

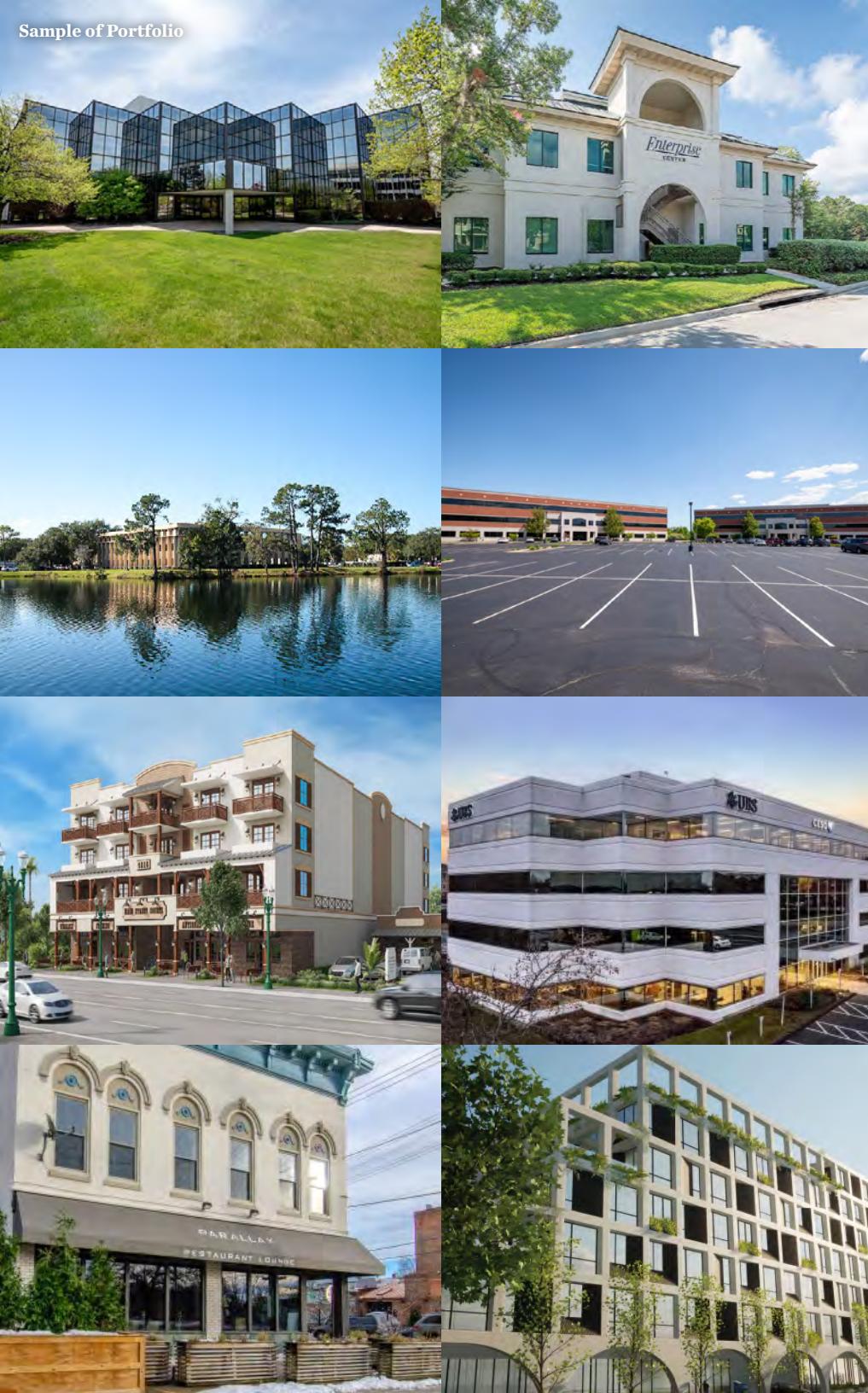
One Independence Office Space

For Lease | 4807 Rockside Road, Independence, Ohio 44131



CUSHMAN &
WAKEFIELD

CRESKO
Real Estate



About Ownership

ABOUT REALIFE GROUP

Founded in 2014 by Yaron Kandelker, Realife Group is a leading real estate investment and asset management company. With over \$358 million in real estate assets under management, Realife Group has built an impressive portfolio of office, retail, multi-family, and industrial properties across Ohio and Florida, with plans to expand into surrounding areas.

