

INDEPENDENCE'S ONLY NEW CONSTRUCTION

CLASS A OFFICE FOR LEASE | 5959 ROCKSIDE WOODS BOULEVARD, INDEPENDENCE, OHIO 44131



5959 Rockside Woods In The News

WELTY
DEVELOPMENT

**CUSHMAN &
WAKEFIELD**
CRESCO
Real Estate



Welcome to Northeast Ohio's premier new office address!

- Newly constructed 150,000 SF Class A office building boasts best-in-class amenities
- Excellent visibility located along along the I-77 & I-480 interchange
- Dramatic floor to ceiling windows with unparalleled views and an abundance of natural light
- Modern finishes throughout
- Efficient floor plates with state-of-the-art mechanical systems featuring best in market fresh air MERV 13 including antipathogen filtration system with low sound ECM fan system creating the safest indoor work environment for occupants
- City of Independence income tax abatement incentives available

Available Space: 5,000 SF - 54,769 SF

Quick Stats

1st Floor	10,280 SF
2nd Floor	15,748 SF
3rd Floor	28,768 SF
Divisible - Contiguous	5,000-54,769 SF

Year Built	2023
Building SF	150,000 SF
Floors	6
Covered Parking	30 Spaces
Surface Lot	559 Spaces

Rockside Blvd	41,018 VPD
Distance to I-77	0.7 Miles
Distance to I-480	1.8 Miles
Businesses (3 Mile)	3,219
Employees (3 Mile)	59,874



Executive Indoor
Heated Reserved Parking



Outdoor Grill & Seating
Area with Wi-Fi Access



Fitness Center with
on-site Instructors
& Locker Rooms



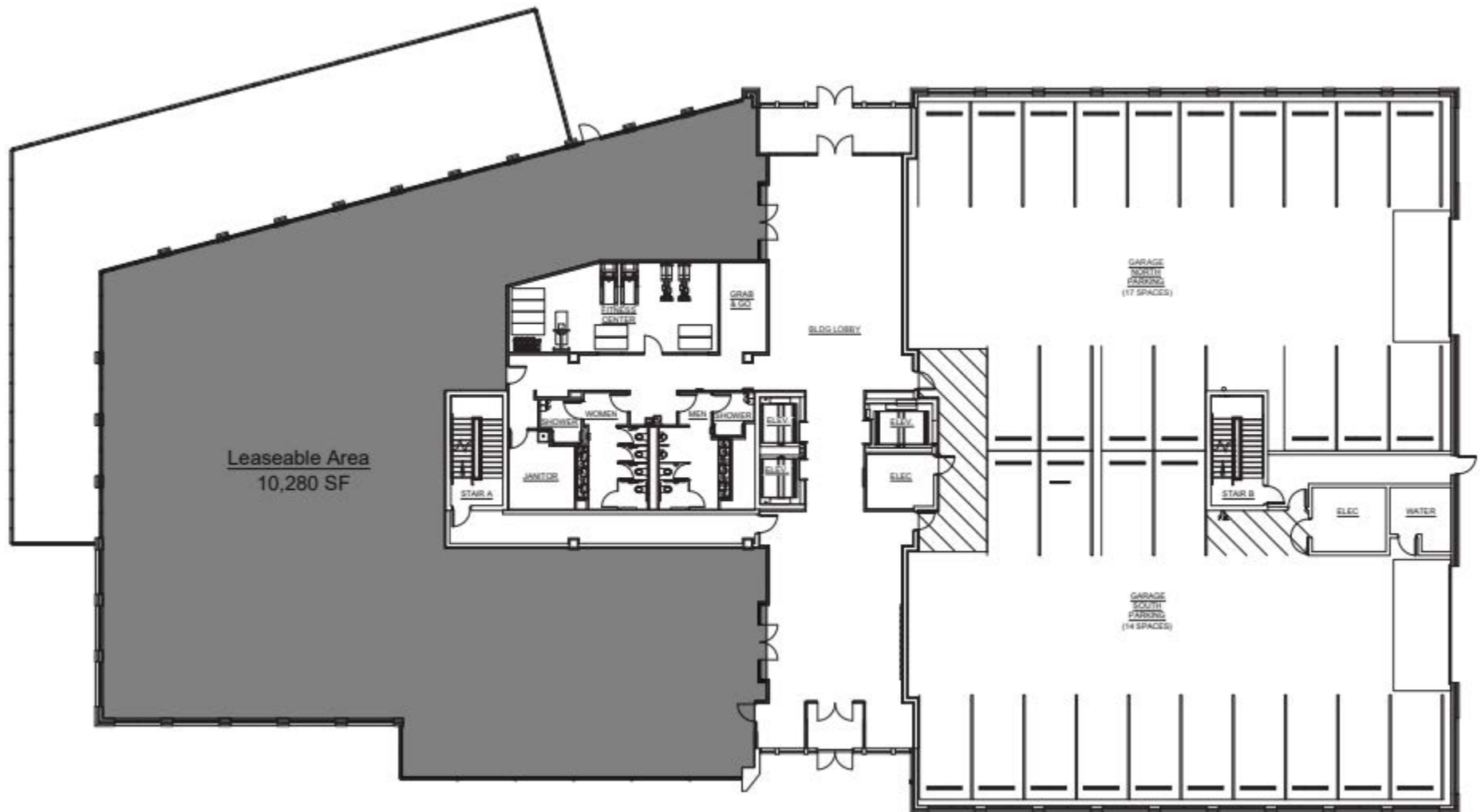
Floor to Ceiling Windows
Providing Abundance of
Natural Light



