

6801 BRECKSVILLE RD. | INDEPENDENCE, OHIO

# Independence Technology Center

SUBLEASE OPPORTUNITY

CBRE



# Introduction & History

CBRE IS PLEASED TO OFFER THE INDEPENDENCE TECHNOLOGY CENTER (“ITC”) FOR LEASE.

ITC offers a holistic, one-of-a-kind commercial property that encompasses a variety of commercial uses under one roof: the largest contiguous block of office space in Northeast Ohio, research and development space, high bay warehouse, dining facilities, and an abundance of outdoor space for activation nestled among 40 acres of wooded forest (of which 10 can be used for future development).

Located in the most central commercial real estate submarket in Northeast Ohio, ITC was originally built in 1957 for Republic Steel's Research and Development Headquarters. ITC has since been renovated and expanded on three occasions: 2003 (complete building renovation), 2008 (building addition for CCF), and 2012 (building addition for CCF). The additions and renovations were built and designed to meet the first-class standards of the Cleveland Clinic Foundation and their various user groups. The ITC campus includes ample free surface parking spaces (1,800), a beautiful wooded outdoor plaza, large cafeteria space, fitness center, and extensive conference facilities throughout the building. Finally, the ITC is surrounded by National Park property complete with a Hemlock Trail through the property connecting to the Ohio Canalway Trail.





RBA  
306,000  
RSF

AVAILABLE  
229,302  
RSF

FLOORS  
2

YEAR BUILT  
1957

YEARS  
RENOVATED  
2003, 2008  
2012

UTILITIES  
\$2.00/SF  
(estimate)

SUBLEASE  
RATE (NNN)  
\$15.00/SF

HIGH BAY  
22' Clear  
Height  
(25' to the deck)

CAM  
\$6.00/SF  
(estimate)

Property  
Overview

# Property Facts

*6801 Brecksville Rd.  
Independence, Ohio*

## LOCATION

Independence Technology Center is located just south of the Rockside Road Office Market with easy access to I-77

## PARKING

1,800 free and abundant surface parking spaces

## DATA

Existing footprint / infrastructure in place from former data center. Dual feed fiber Spectrum service featuring best in class 10 GB upload/download capacity

## ELECTRICITY

Tenants to pay pro-rata share

## UTILITIES

Extensive and heavy electrical power, multiple emergency generators, solar panel farm on rooftop, geothermal HVAC system



# *The Future of* Independence Technology Center

Undergoing extensive renovations in 2023, Independence Technology Center will be a highly-amenitized, multi-tenant office building providing active community spaces for tenants. A sprawling 9,000 square foot high-bay central space featuring an abundance of natural light will be designated as a community space equipped with a fitness center, walking track, café, putting green, and tenant lounge area. Some of the activities that may be incorporated into the space include an indoor pickleball court, corn hole, billiards table, ping pong table, foosball. The campus currently features an outdoor courtyard with picnic tables, grills, and corn hole for tenants' enjoyment.

