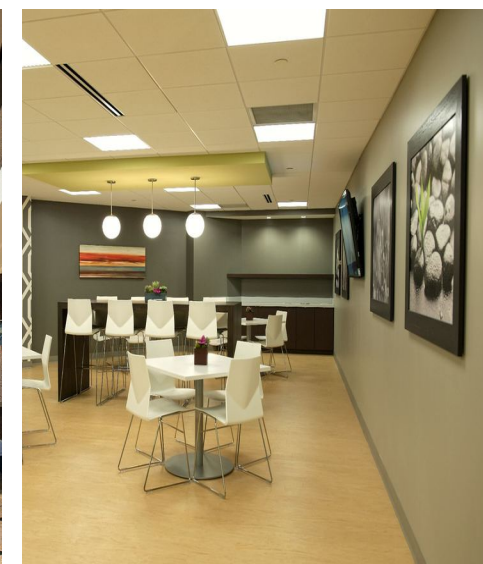
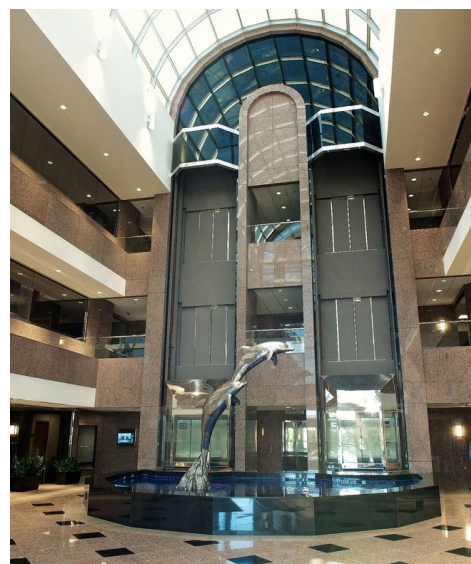
Tenants access conference room reservations and work orders through an electronic portal for ease of access.

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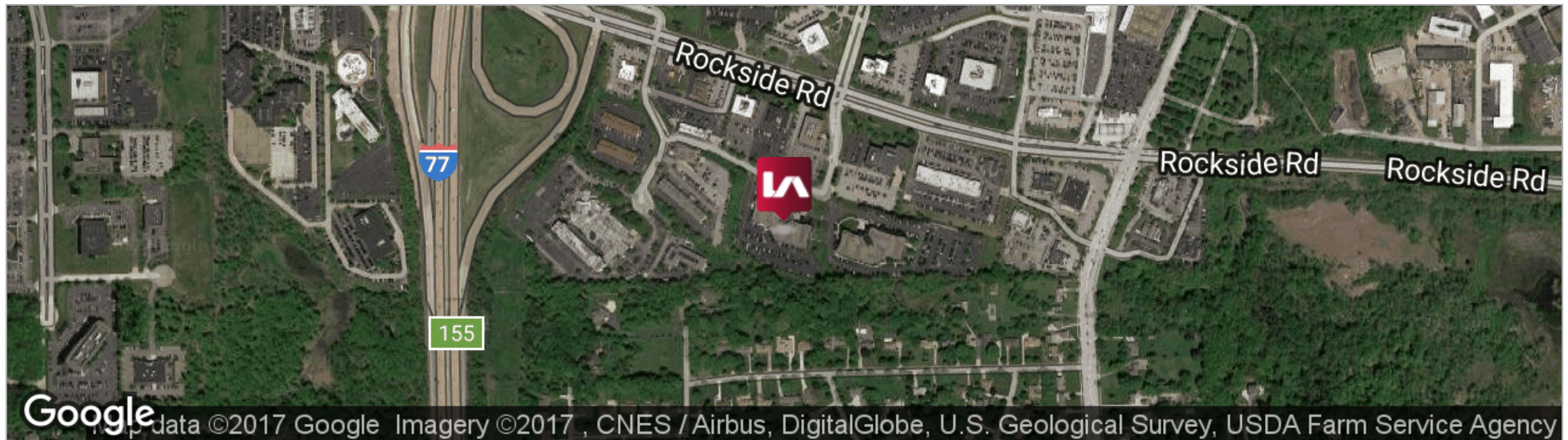
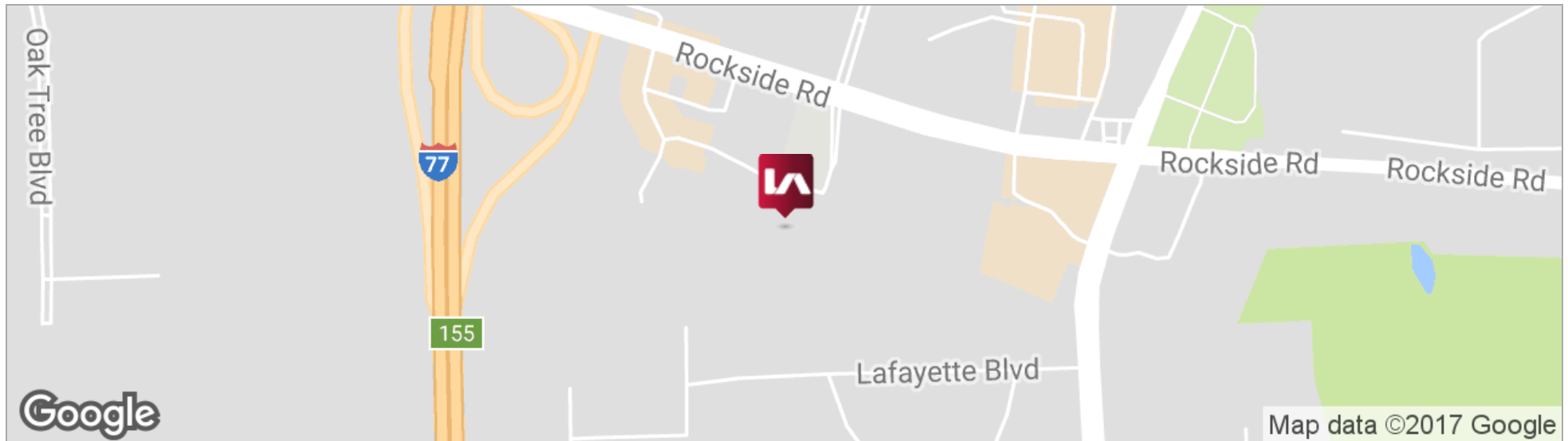


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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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