

6801 BRECKSVILLE RD. | INDEPENDENCE, OHIO

CBRE

Independence Technology Center



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)

LEASE 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

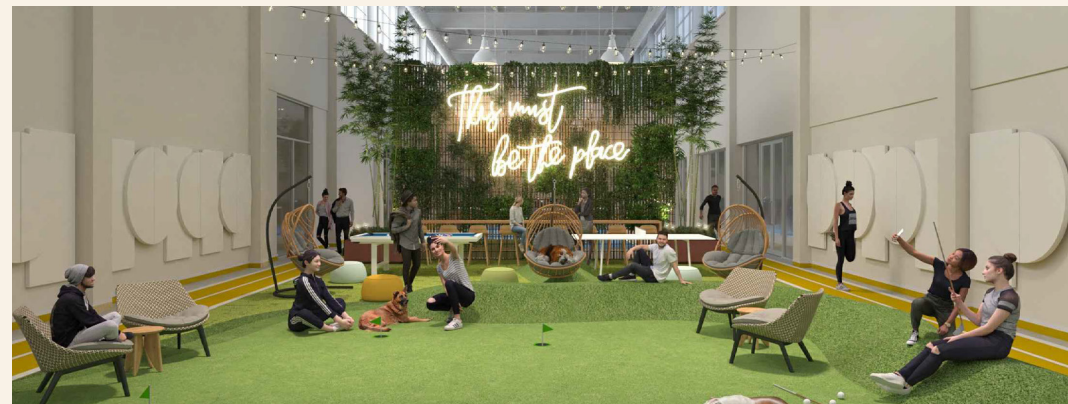
UTILITIES

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.