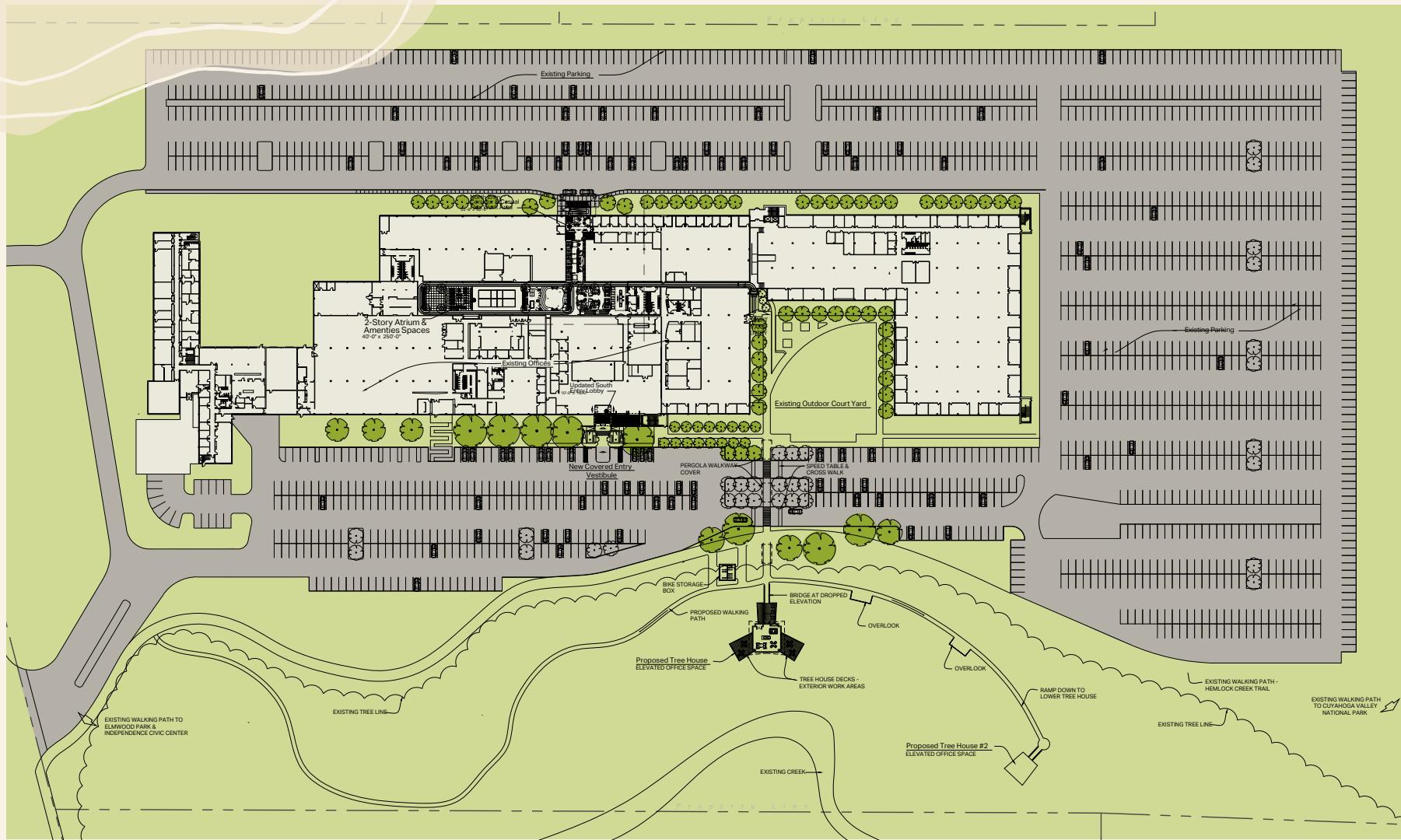




## Close to Nature

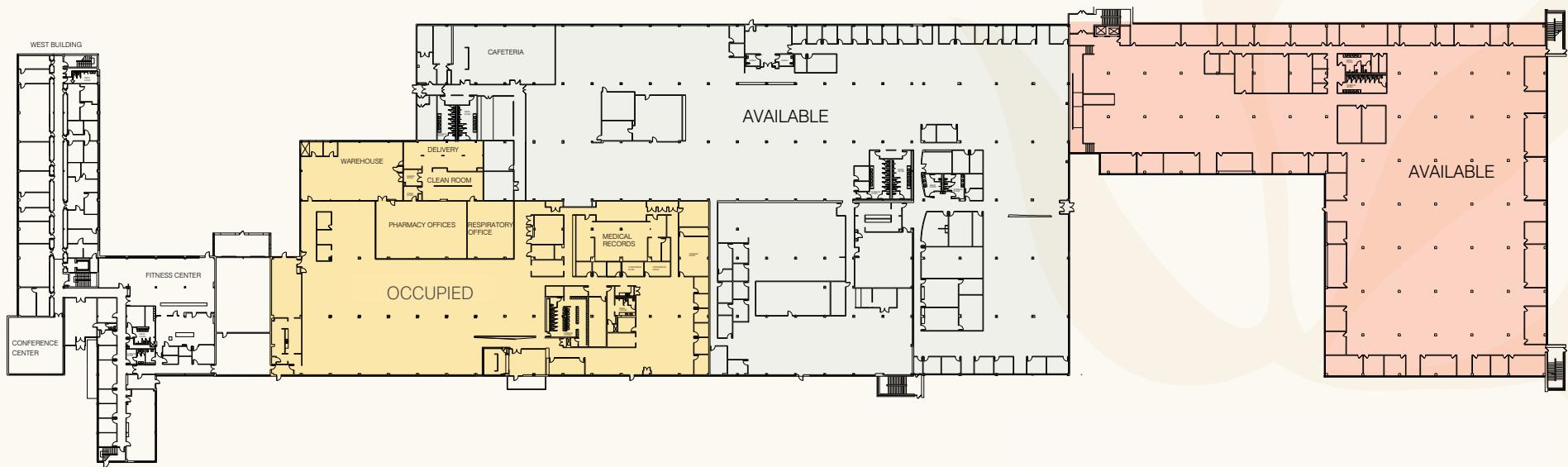
Independence Technology Center is integrated into nature unlike any office building in the Cleveland area. Featuring direct access to the Hemlock Creek Trail and Ohio Canal and in close proximity to many Metroparks, ITC also features bike storage for cyclists and is dog friendly. In addition, a unique on-site tree house planned for a later phase will offer a one-of-a-kind experience for breakaway meetings and peaceful focus time.