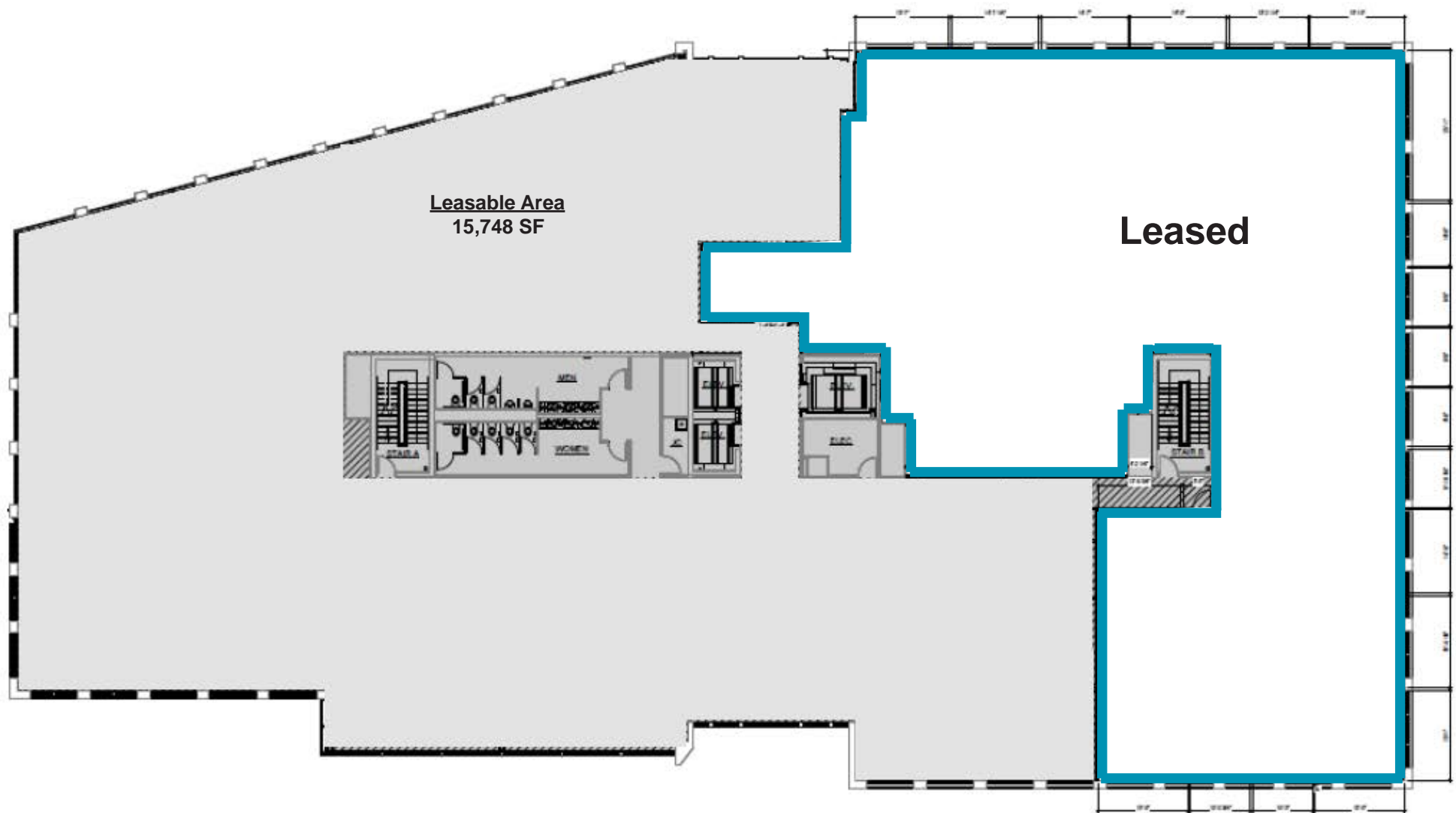
Surrounded by Wide
Variety of Dining, Hotel &
Entertainment Options