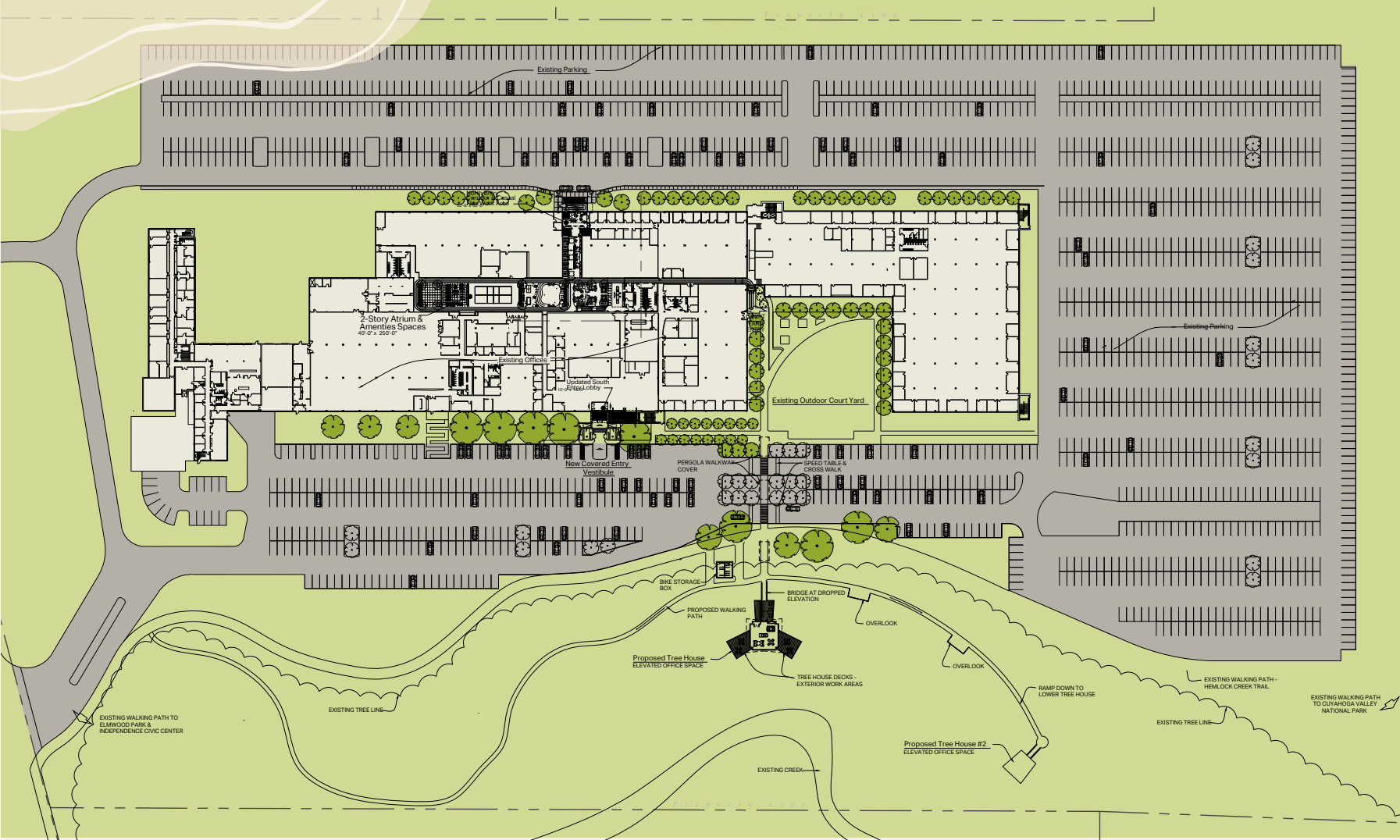




Close to Nature

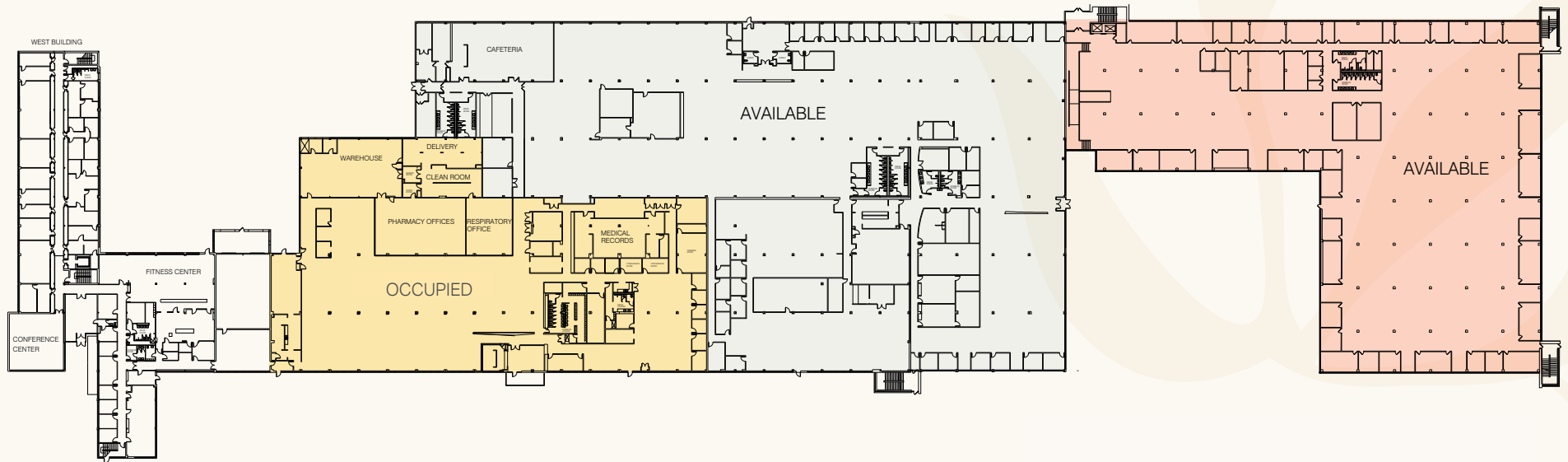
Independence Technology Center is integrated into nature unlike any office building in the Cleveland area. Featuring direct access to the Hemlock Creek Trail and Ohio Canal and in close proximity to many Metroparks, ITC also features bike storage for cyclists and is dog friendly. In addition, a unique 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