# The Site



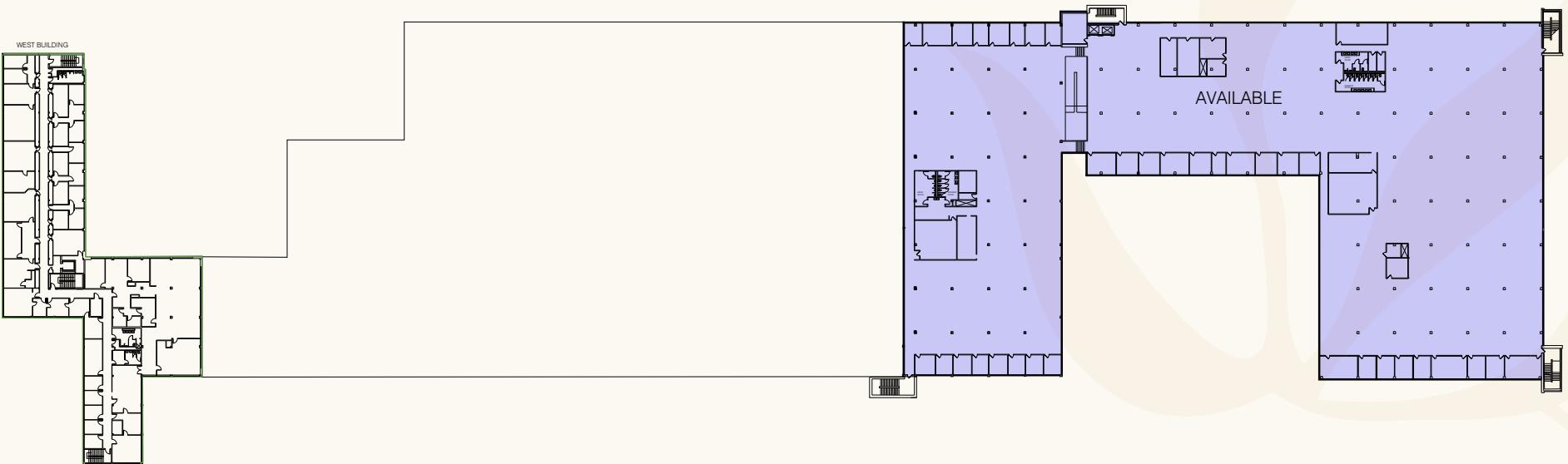
# As-Built Availabilities

*First Floor*

