



# 6200

**Oak Tree Boulevard**

Independence, Ohio

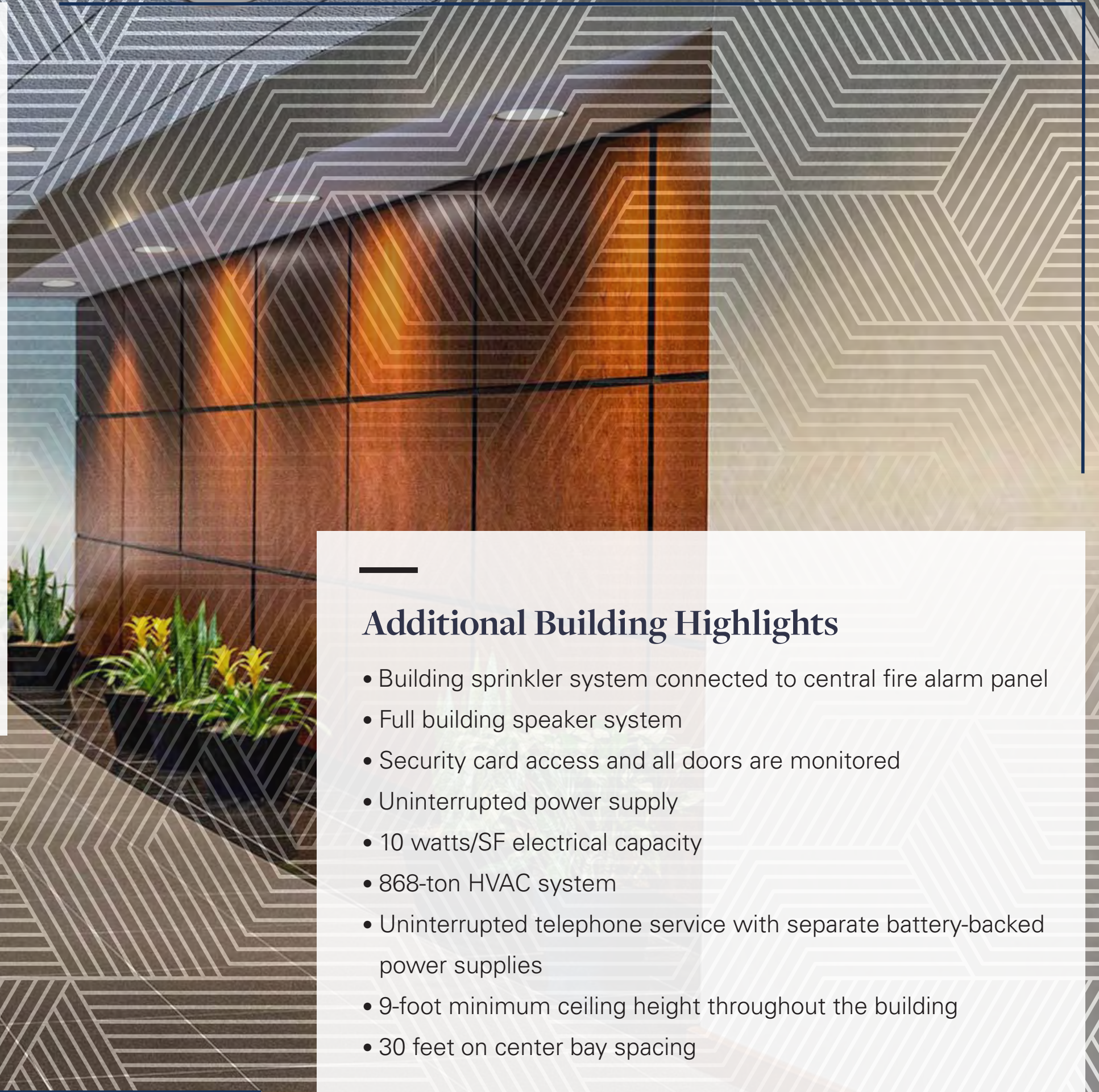
**Your All-in-One Office Destination**



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## Building Highlights

- Availabilities:
  - 3rd Floor: Up to 30,005 SF available (open plan)
  - 4th Floor: 3,850 SF available
- Lease Rate: \$18.50/RSF MG
- Free surface parking with 797 spaces
- Built in 1971; major renovation in 2024
- Amenities:
  - Auditorium (99 seats)
  - Training/meeting room (99-137 seats)
  - Conference room (15-20 seats)
  - Food service
  - Day care
  - Fitness center
  - Sub-floor grid cabling system throughout



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## Additional Building Highlights

- Building sprinkler system connected to central fire alarm panel
- Full building speaker system
- Security card access and all doors are monitored
- Uninterrupted power supply
- 10 watts/SF electrical capacity
- 868-ton HVAC system
- Uninterrupted telephone service with separate battery-backed power supplies
- 9-foot minimum ceiling height throughout the building
- 30 feet on center bay spacing