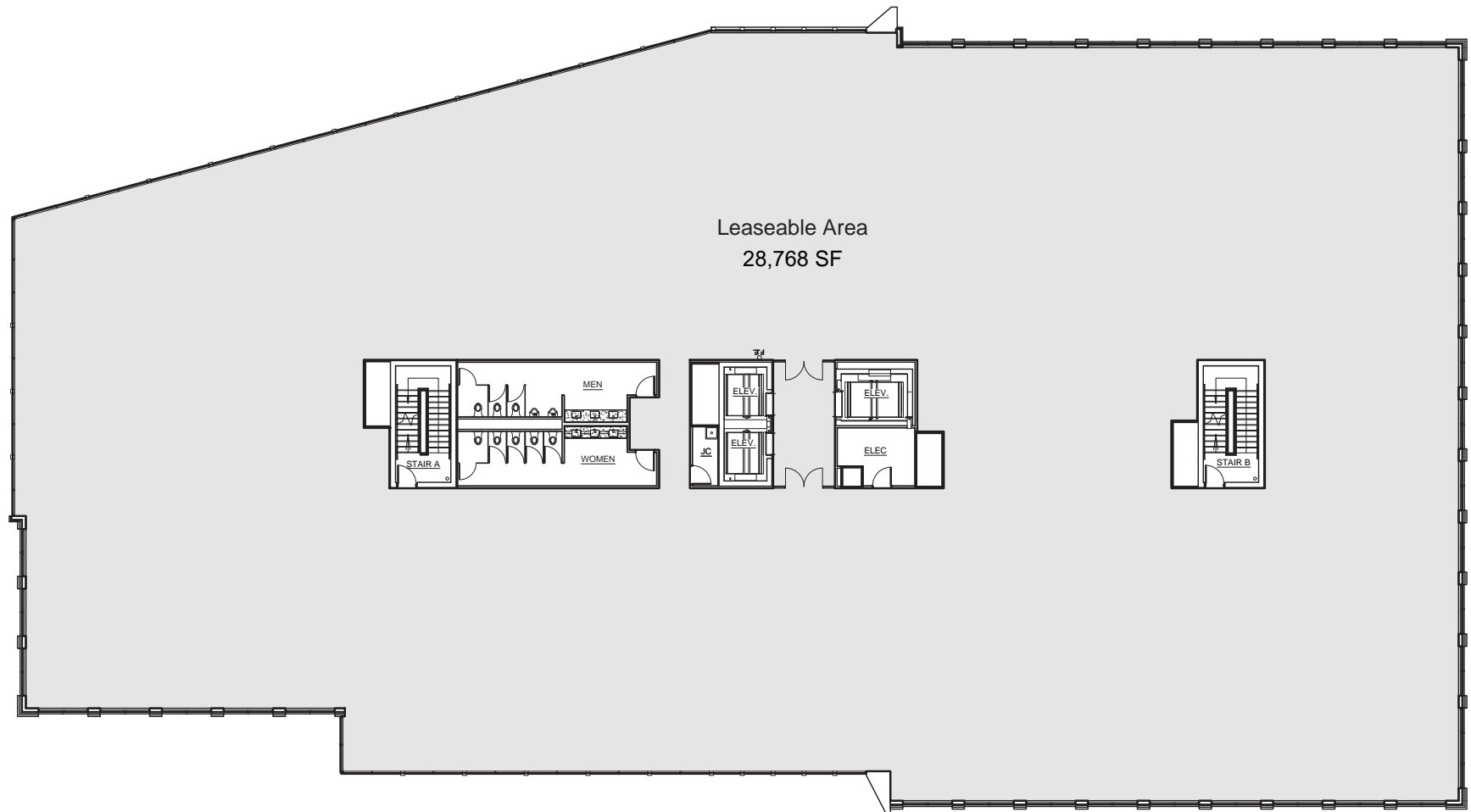
First Floor



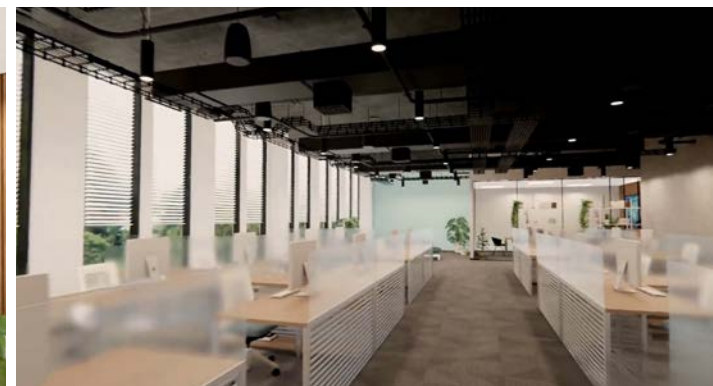
