

SUMMIT 4 - 4 SUMMIT PARK DRIVE | INDEPENDENCE, OH 44131

FOR LEASE

# SUMMIT

OFFICE PARK

CBRE



# PROPERTY DETAILS

- Largest block of office space available at Rockside Road
- Up to ±30,000 RSF available for immediate occupancy
- 16,258 RSF Available on 3rd Floor
- Area amenities located along Rockside Road include many restaurants, hotels, retail stores, convenience stores and banking
- Central location with easy access to major highways including I-77 and I-480. Perfect location for travel to downtown Cleveland, Akron and Hopkins International Airport



**SUMMIT OFFICE PARK OFFERS AMENITIES TO ALL TENANTS INCLUDING CONFERENCE ROOMS, 50-SEAT TIERED AMPHITHEATER, FITNESS CENTER WITH LOCKER ROOMS/SHOWERS/SAUNA, A CAFE WITH EAT-IN & TAKE-OUT SERVICE FOR BREAKFAST AND LUNCH, AND UNDERGROUND OR COVERED PARKING**





#### ADDRESS

4 Summit Park Drive  
Independence, Ohio 44131

#### LOCATION

Summit Office Park, located adjacent to I-77 and Rockside Road in Independence, OH

#### TOTAL SF

76,181 RSF

#### NUMBER OF FLOORS

Three (3)

#### TYPICAL FLOOR SIZE

16,258 RSF Available on 3rd Floor

#### AVAILABILITY

+/-30,000 RSF

#### RENTAL RATE

\$18.00 per RSF

#### ELECTRICITY

Electric usage for base plugs and lights

#### BUILDING FACTOR

13% multi-tenant floor factor

#### JANITORIAL

Five (5) nights per week, excluding legal holidays

#### AMENITIES

Summit Office Park amenities include conference rooms, 50-seat tiered amphitheater, fitness center and a cafe with eat-in and take-out service for breakfast and lunch. Additional amenities are located along Rockside Road within minutes of the building.

#### PARKING

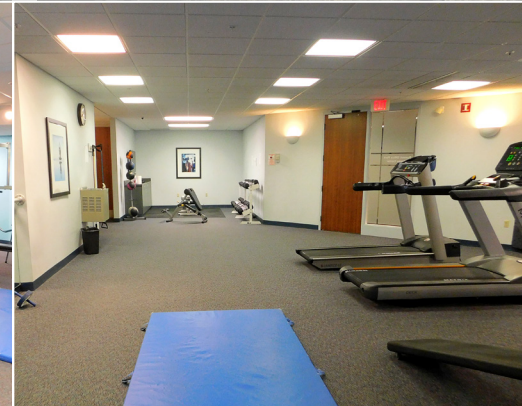
There is ample free surface parking located adjacent to the Building.



# PROPERTY AMENITIES

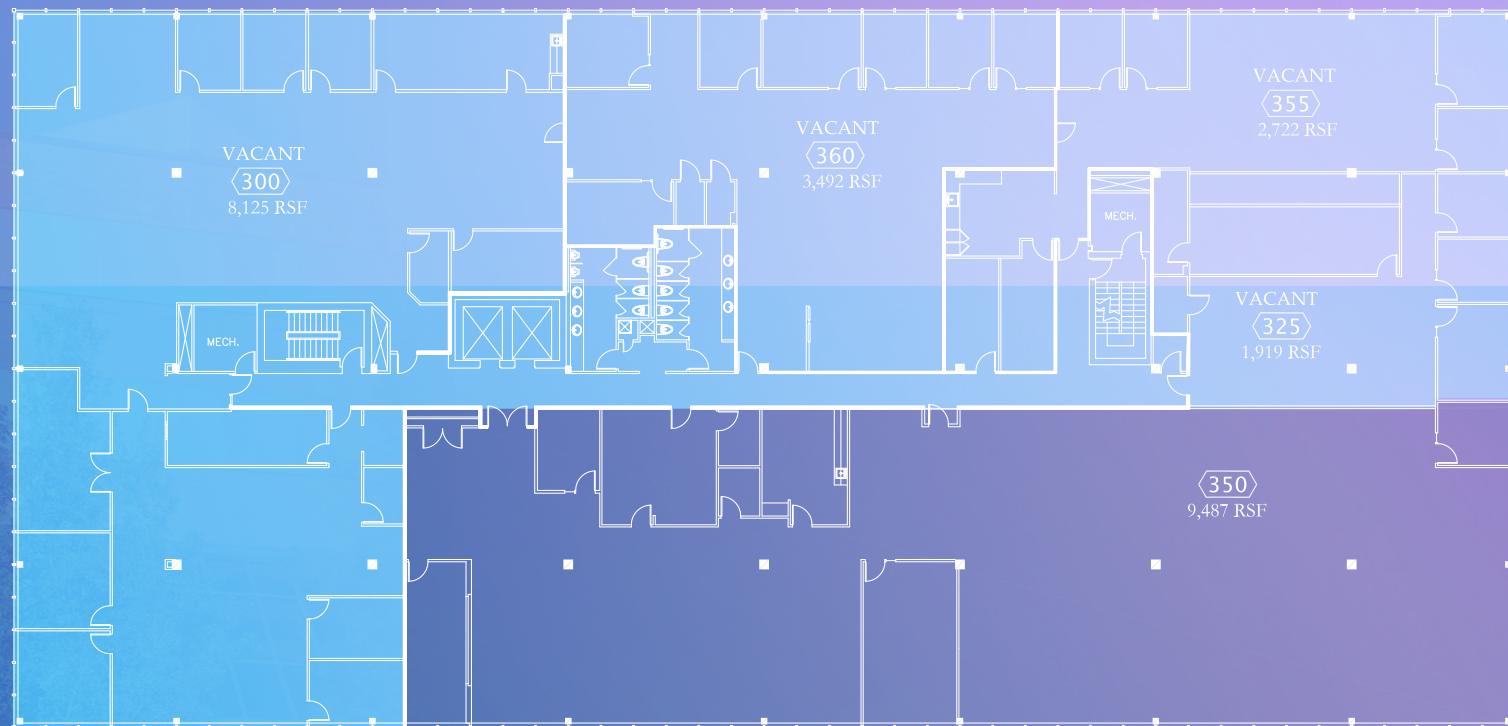
SUMMIT OFFICE PARK OFFERS AMENITIES TO ALL TENANTS INCLUDING CONFERENCE ROOMS, 50-SEAT TIERED AMPHITHEATER, FITNESS CENTER WITH LOCKER ROOMS/SHOWERS/SAUNA, AND A CAFE WITH EAT-IN & TAKE-OUT SERVICE FOR BREAKFAST AND LUNCH