OFFICE  
*Availabilities*

THIRD FLOOR - SUITE 300



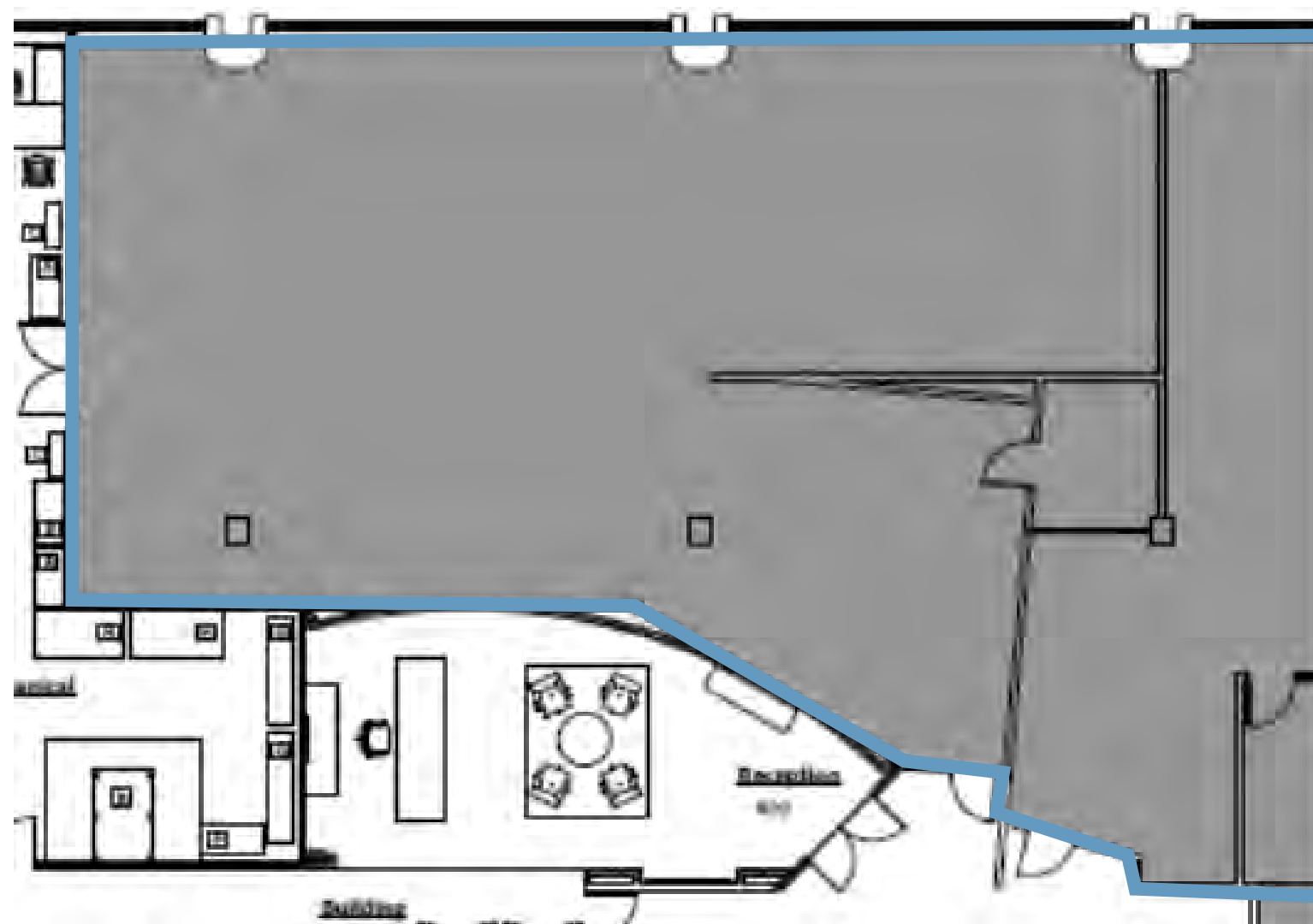
INDEPENDENCE OFFICE  
6200 OAK TREE BLVD, SUITE 300  
INDEPENDENCE, OH 44131

OPEN PLAN UP TO 30,005 RSF AVAILABLE.



# OFFICE *Availabilities*

## FOURTH FLOOR - SUITE 405



3,850 RSF AVAILABLE



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# SOON-TO-BE RENOVATED

## *Elevators Tenant Lobby*

**6200 Oak Tree Boulevard** has elevators and lobby that are well maintained and soon-to-be renovated.







# FITNESS & RECREATION *Services*

**6200 Oak Tree Boulevard** has a state-of-the-art fitness & recreation center facility that combines world-class amenities, cutting-edge equipment, and a welcoming atmosphere to create a truly unique fitness experience.

## Highlights:

**Modern Cardiovascular Equipment:** Experience treadmills, ellipticals, and stationary bikes, all integrated with the latest technology for tracking workouts and entertainment to keep you motivated.

**Strength Training Zone:** A comprehensive selection of free weights, resistance machines, and functional training equipment tailored to enhance your strength training regimen.

