

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



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)

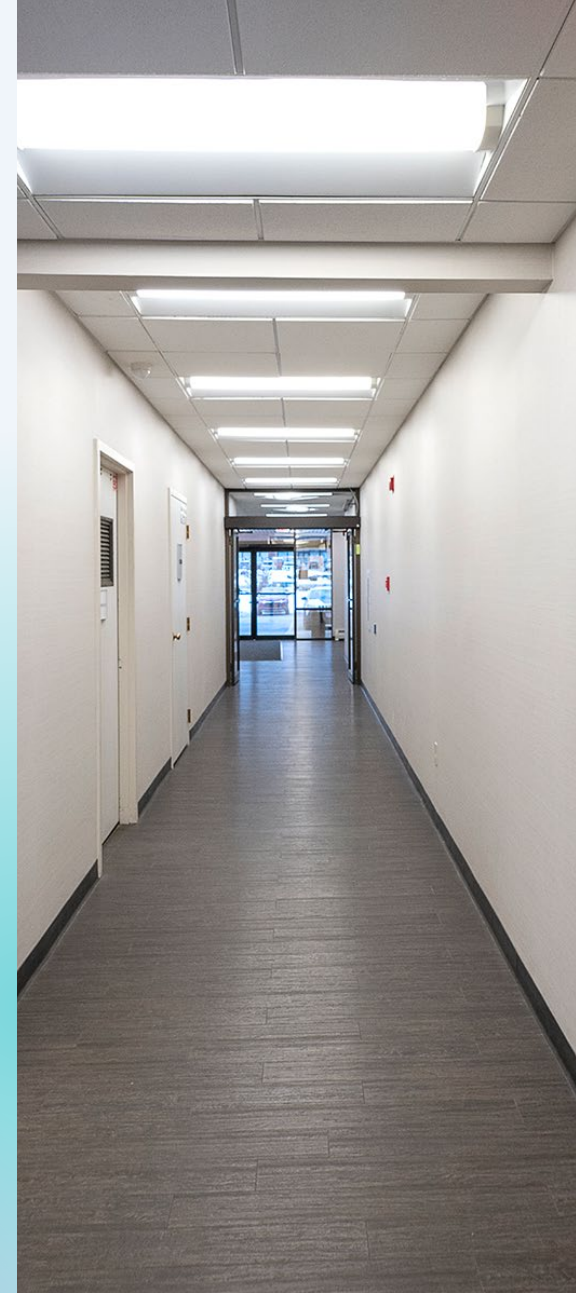


Recently renovated common areas and building exterior



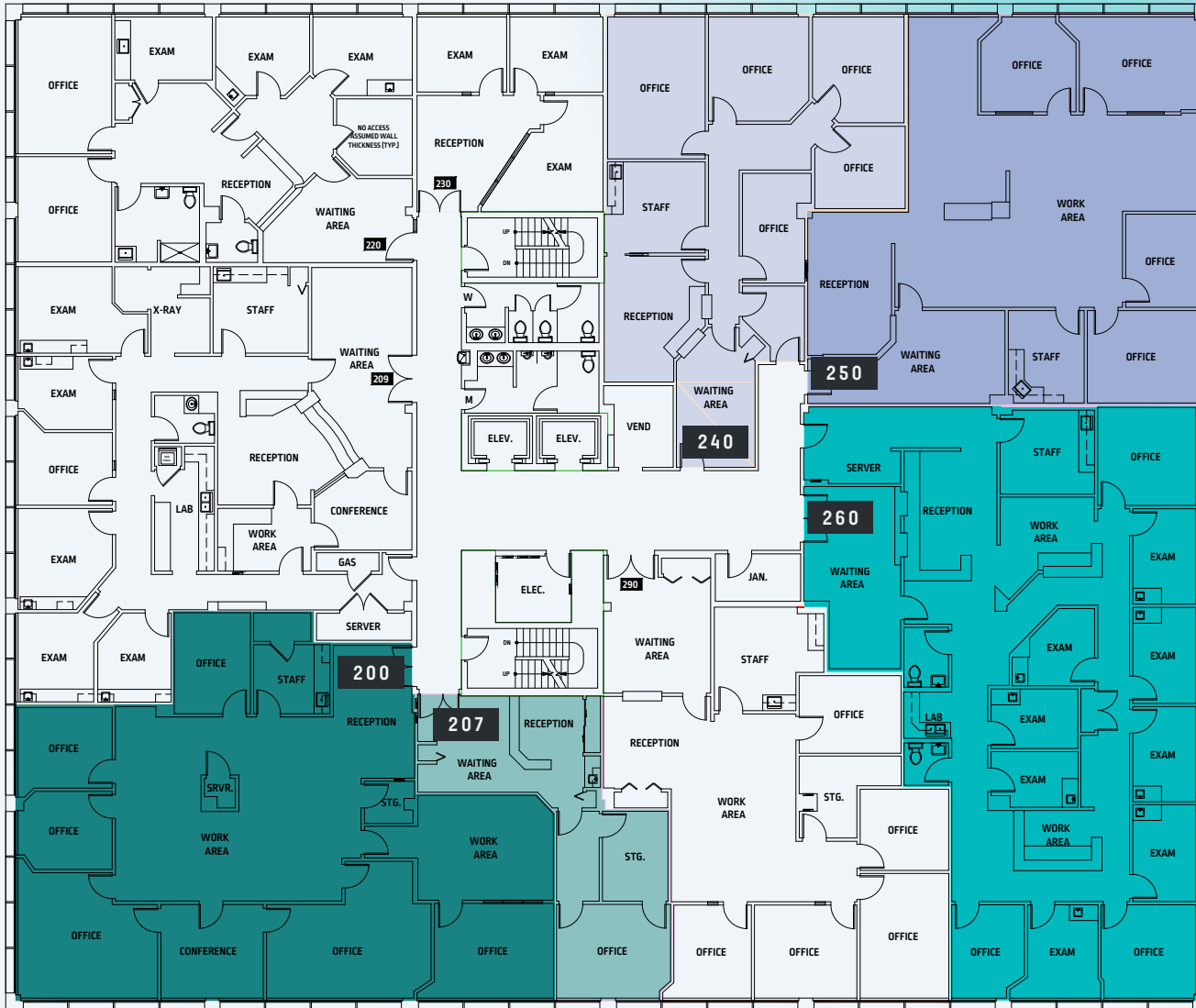
Extensive amenities in the immediate area and within walking distance to the property