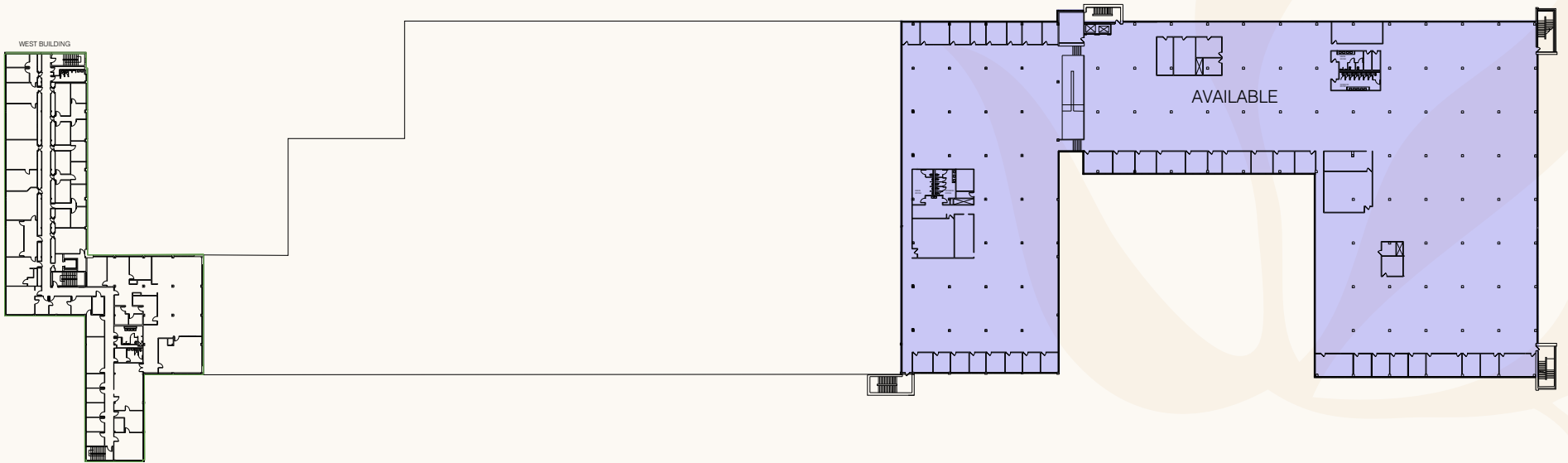
As-Built Availabilities

First Floor