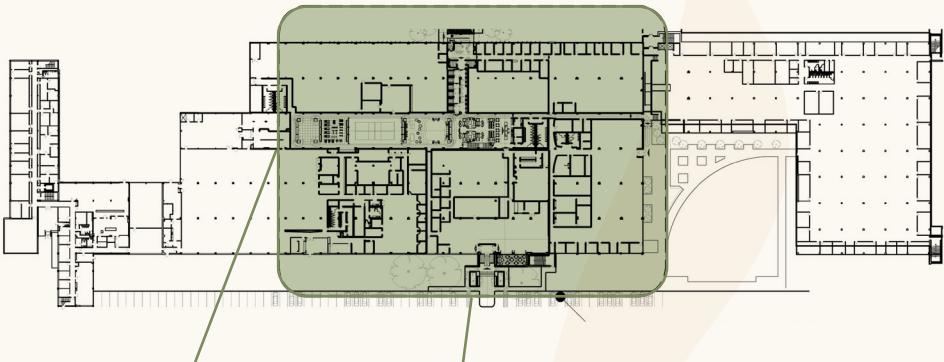
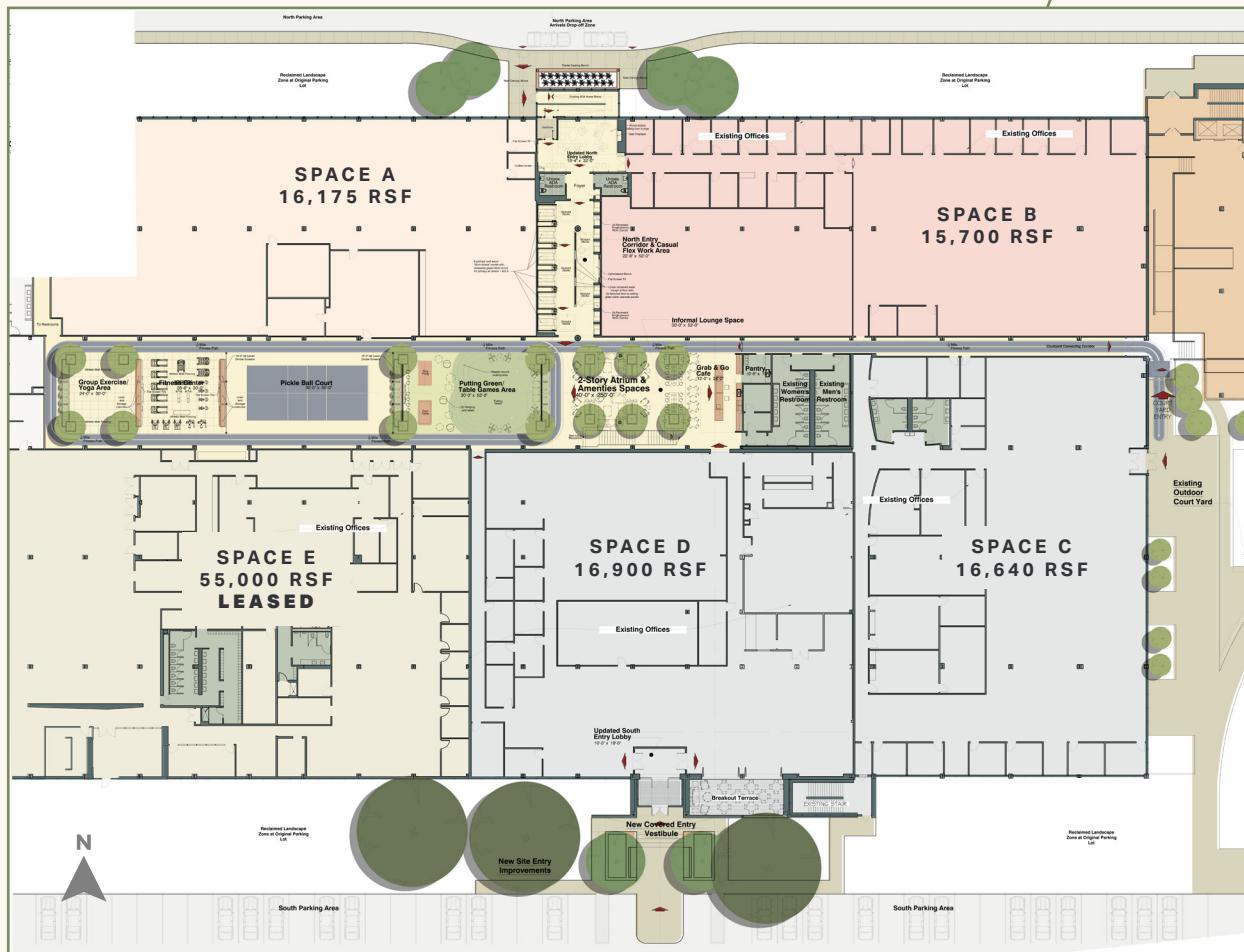