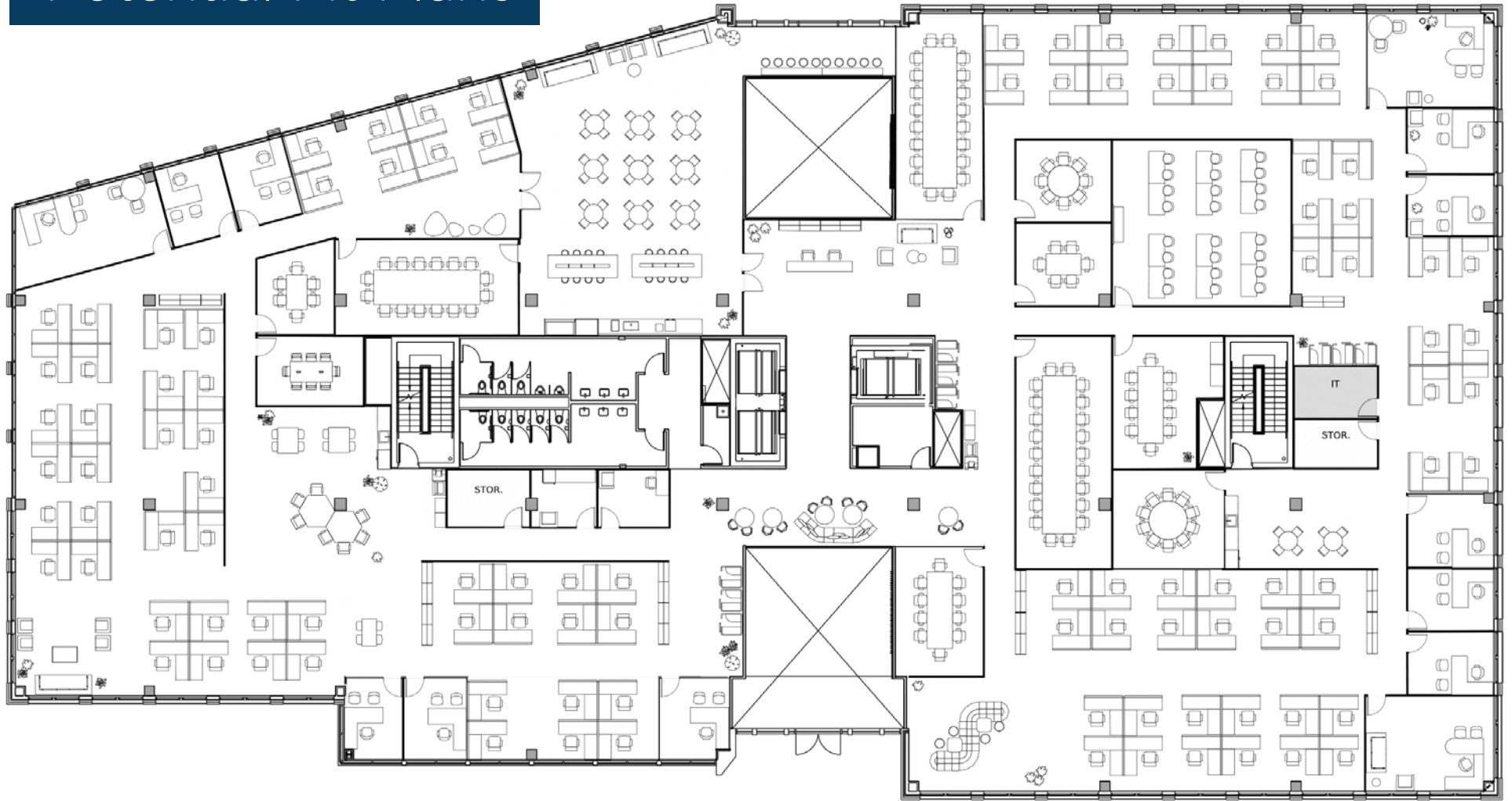
Second Floor