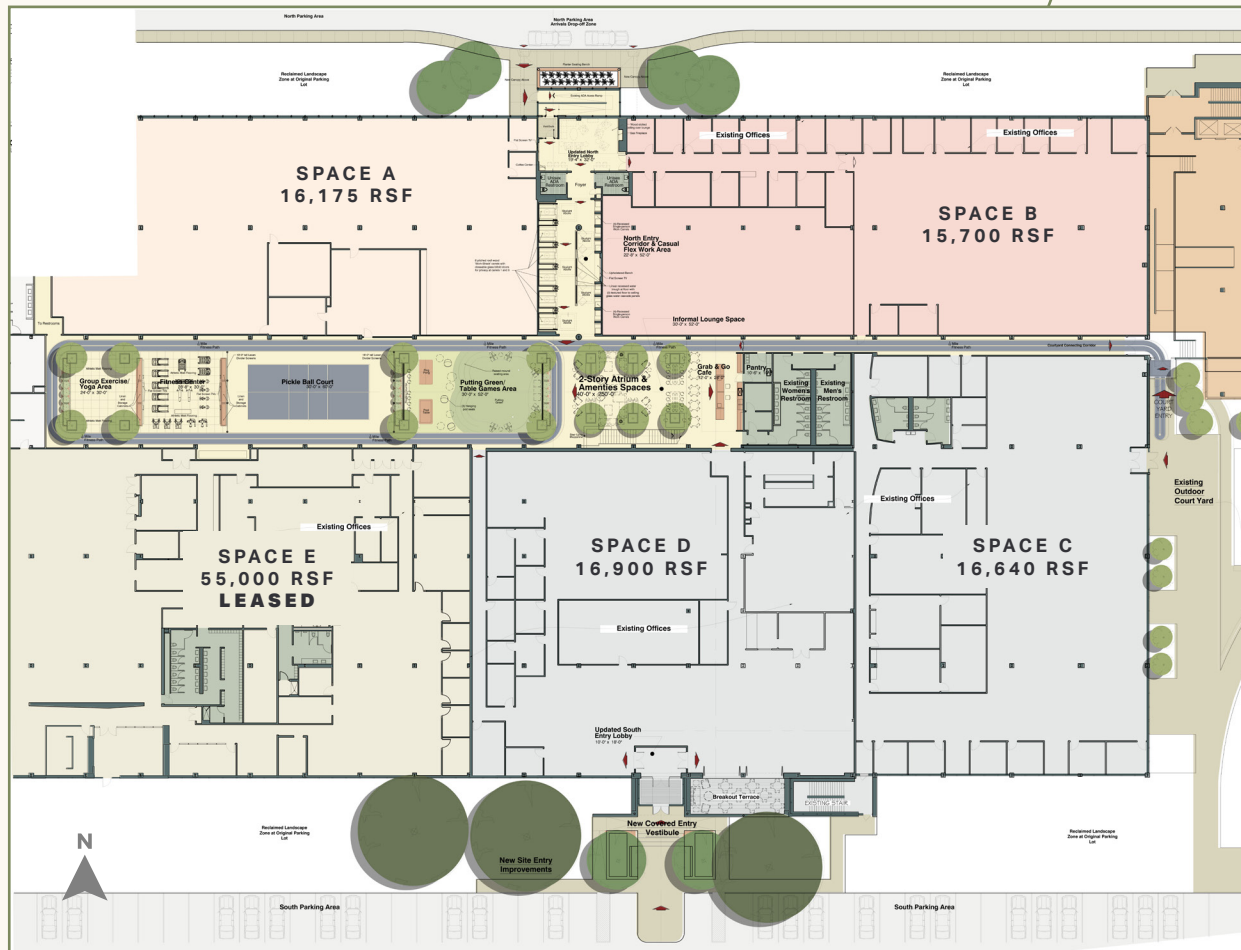
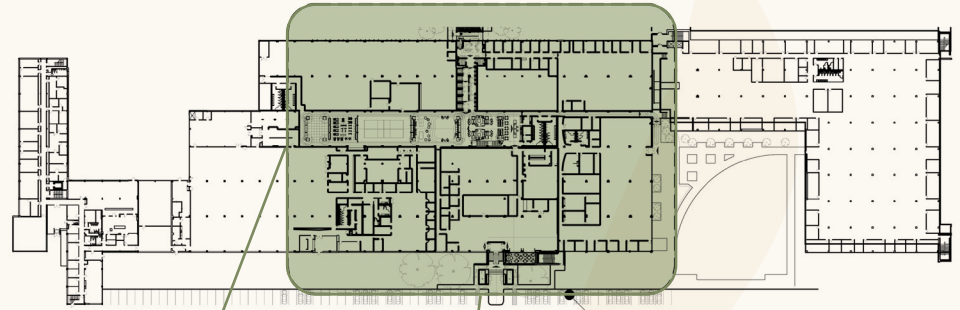