# As-Built Availabilities

*Second Floor*

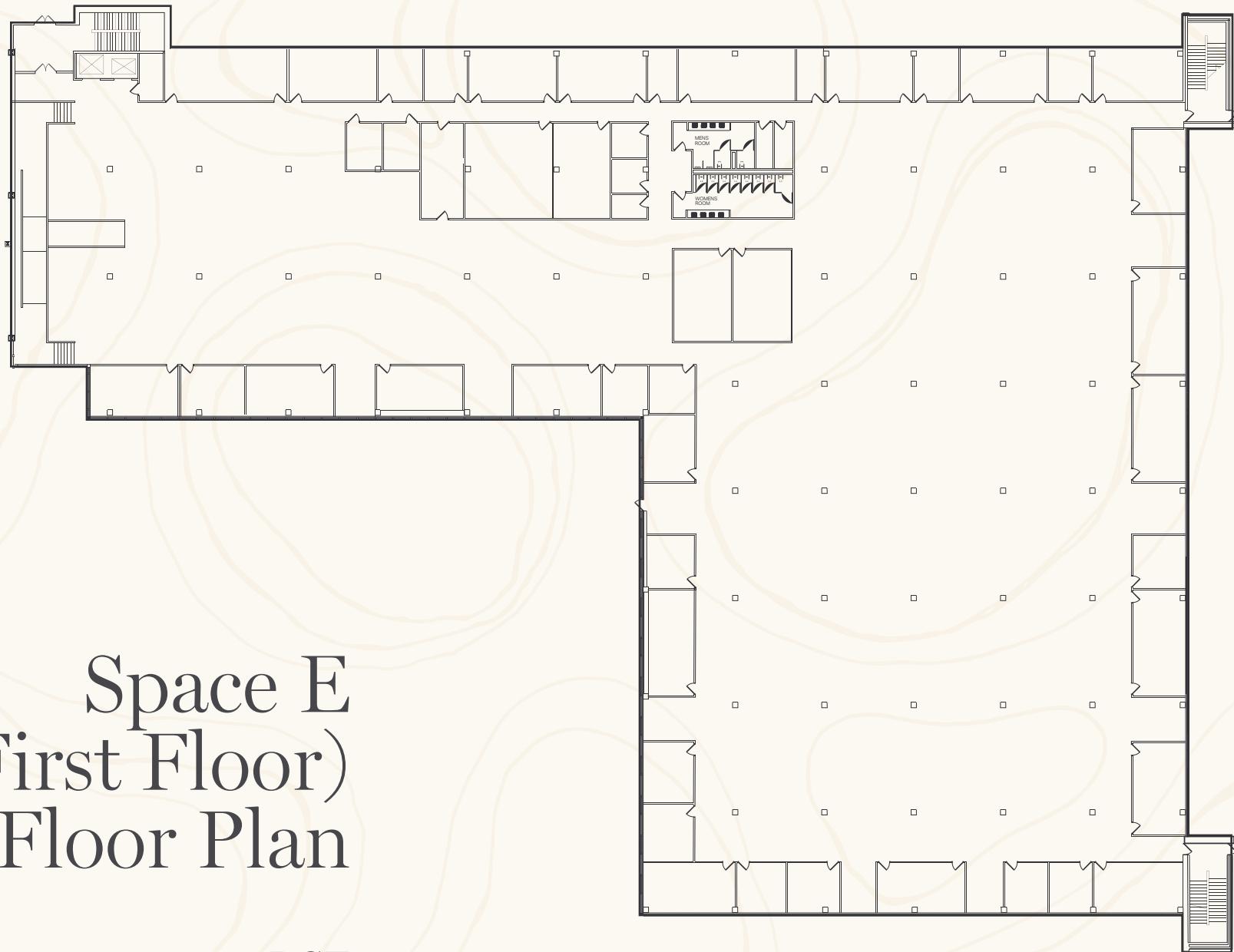


# Floor Plan with Interior Improvements



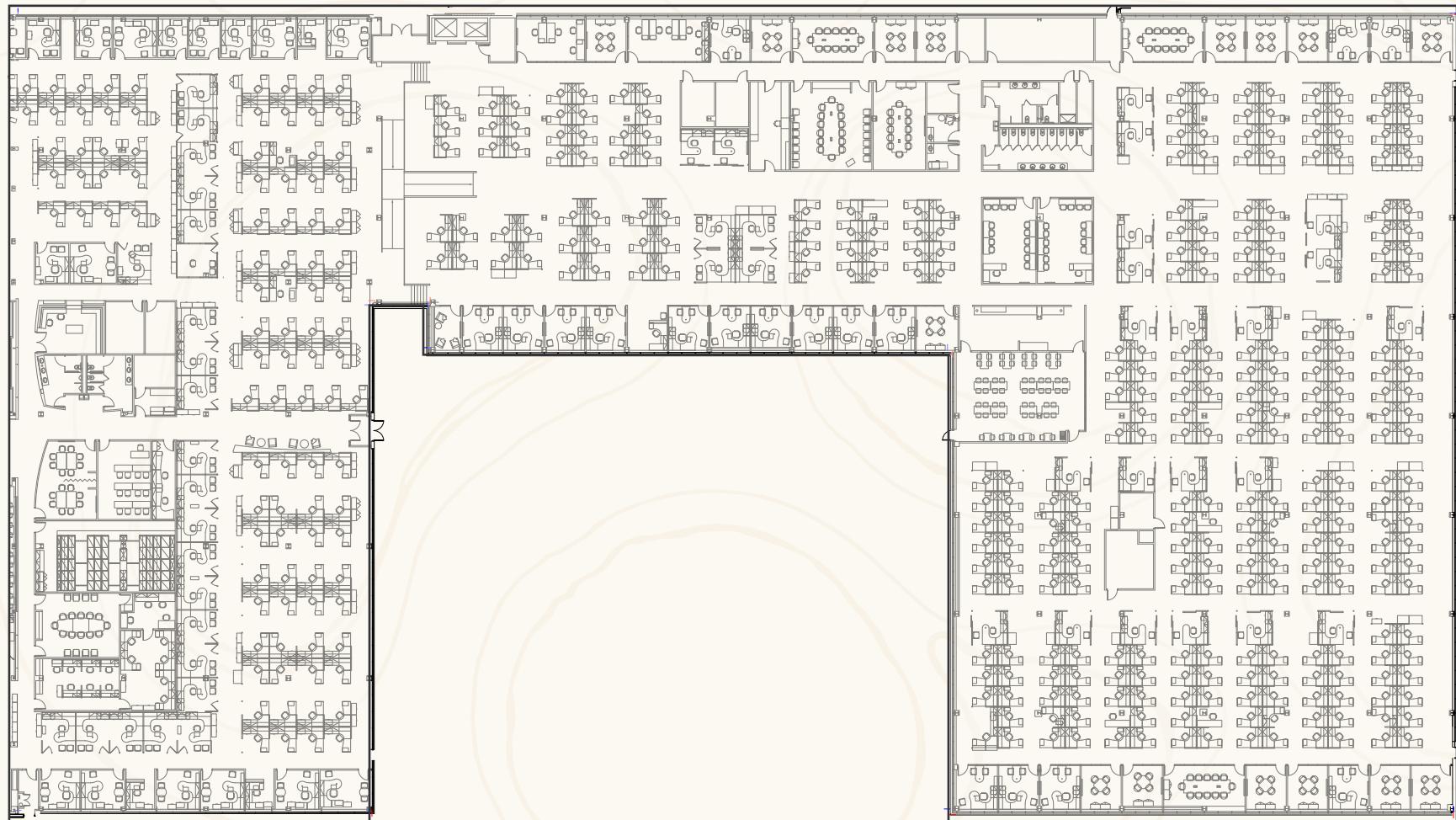
# Space E (First Floor) Floor Plan

*55,000 RSF*



