

2ND GENERATION MEDICAL &

SURGERY CENTER SPACE

AVAILABLE FOR LEASE

6701 ROCKSIDE ROAD
INDEPENDENCE, OHIO

ROCKSIDE

MEDICAL

CENTER

CBRE

COMMUNITY
HEALTHCARE
TRUST

THE OPPORTUNITY



Rockside Medical Center is the **premier medical office** building serving the south-central communities of greater Cleveland. With **unparalleled access** to I-77 and 480, the property affords healthcare providers with **incredible reach** to the surrounding patient populations and an **array of convenience-related amenities** in the immediate area.



Well-capitalized Ownership group experienced in managing medical office assets with the resources to contribute substantial tenant improvement packages



Diverse collection of complementary co-tenants including Crystal Clinic, QC Kinetix (regenerative therapy), Eye Care Partners, Comprehensive Podiatry, and Optima Dermatology



Rare monument signage opportunity along Rockside corridor with potential for building signage and naming rights.



Immediate access to I-77 & I-480 and a short commute to downtown Cleveland and Ohio Turnpike (I-80)



Recently renovated common areas and building exterior



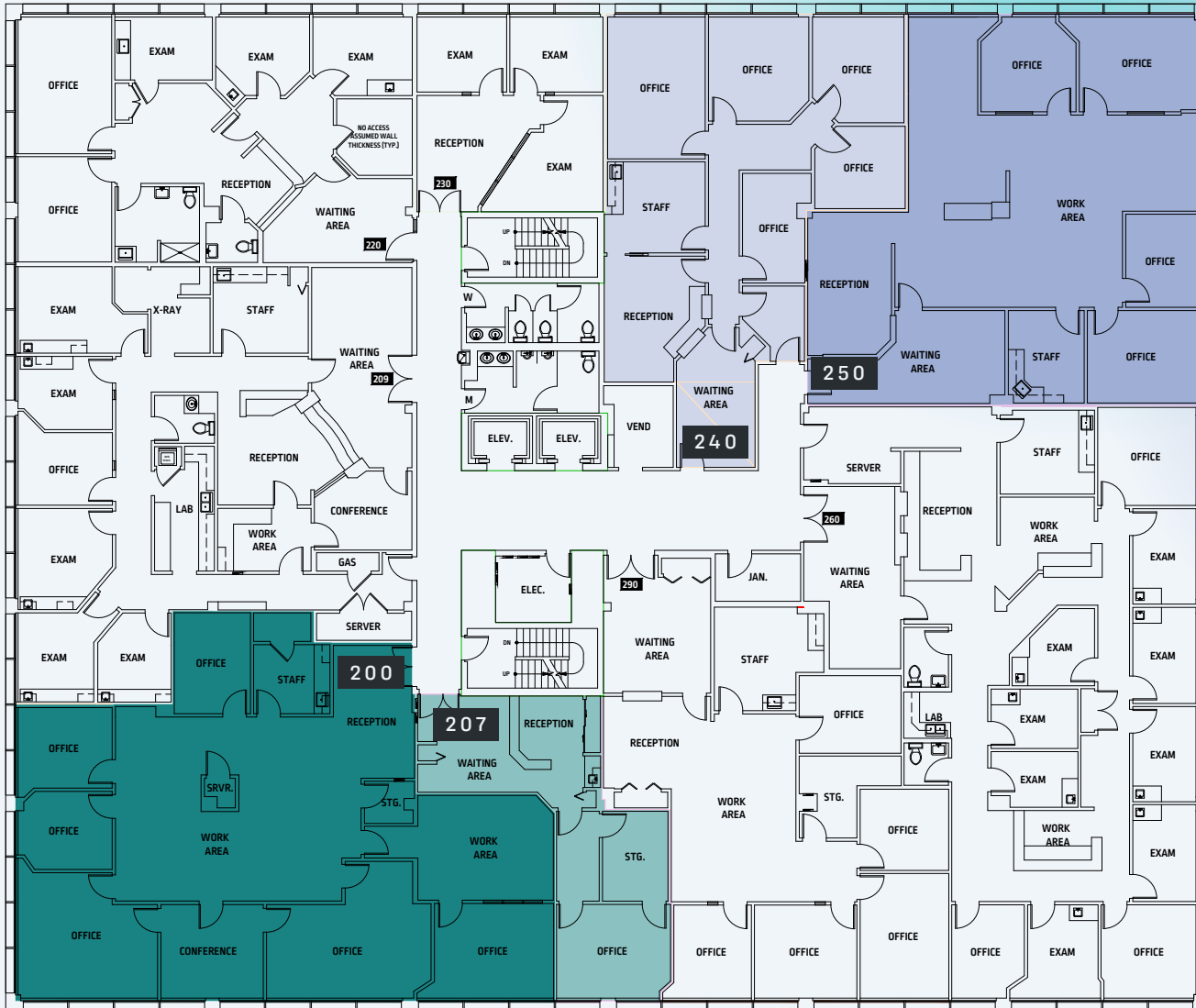
Extensive amenities in the immediate area and within walking distance to the property