- A 50-seat tiered amphitheater located in Summit 3
- Building conference rooms throughout the complex
- There is ample free surface parking located adjacent to the Building and covered/reserved parking is available for a monthly fee
- Summit 2 offers a cafe with eat-in and carry-out dining for breakfast and lunch
- Fitness center with locker rooms/showers/sauna located in Summit 3
- Summit 2 and 3 offer a courtyard sitting area between the two buildings

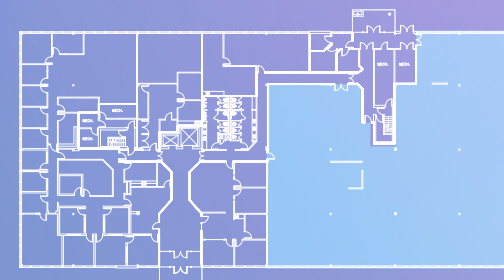
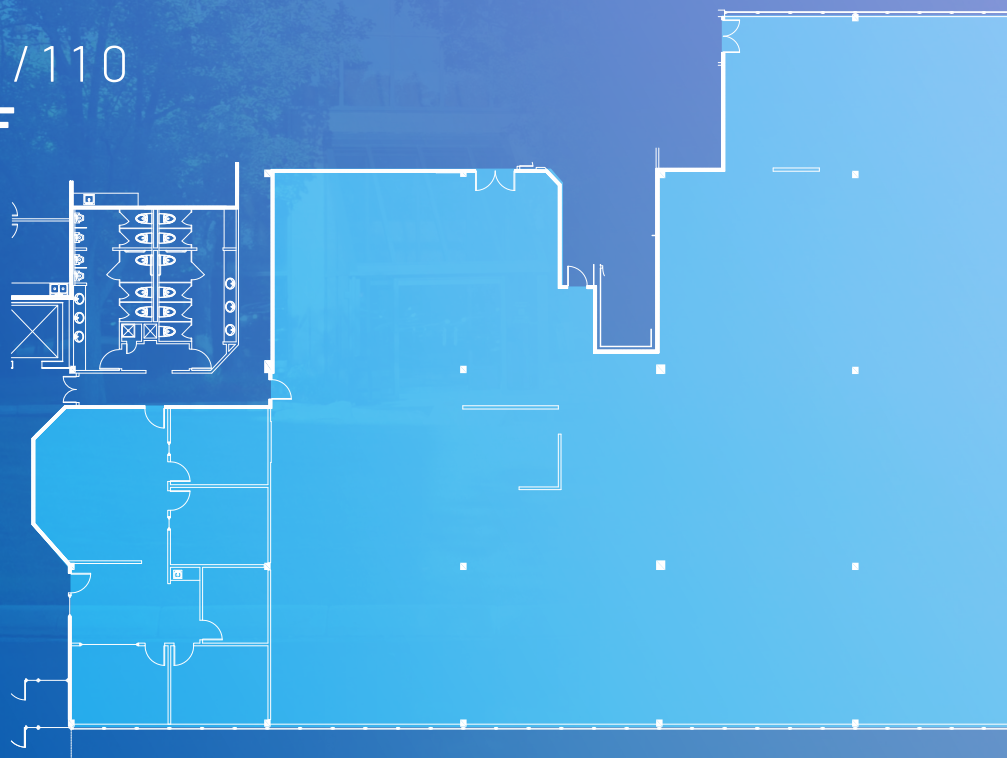




# THIRD FLOOR 25,745 RSF



# SUITE 100/110 13,606 RSF







## DOUG LEARY

Senior Vice President  
+1 216 363 6424  
douglas.leary@cbre.com

## BOB LEIBOLD

Vice President  
+1 216 363 6449  
robert.leibold@cbre.com

## CBRE

950 Main Avenue  
Suite 200  
Cleveland, OH 44113

**CBRE**

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_March2021