Realife Group's investment strategy is built on partnering with experienced real estate investors to acquire and manage irreplaceable properties in growing markets. Their local presence and in-depth knowledge of the real estate market allow them to:

- Identify high-quality, off-market opportunities.
- Interview prospective tenants in person.
- Provide accurate property demand and supply analysis.

This hands-on approach ensures Realife Group maintains a thorough due diligence process, delivering valuable market insights and advantages to their investors.

One Independence Place

- Under new ownership/management
- Common area improvements completed
- Building features an abundance of windows giving off natural light to all suites
- Incredible access to I-77, I-480 and the I-271 interchange
- Building amenities include building conference/training center & deli
- In the heart of the Rockside Road Corridor which features a variety of dining, lodging, and entertainment amenities

Lease Rate: \$15.50/SF - \$17.00/SF



Available Suites

Suite 225	2,509 SF
Suite 230	1,027 SF
Suite 280	1,030 SF
Suite 510	1,282 SF
Suite 550	3,107 SF
Suite 630	1,634 SF
Suite 650	3,889 SF
Suite 700	6,500 SF



Renovated Lobby



Large Conference Rooms



Suite 300 Spec Suite



Building Conference Room

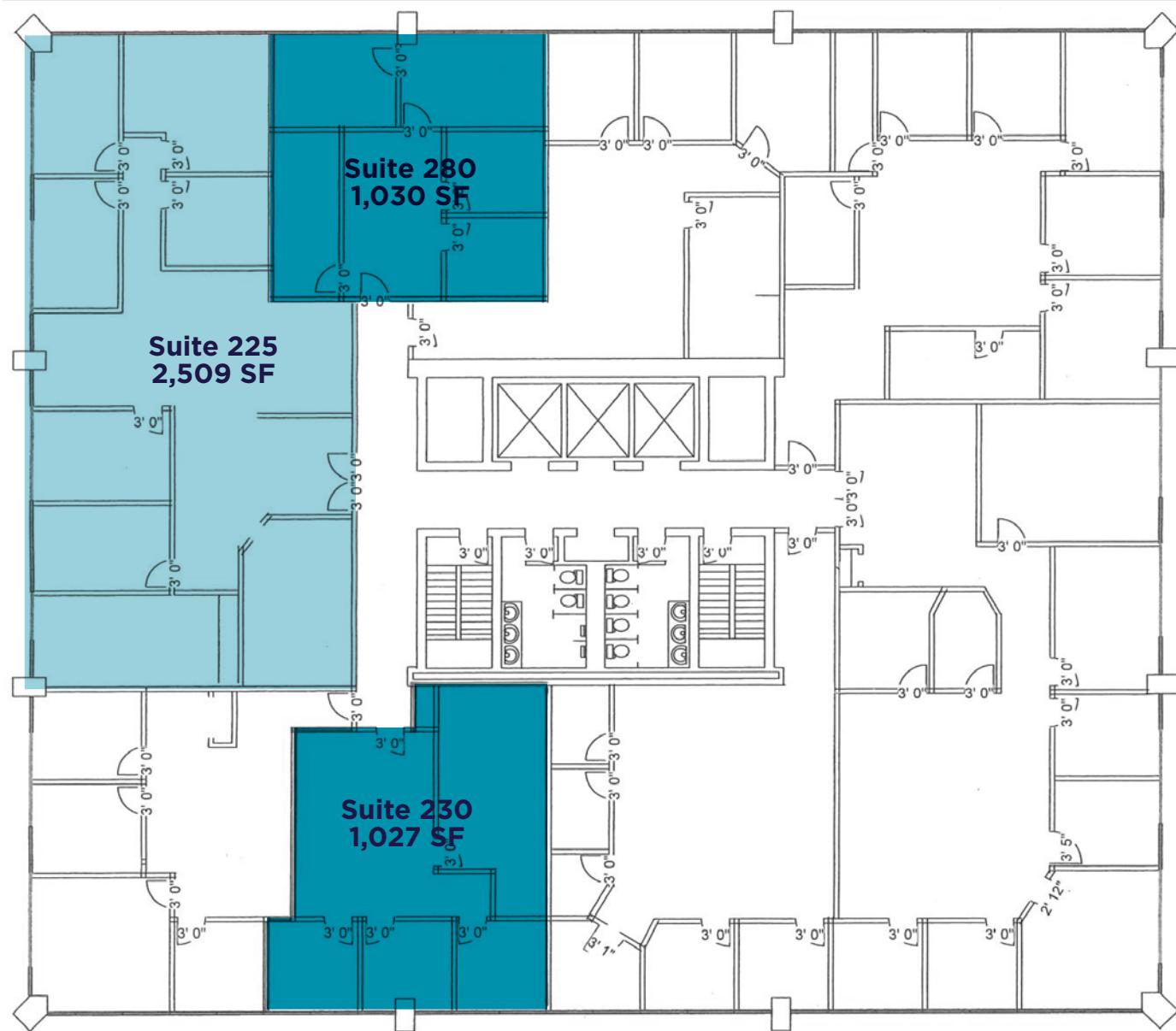


Abundance of Natural Light

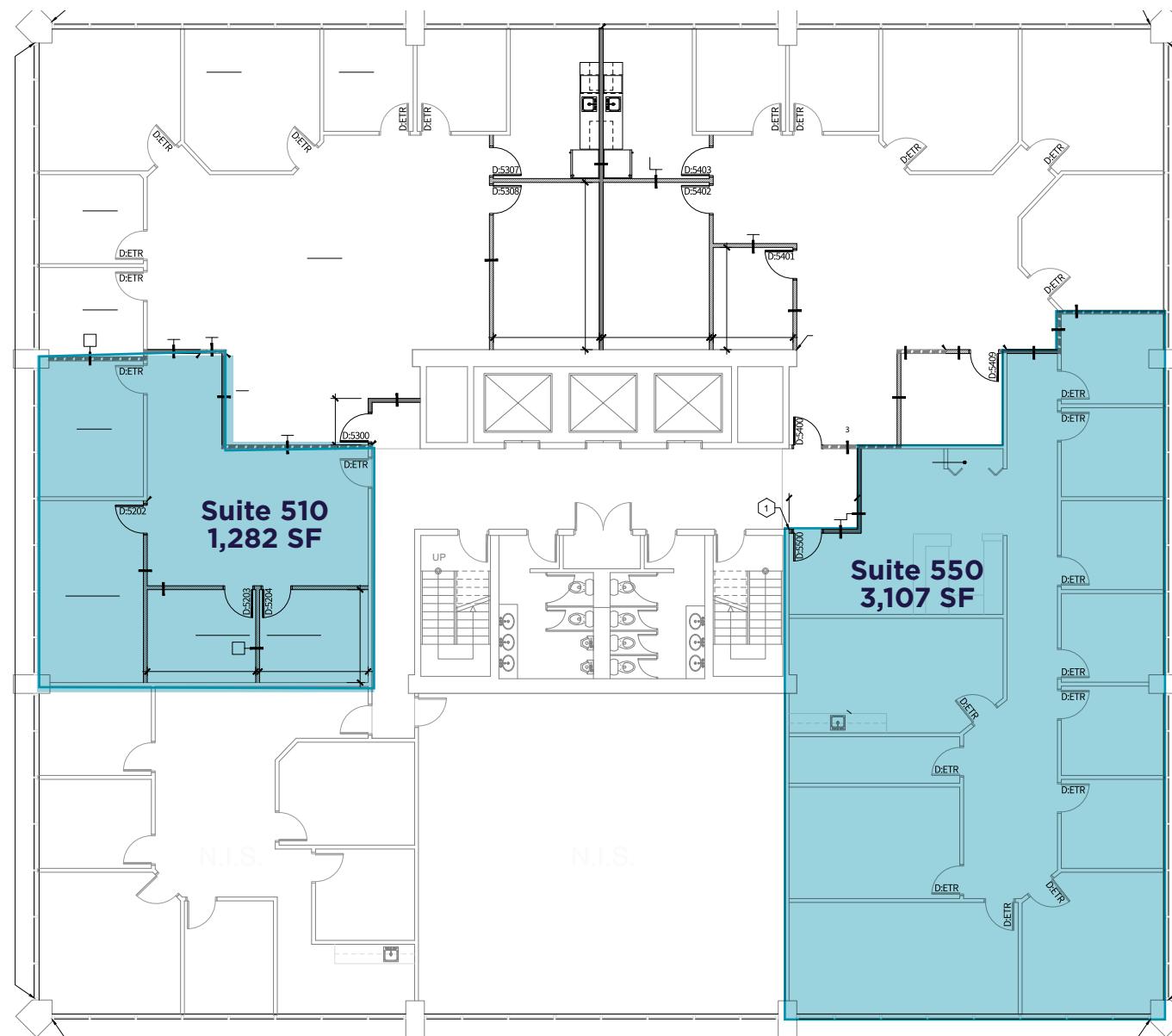


Open Layout for Versatile Use

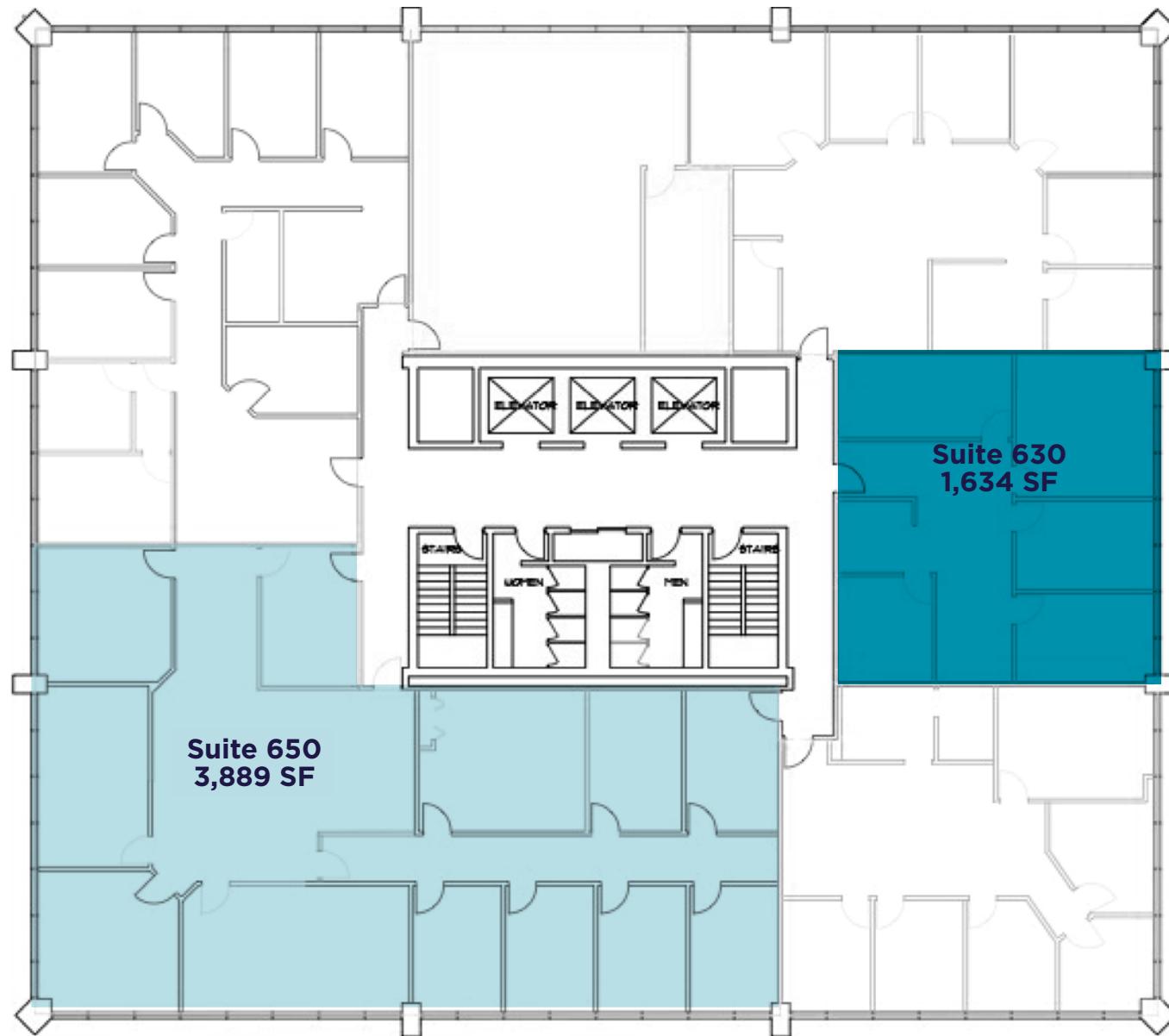
Second Floor | Max Contiguous 3,539 SF



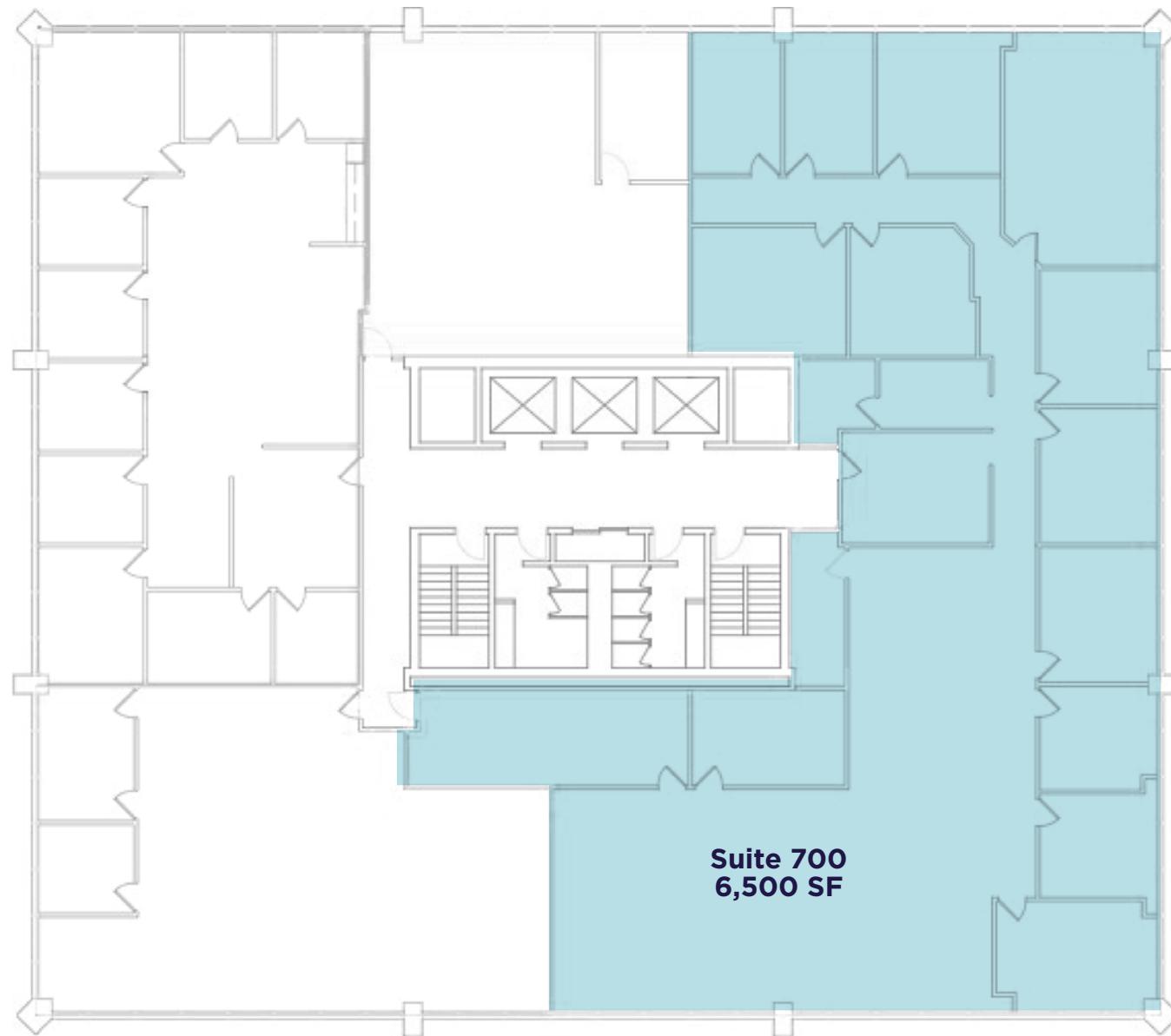
Fifth Floor | Max Contiguous 3,107 SF



Sixth Floor | Max Contiguous 3,889 SF



Seventh Floor | Max Contiguous 6,500 SF





219,077
Population
(2024 | 5 Mile)

40.8
Median Age
(2024 | 5 Mile)

94,685
Households
(2024 | 5 Mile)

\$84,747
Household Income
(2024 | 5 Mile)

8,085
Total Businesses
(2024 | 5 Mile)

**ONE INDEPENDENCE PLACE
4807 ROCKSIDE ROAD,
INDEPENDENCE, OHIO 44131**



JIM KRIVANEK
Vice President
jkriwanek@crescorealestate.com
+1 216 525 1498

RICO PIETRO, SIOR
Principal
rpietro@crescorealestate.com
+1 216 525 1473

KIRSTEN PARATORE
Senior Associate
kparatore@crescorealestate.com
+1 216 525 1491

ROBBY MARTINELLI
Associate
rmartinelli@crescorealestate.com
+1 216 232 4104



Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

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