1ST FLOOR

▲ SUITE 101
12,798 SF



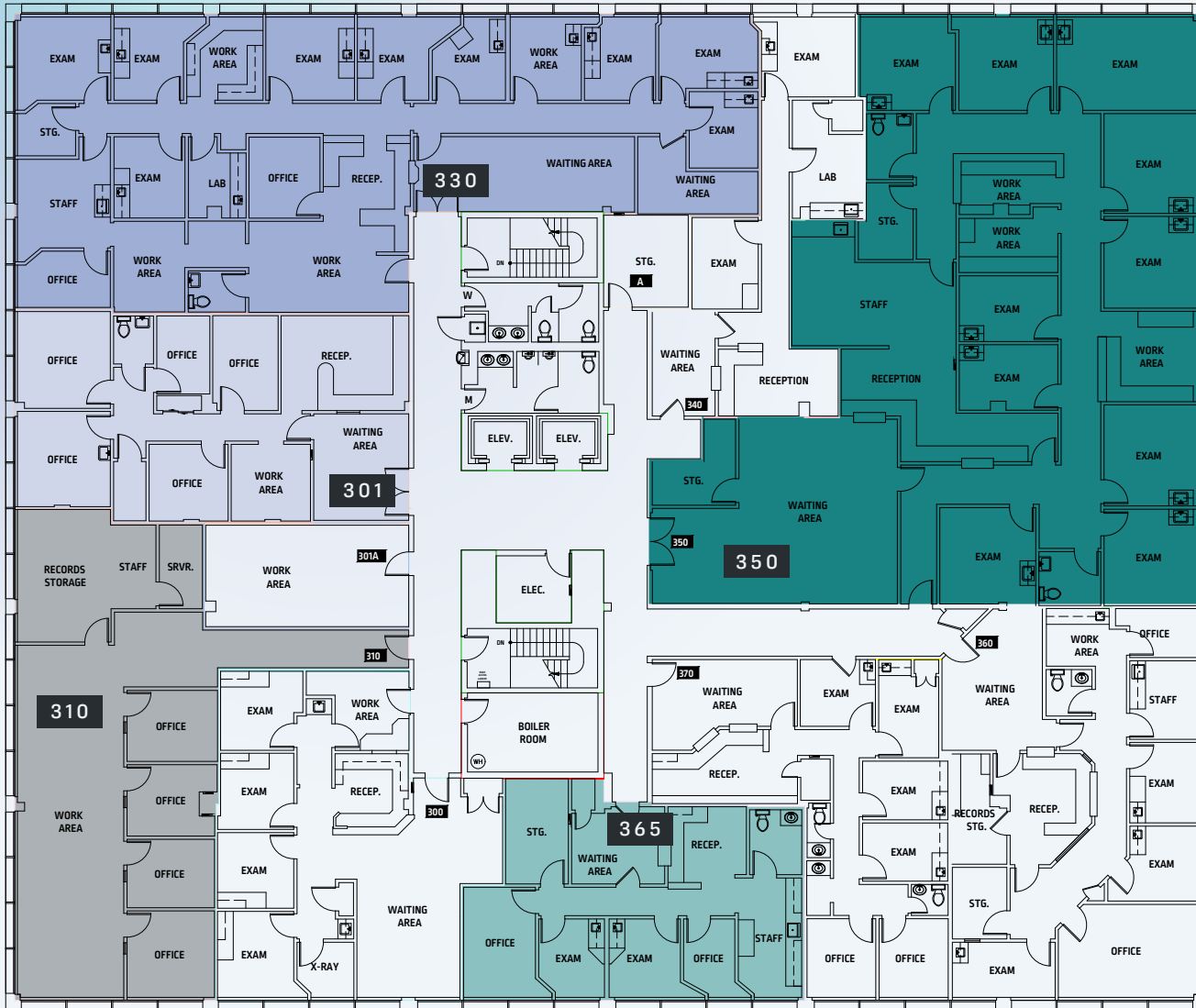
2ND FLOOR

▲ SUITE 200
3,017 SF

▲ SUITE 207
745 SF

▲ SUITE 240
1,797 SF

▲ SUITE 250
2,437 SF



3RD FLOOR

▲ SUITE 301
1,496 SF

▲ SUITE 310
1,716 SF

▲ SUITE 330
3,463 SF

▲ SUITE 350
4,558 SF

▲ SUITE 365
1,223 SF

PERFECTLY

POSITIONED



TOTAL POPULATION

52,884



DAYTIME POPULATION

62,922



TOTAL HOUSEHOLDS

22,435



MEDIAN HH INCOME

\$59,630



TOTAL BUSINESSES

2,996



TOTAL EMPLOYEES

48,836



MAJOR OFFICE BUILDINGS

- 1 Crown Centre 1
315,000 SF
- 2 6200 Oak Tree Blvd
228,837 SF
- 3 Crown Centre 2
226,182 SF
- 4 Summit 2
205,592 SF
- 5 Summit 3
164,860 SF

HOTELS

- 1 Comfort Inn
89 ROOMS
- 2 Courtyard
154 ROOMS
- 3 Ramada
178 ROOMS
- 4 Double Tree
192 ROOMS
- 5 Embassy Suites
271 ROOMS
- 6 Hampton Inn
115 ROOMS
- 7 Holiday Inn
260 ROOMS
- 8 Home2 Suites
105 ROOMS
- 9 Hyatt Place
127 ROOMS
- 10 LaQuinta
100 ROOMS
- 11 Red Roof Inn
108 ROOMS
- 12 Residence Inn
118 ROOMS
- 13 Springhill Suites
121 ROOMS
- 14 Candlewood Suites
91 ROOMS