As-Built Availabilities

Second Floor

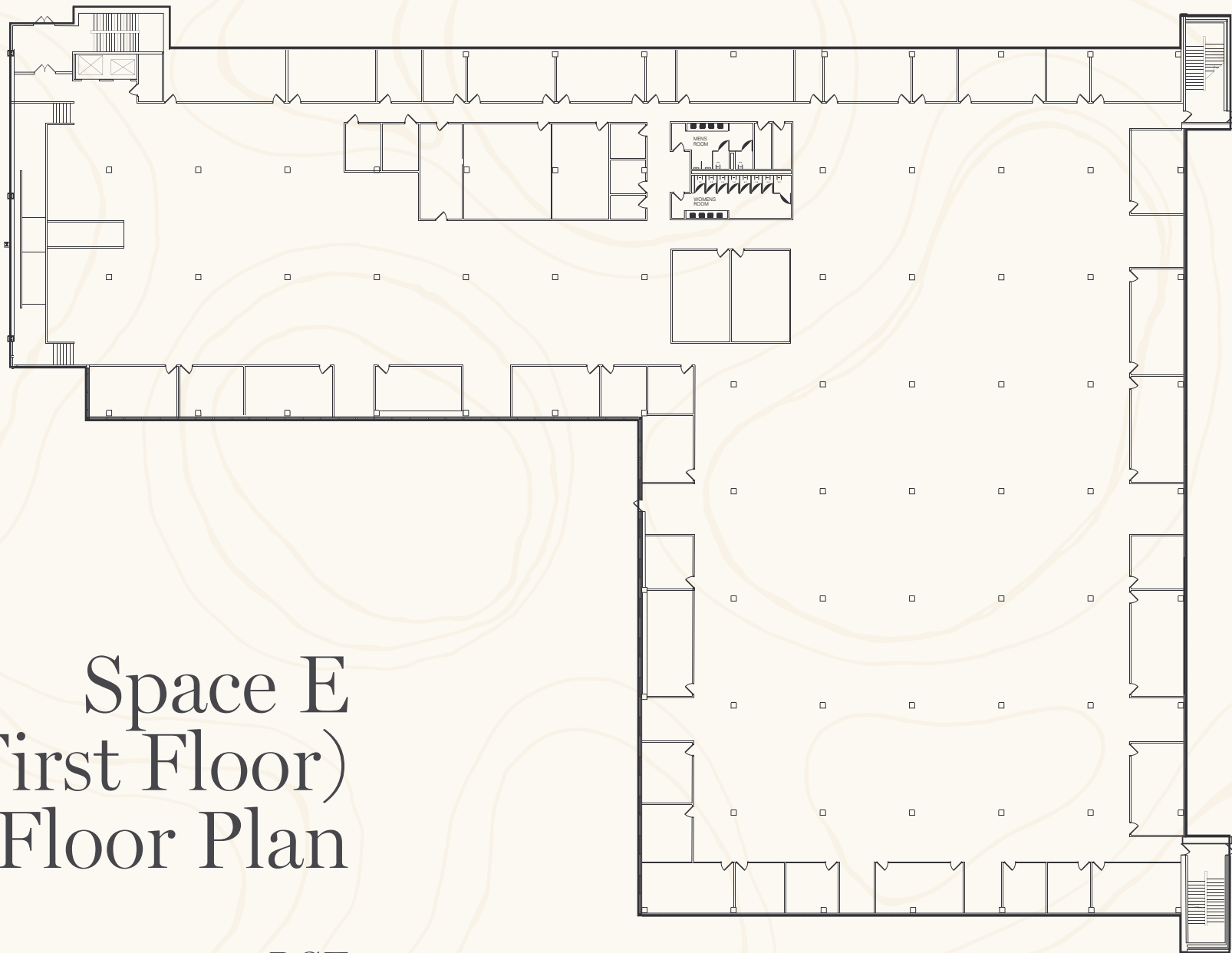


Floor Plan with Interior Improvements



SITE PROGRAMMING

- Office Lease Space 'A'
- Office Lease Space 'B'
- Office Lease Space 'C'
- Office Lease Space 'D'
- Office Lease Space 'E' - **LEASED**
- 2-Story Atrium, Amenities Spaces & North Entry Lobby