# Space F (Second Floor) Floor Plan

80,000 RSF



# Drive Time

TO 480  
2.8 miles;  
7 mins

TO 77  
1.8 miles;  
6 mins

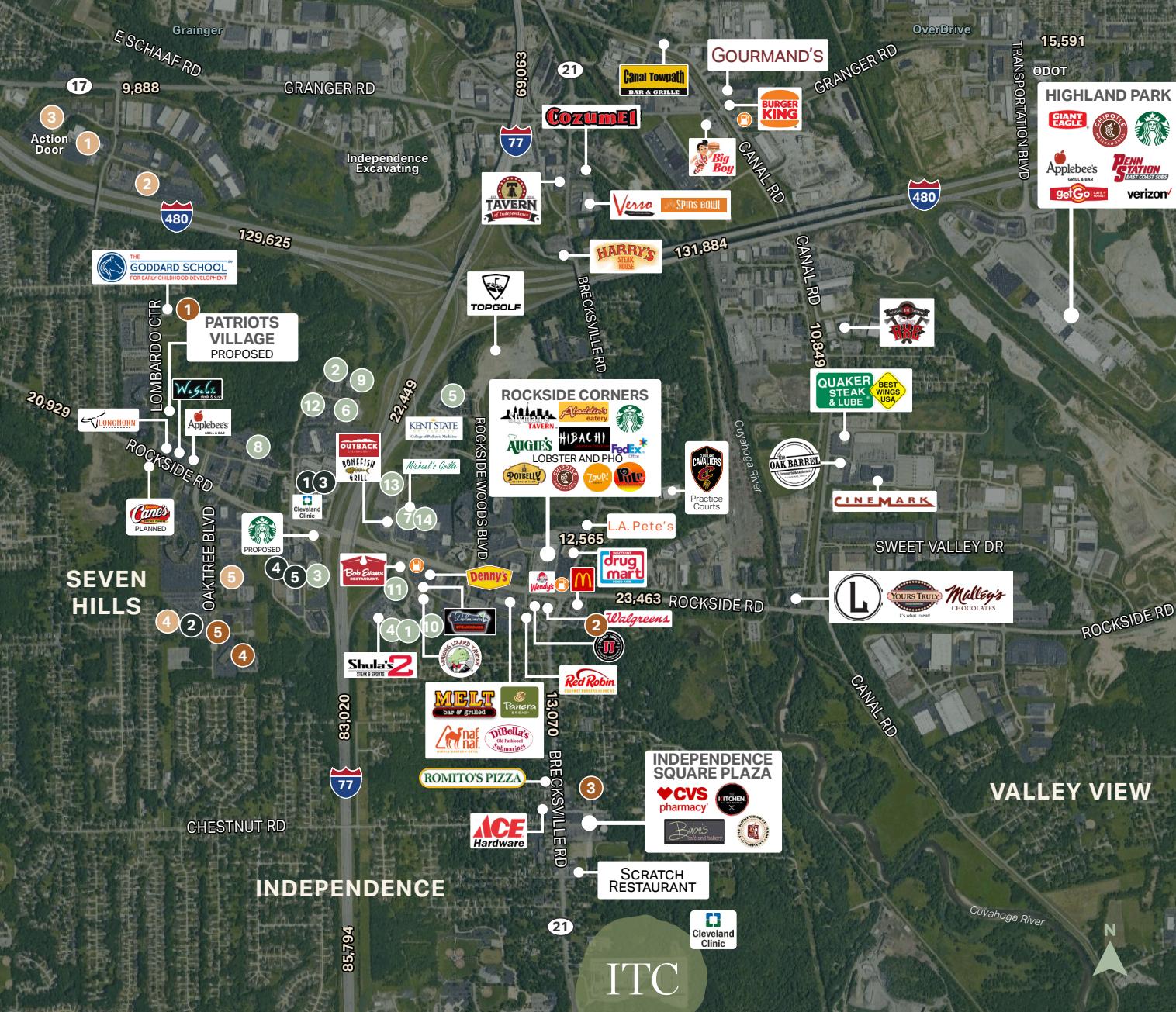
TO 271  
8.9 miles;  
13 mins

TO AKRON  
29.8 miles;  
33 mins

TO CLEVELAND  
9.9 miles;  
17 mins

TO CLE AIRPORT  
13.3 miles;  
17 mins





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## *Subleasing Inquiries*

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