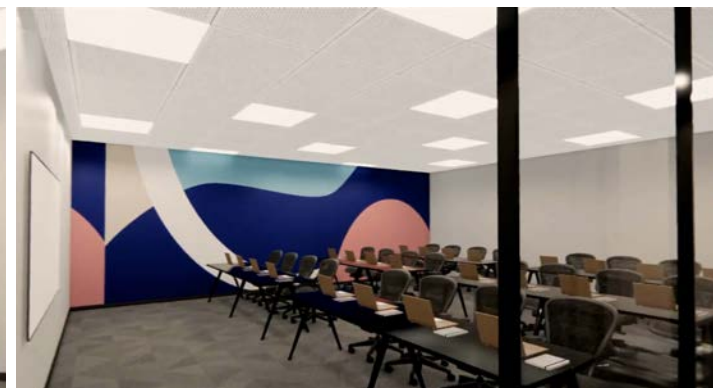
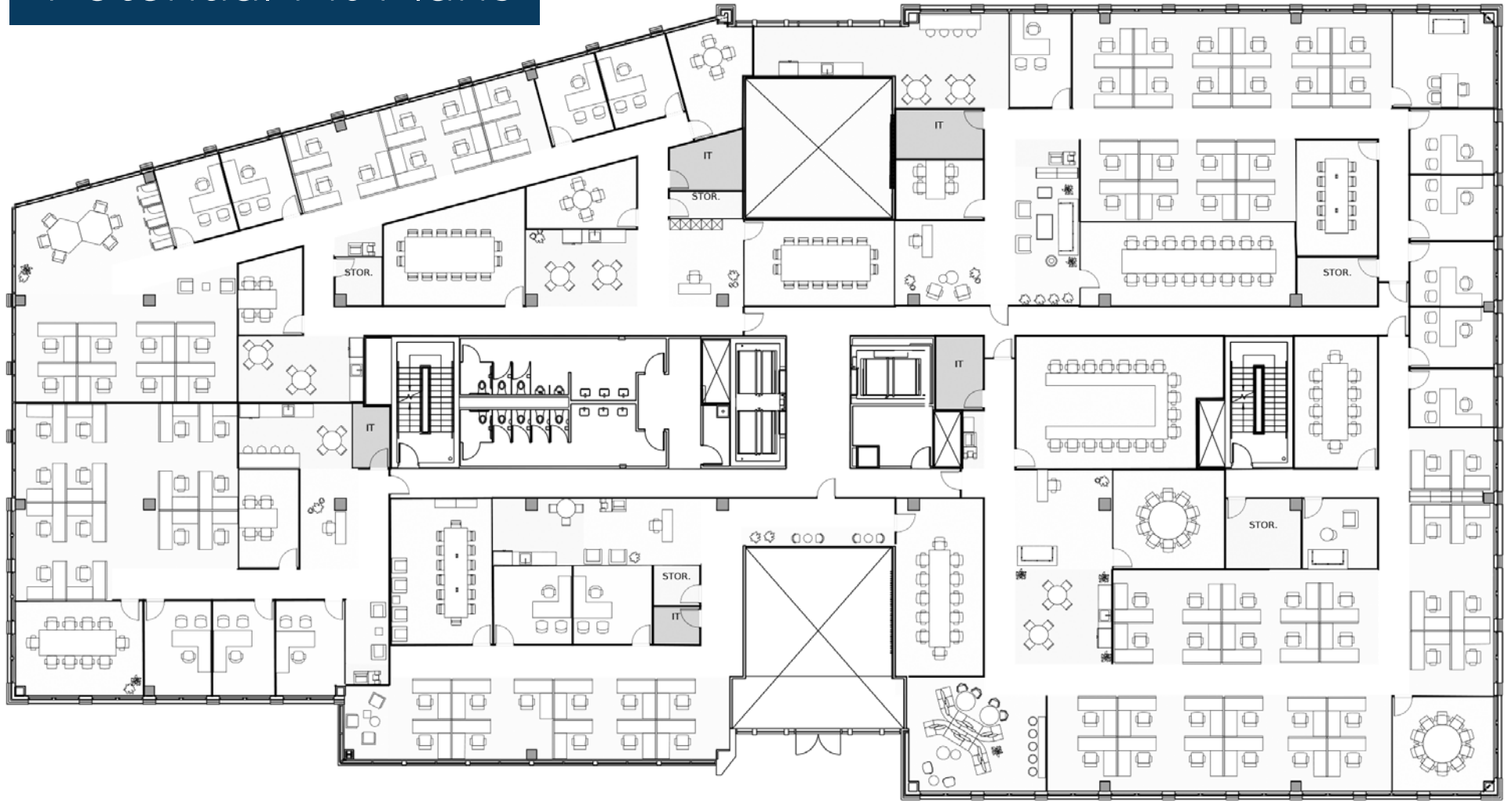
Third Floor