**1ST FLOOR**

**▲ SUITE 101**  
**12,798 SF**



**2ND FLOOR**

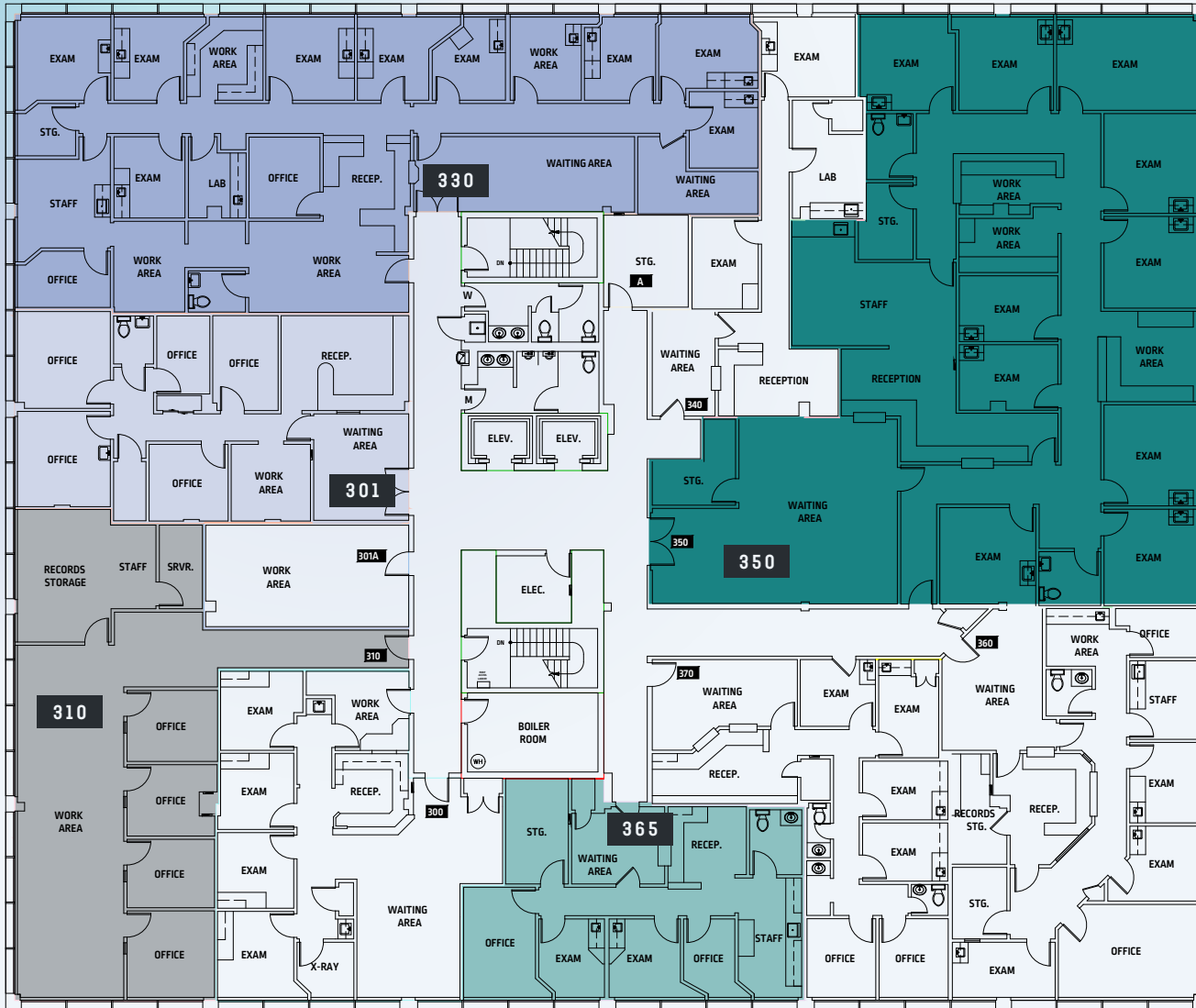
▲ SUITE 200  
3,017 SF

▲ SUITE 207  
745 SF

▲ SUITE 240  
1,797 SF

▲ SUITE 250  
2,437 SF

▲ SUITE 260  
3,463 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 La Quinta  
100 ROOMS
- 11 Red Roof Inn  
108 ROOMS