**Luxury Locker Rooms:** Spacious, clean, and well-appointed locker rooms equipped with private showers and lockers.

**Wellness Area:** This space is newly built-out . It is perfect for yoga and small group workouts.

What sets the Fitness Center at **6200 Oak Tree Boulevard** apart is not just its facilities, but its vibrant community of members and staff. The atmosphere is supportive and non-intimidating, ideal for nurturing motivation and camaraderie among fitness enthusiasts at all levels.





# CONFERRNCING *Spaces*

**6200 Oak Tree Boulevard** features a 99 seat auditorium, a 99 to 137 seat training/meeting room and a 15-20 seat conference room giving the tenant the ability to host various events including business needs such as webinars, team meetings, client presentations, and virtual and live conferences.

The conferencing spaces feature state-of-the-art audio and video capabilities along with high speed fiber optics to satisfy all tenant conferencing requirements.

The building will have a full renovation of conferencing space in 2025.





# EAT *Delicious Food* & LIVE WELL



## Oak Tree Café

Oak Tree Café is a restaurant located in **6200 Oak Tree Boulevard** that offers a breakfast, brunch or lunch dining experience that deeply resonates with both tenants and visitors alike. Established to create a space where people can gather and enjoy delicious meals, the café has succeeded in becoming a welcoming place for all. Tables are thoughtfully arranged to accommodate intimate gatherings, larger groups, or individuals looking to enjoy a quiet moment with a book or laptop.

The menu at Oak Tree Café celebrates the richness of local cuisine, incorporating fresh, seasonal ingredients sourced from nearby farms and producers. Patrons can look forward to a variety of options, ranging from hearty breakfasts and indulgent brunches to casual lunch fare.



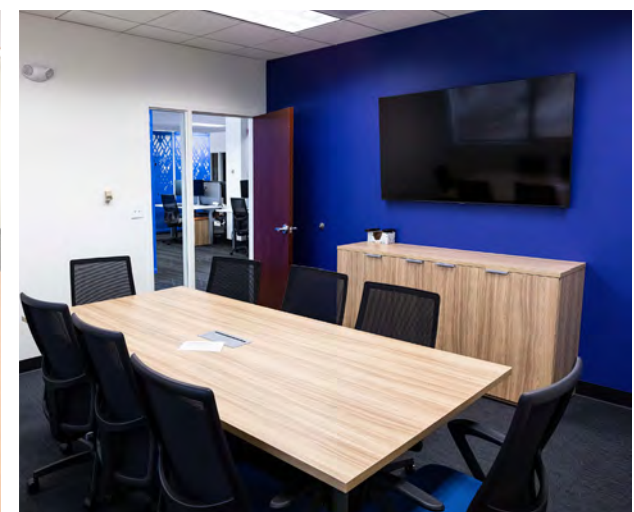
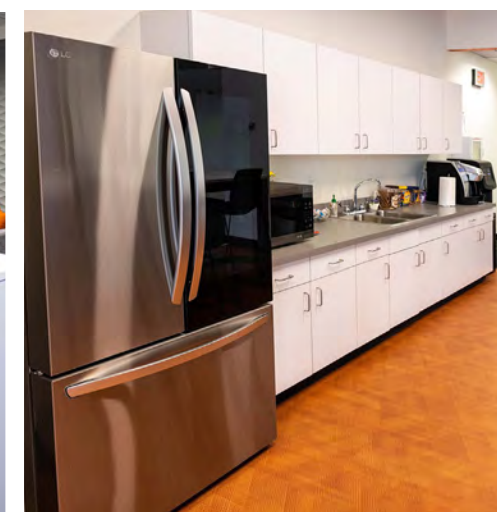
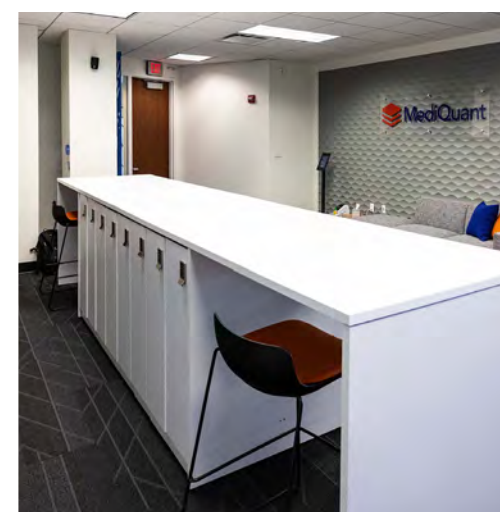


# TYPICAL *Building Suites*

SUITE 140



SUITE 150





# CONVENIENT *Access to* AREA AMENITIES

The area surrounding **6200 Oaktree Boulevard** in Independence, Ohio, offers a diverse mix of area amenities that cater to both local residents and visitors. Independence is known for its blend of suburban comfort and access to commercial and leisure facilities. Whether you're looking for places to shop, stay, or unwind, this part of Ohio has something to offer everyone.



# LOCATED IN *the Heart of* INDEPENDENCE

**6200 Oaktree Boulevard** is in a desirable central location offering excellent access to major interstates (I-77, I-480, and 176/Jennings Freeway).





# 6200

## Oak Tree Boulevard

Independence, Ohio

For Leasing Information Please Contact:



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