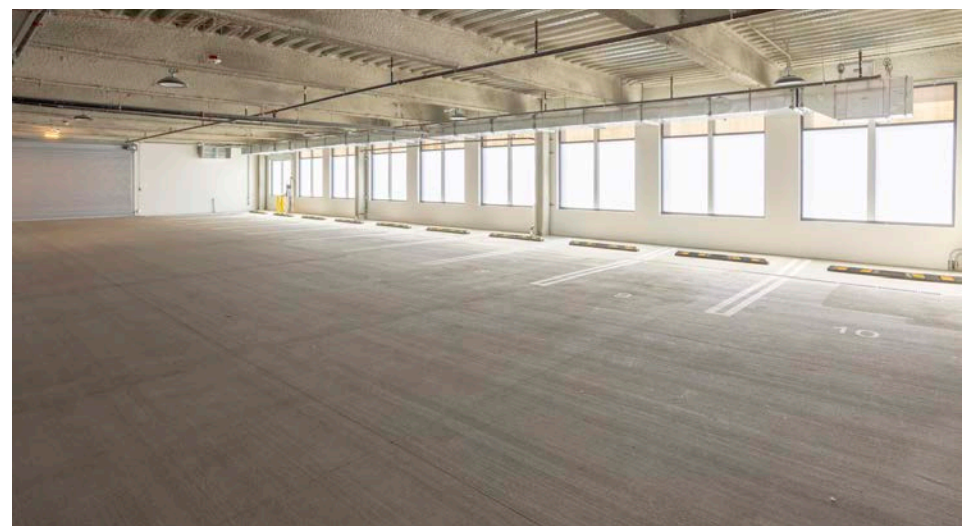
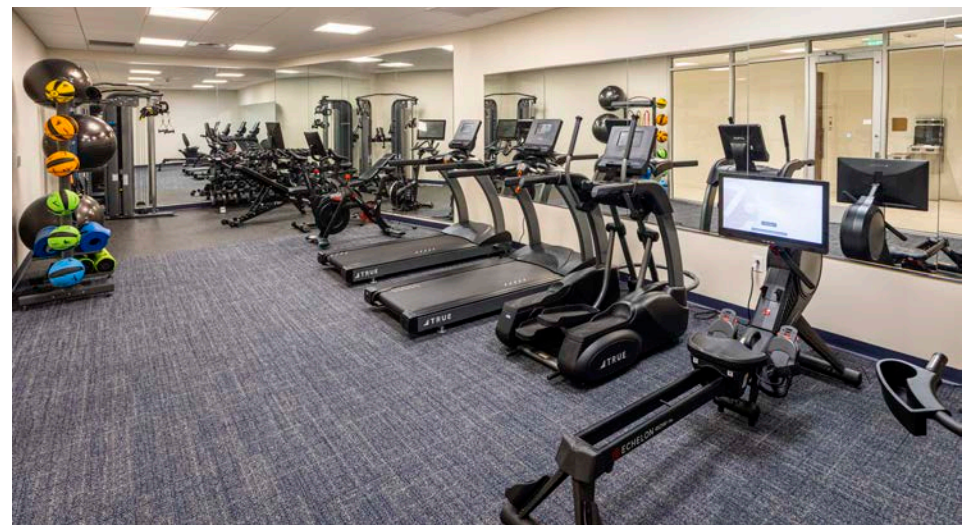