- 12 Residence Inn  
118 ROOMS
- 13 Springhill Suites  
121 ROOMS
- 14 Candlewood Suites  
91 ROOMS

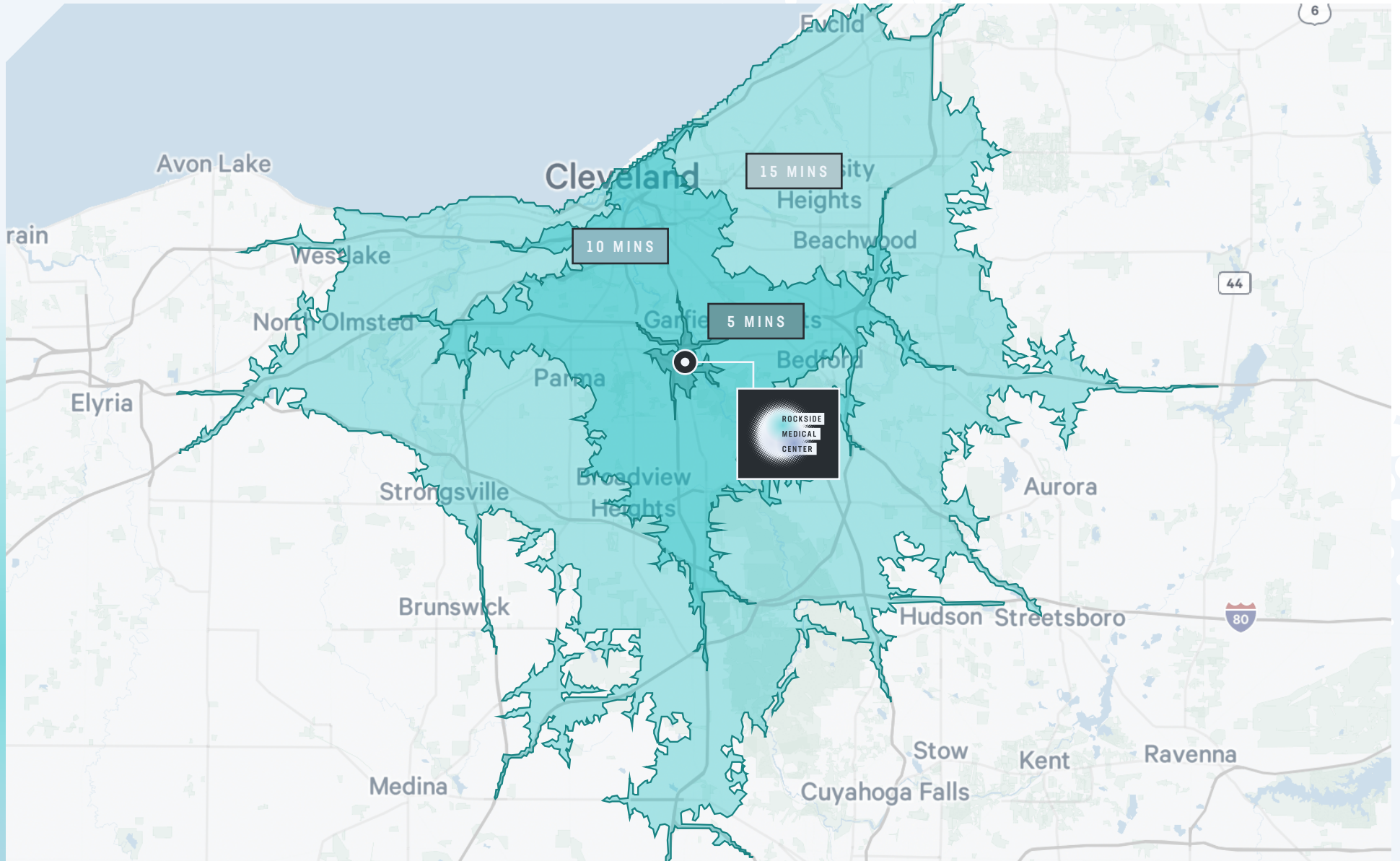
MAJOR EMPLOYERS

- 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.*

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**CBRE**

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