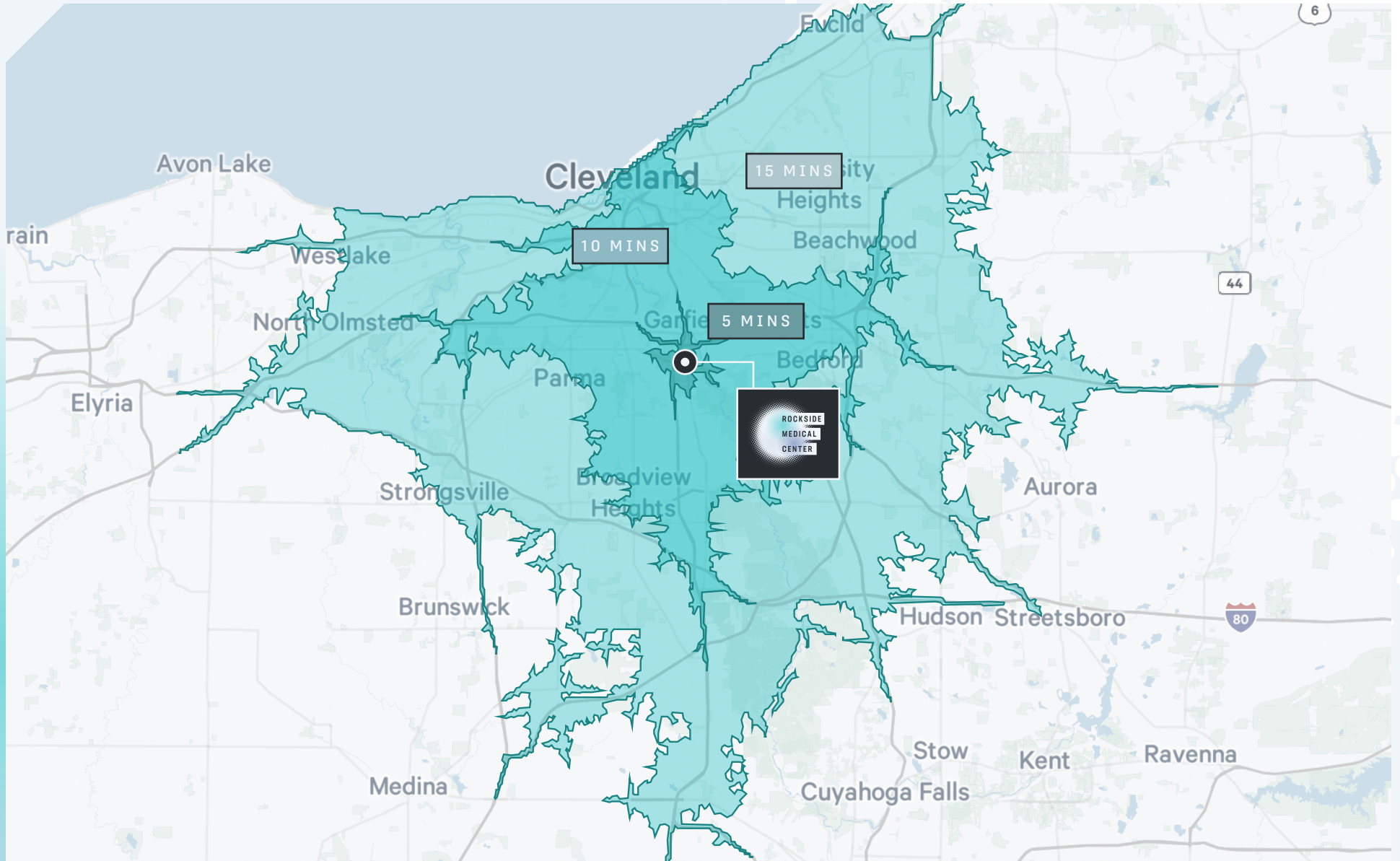
MAJOR EMPLOYERS

- 1 MetroHealth
1,200 EMPLOYEES
- 2 Weltman Weinberg & Reis
1,000 EMPLOYEES
- 3 Safeguard Properties
1,000 EMPLOYEES
- 4 Sirva
600 EMPLOYEES
- 5 Koinonia Homes
500 EMPLOYEES

IDEALLY SITUATED



CENTRAL LOCATION CAPTURES
REGIONAL PATIENT POPULATION
WITHIN 15 MINUTE DRIVE TIME



6701 ROCKSIDE ROAD
INDEPENDENCE, OHIO

ROCKSIDE MEDICAL CENTER

Community Healthcare Trust Incorporated is a self-managed, fully-integrated healthcare real estate company that acquires, owns or finances real estate properties that are leased to hospitals, doctors, healthcare systems or other healthcare service providers located in geographic areas primarily outside of urban centers.

DANIEL MAYER

Vice President

+1 216 363 6436

daniel.mayer@cbre.com

ERIC SMITH

Senior Associate

+1 216 714 6558

eric.smith3@cbre.com

CBRE

COMMUNITY
HEALTHCARE
TRUST

©2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_February2024