

ROCK RUN NORTH

5700 LOMBARDO CENTER | SEVEN HILLS, OH



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ROCK RUN NORTH

FACT SHEET

ADDRESS ::	5700 Lombardo Center, Seven Hills, OH 44131
LOCATION ::	Rock Run North is located 1/4 mile west of I-77 at the Rockside Road exit in Independence, Ohio. Conveniently located with an easy 10 minute drive to downtown Cleveland, the eastern and western suburbs, 15 minutes to Cleveland Hopkins International Airport, and 20 minutes to Akron.
BUILDING SIZE ::	63,294 RSF
FLOOR SIZE ::	Two floors of approximately 31,000 RSF per floor
RENTAL RATE ::	\$17.00 RSF
BUILDING HOURS ::	M-F: 5:00 a.m. - 7:00 p.m. Sat: 6:30 a.m. - 1:00 p.m. Sun: 6:30 am - 12:00 pm
ESCALATIONS ::	Pass through of increase in operating expenses, taxes and insurance over base year.
FITNESS CENTER ::	Updated fitness center with locker rooms and showers at Rock Run Center on first floor.
HVAC ::	Roof-top package units electrically operated for cooling, gas for heat. Forced air units in ceiling. Tenants have 24-hour control in their suite.
UTILITIES ::	Each tenant suite is separately metered for lights, electrical outlets and HVAC.
PARKING ::	Ample surface parking spaces.

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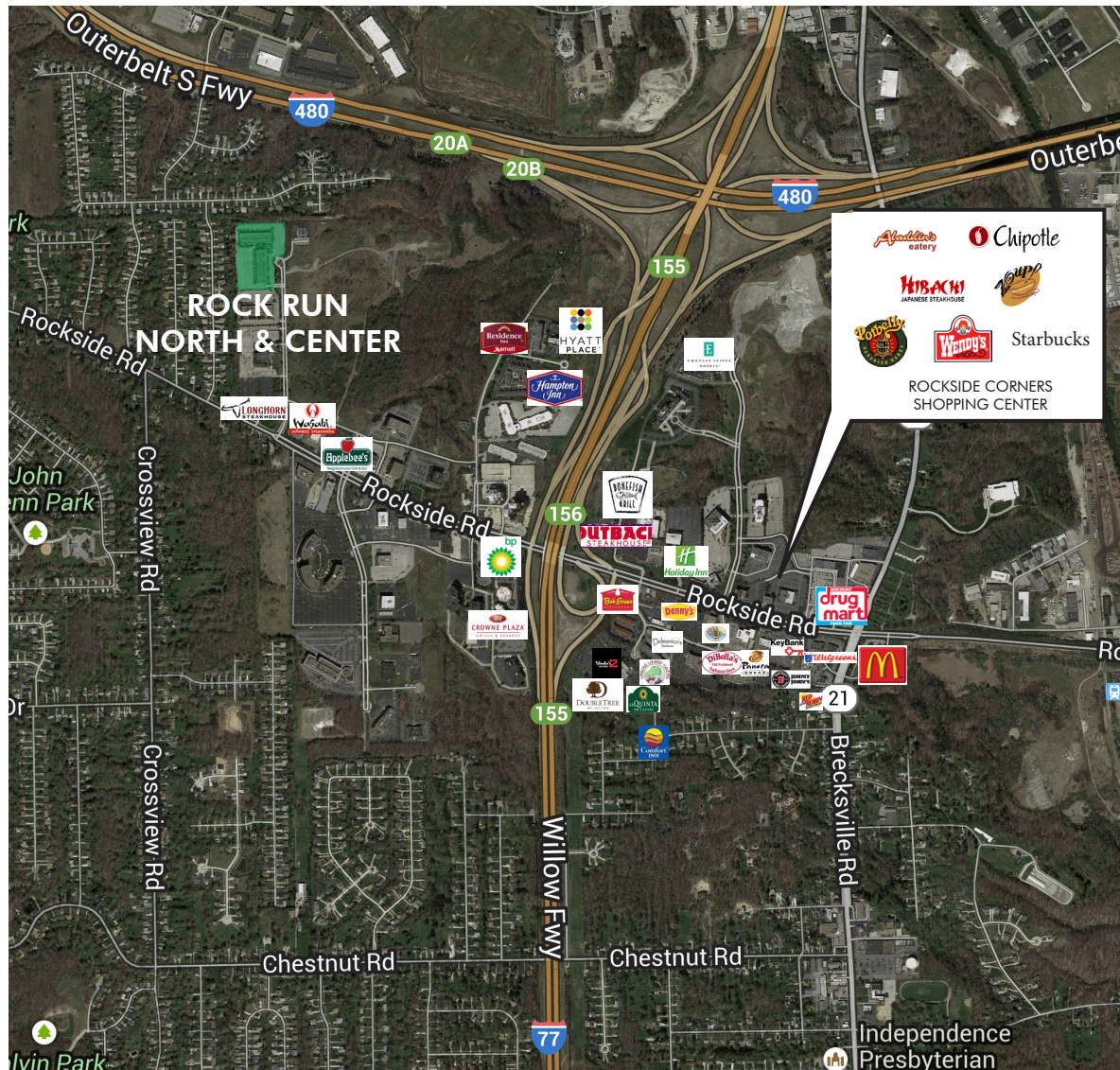
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LOCATION AND AREA AMENITIES



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