

# PLAZA 45

4500 Rockside Road, Independence, OH 44131



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**TOTAL AREA:** 4-Story Building, 58,000 RSF

**FLOOR SIZE:** Approximately 14,500 RSF

**YEAR BUILT:** 1977 Renovated 2001, 2014

**RATES:** \$18.50 Per year per RSF - Full Service

**COMMON AREA FACTOR:** 10%

**UTILITIES:** Tenants are separately metered for lights & electrical outlets

**OPERATING EXPENSES:** Tenant pays increases in operating expenses over a base year

**PARKING:** Ample surface parking

**RECENT IMPROVEMENTS:** Newly remodeled lobby and common areas, updated conference room, new restrooms and snack area.

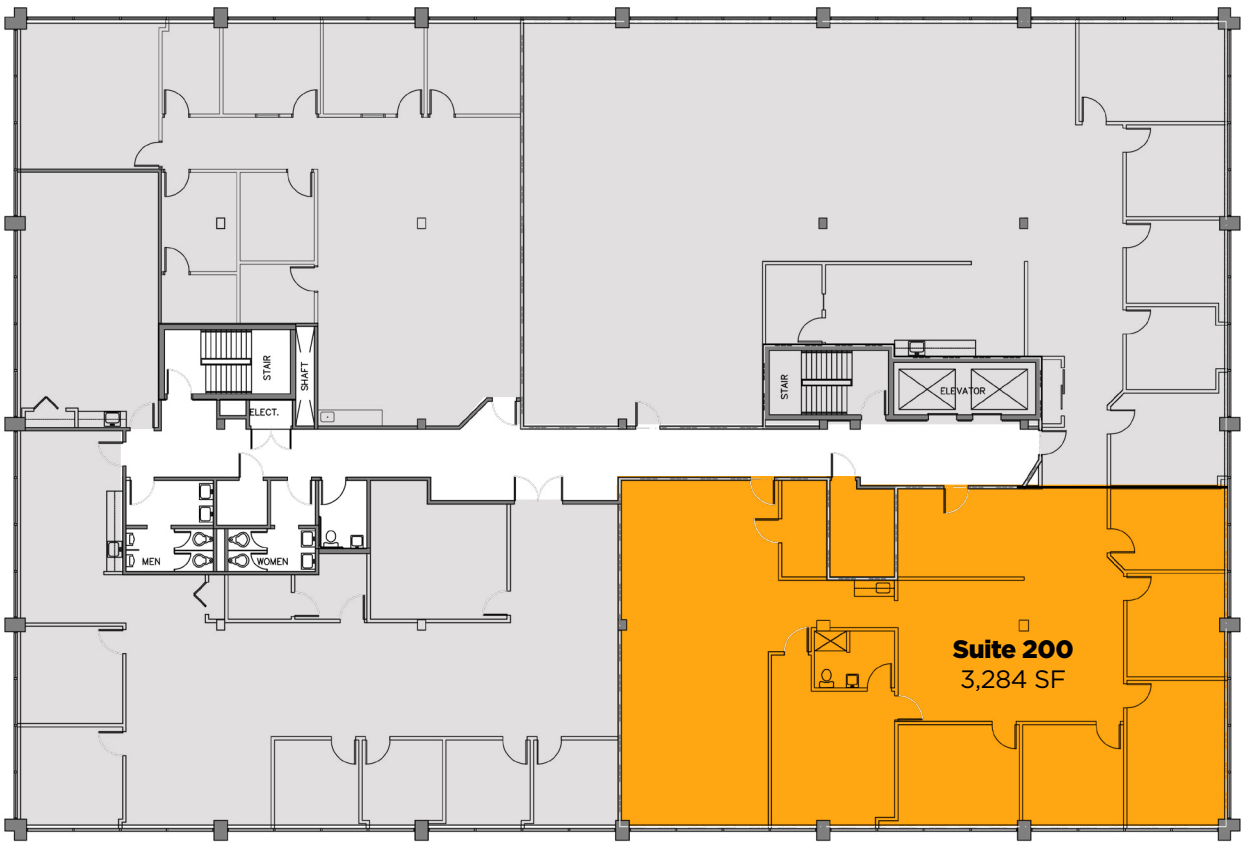


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**Plaza 45 - First Floor**



**Plaza 45 - Second Floor**



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