Potential Fit Plans



Potential Fit Plans





Proposed Event Center



Proposed Event Center



Proposed Event Center





8:00

Get your day started with a fresh coffee and a breakfast sandwich at Starbucks.



10:30

Take a break from your desk and head to the outdoor seating area for some fresh air.



12:00

Grab lunch at Zoup! Eatery, the locally owned shop offering soup, salad, and sandwiches.



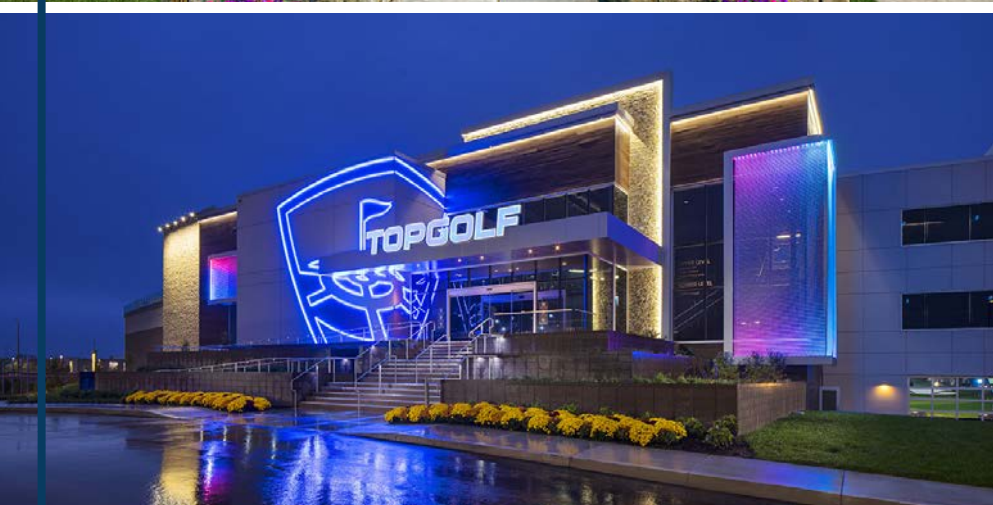
5:00

Relieve some stress by heading to the fitness center with on-site instructors.



7:30

Meet your friends at Topgolf to practice your swing and have a few beers.



Independence

Independence, Ohio is a vibrant and growing city located in Cuyahoga County. One of the biggest draws of Independence is its central location. The city is situated just minutes from downtown Cleveland, making it an ideal location for businesses that want to be close to the action. Additionally, Independence is home to a number of large corporations and businesses, which makes it a hub of economic activity in the region.

As for things to do, the city is home to a number of beautiful parks and outdoor recreational areas, including Elmwood Park and the Cuyahoga Valley National Park. There are also plenty of dining and entertainment options in Independence, including popular restaurants like Delmonico's Steakhouse and Yours Truly. The city is also home to several shopping centers and malls, which make it easy to find everything you need. Overall, Independence is a great place to live and work, and its central location, thriving business community, and range of amenities make it an attractive option for anyone looking to set up shop in the Cleveland area.

Main Attractions

Top Golf is a popular destination for golf enthusiasts and non-golfers alike. It features a high-tech driving range with games, food, and drinks.

Explore the **CanalWay Center**, a nature center in Independence that features exhibits on the history and ecology of the Ohio and Erie Canal, as well as hiking trails and outdoor programs.

The **Brecksville Reservation** is a nearby park that offers beautiful hiking trails, scenic views, and opportunities for fishing and picnicking.

Attend an event at the **Cleveland Clinic Courts**, the practice facility for the Cleveland Cavaliers that also hosts events such as basketball camps and clinics.

Play a round of golf at the **Seneca Golf Course**, an 18-hole course offering a challenging round of golf in a scenic setting.

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