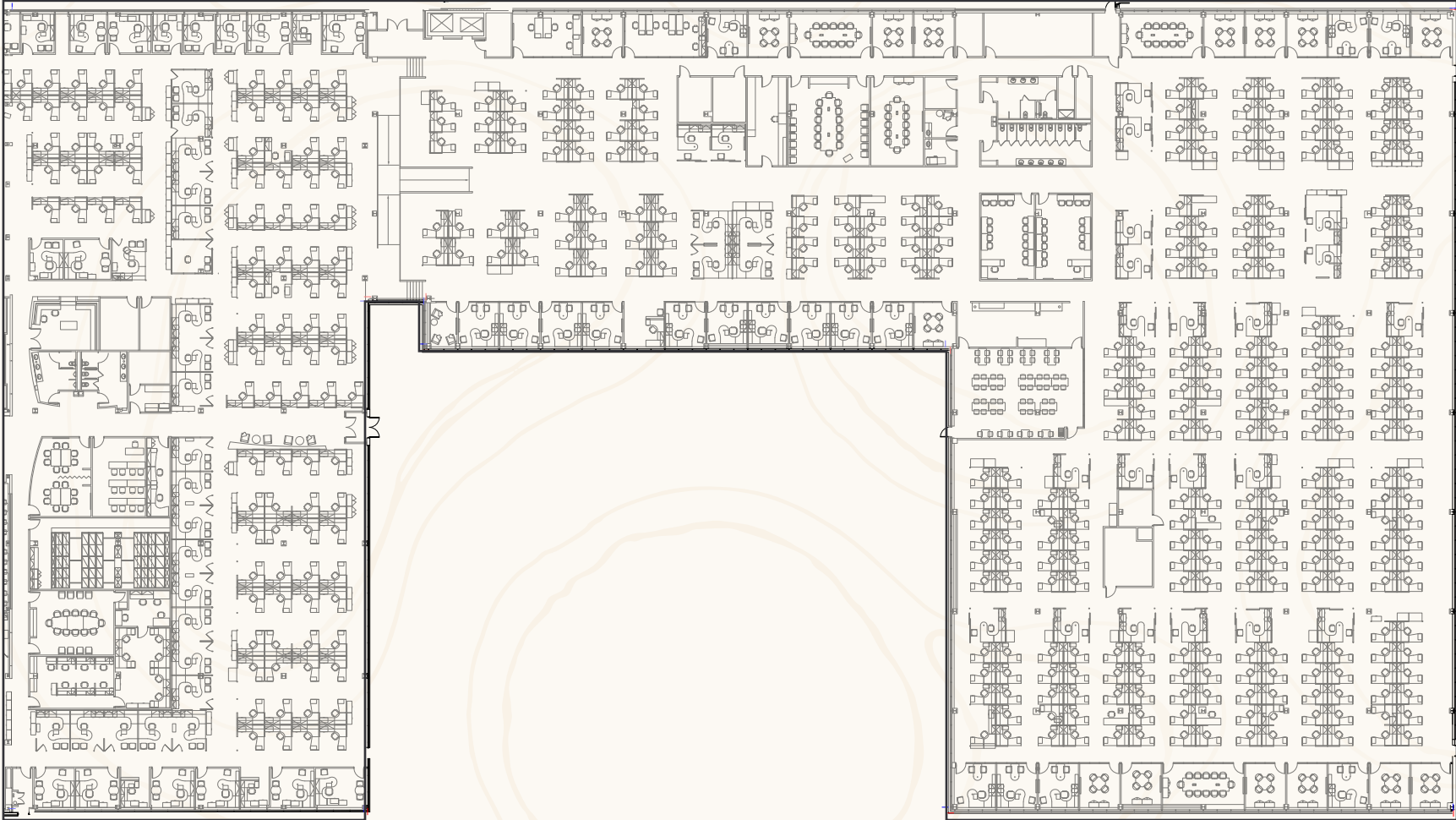


Space E (First Floor) Floor Plan

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

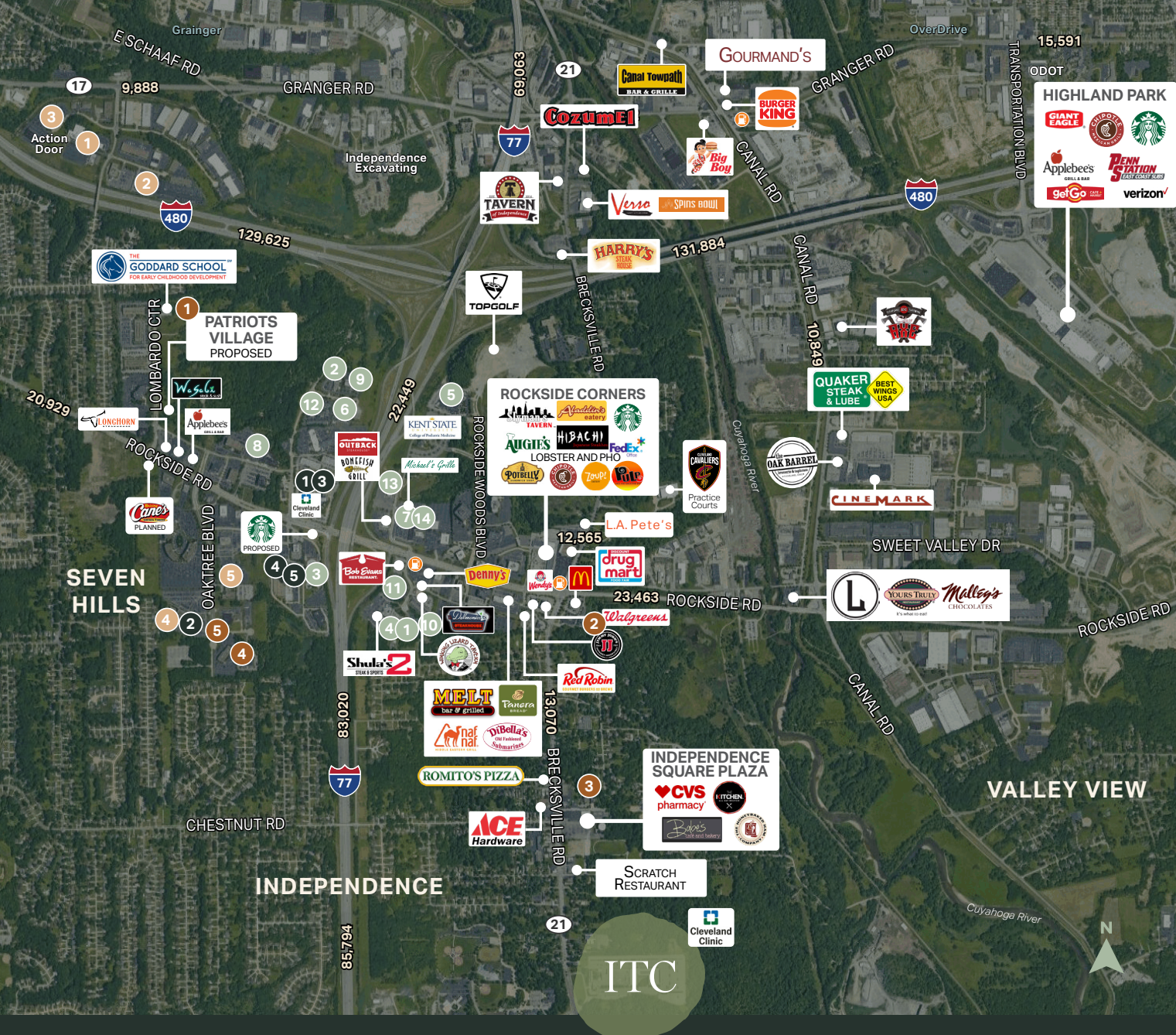
TO 271
8.9 miles;
13 mins

TO AKRON
29.8 miles;
33 mins

TO CLEVELAND
9.9 miles;
17 mins

TO CLE AIRPORT
13.3 miles;
17 mins





MAJOR OFFICE BUILDINGS
 3,200,000 Total SF*

- 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
 14 Hotels | 2,028 Rooms*

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

MAJOR EMPLOYERS

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

CHILD CARE FACILITIES

- ① Goddard School of Independence
- ② Nests Schools
- ③ Independence Co-Op Preschool
- ④ PRE4CLE
- ⑤ Creative Playrooms Independence

* Source | CoStar

I-77 & ROCKSIDE ROAD
 (3 MILES)

POPULATION	DAYTIME POPULATION	TOTAL HOUSEHOLDS	MEDIAN HH INCOME	TOTAL BUSINESSES	TOTAL EMPLOYEES
52,884	62,922	22,435	\$59,630	2,996	48,836

Trade Area

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Leasing Inquiries

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