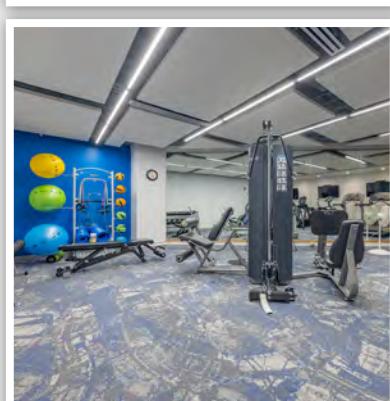
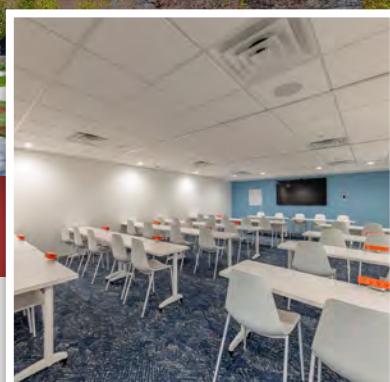


# THE SPECTRUM BUILDING

6060 Rockside Woods Blvd., Independence, Ohio

**NAI Pleasant Valley**

**FOR  
LEASE**



## 4-STORY, 122,000 +/- SF OFFICE BUILDING

### Property Features

- Suites available ranging from 1,264 square feet to 3,560 square feet
- Newly expanded and updated conference/training center and fitness center
- Food service in atrium offers wide variety of food and beverages
- Over \$2 Million in upgrades recently completed including renovated common areas
- Outdoor greenscape plaza
- Lease Rates: \$21.50/SF FSG

### Immediate Area Amenities

- Rockside Corners Shopping Center is within walking distance via private drive/walkway
- TopGolf Center is located less than 1/2 mile to the North on Rockside Woods Blvd.
- Rockside Woods Blvd. Roadway has been extended to Brecksville Rd., providing additional access to highway

**Noah Broadbent, CCIM**

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# PHOTOS

## TOUR OF FIRST FLOOR & ATRIUM



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# FLOOR PLAN

## 1ST FLOOR SPACE



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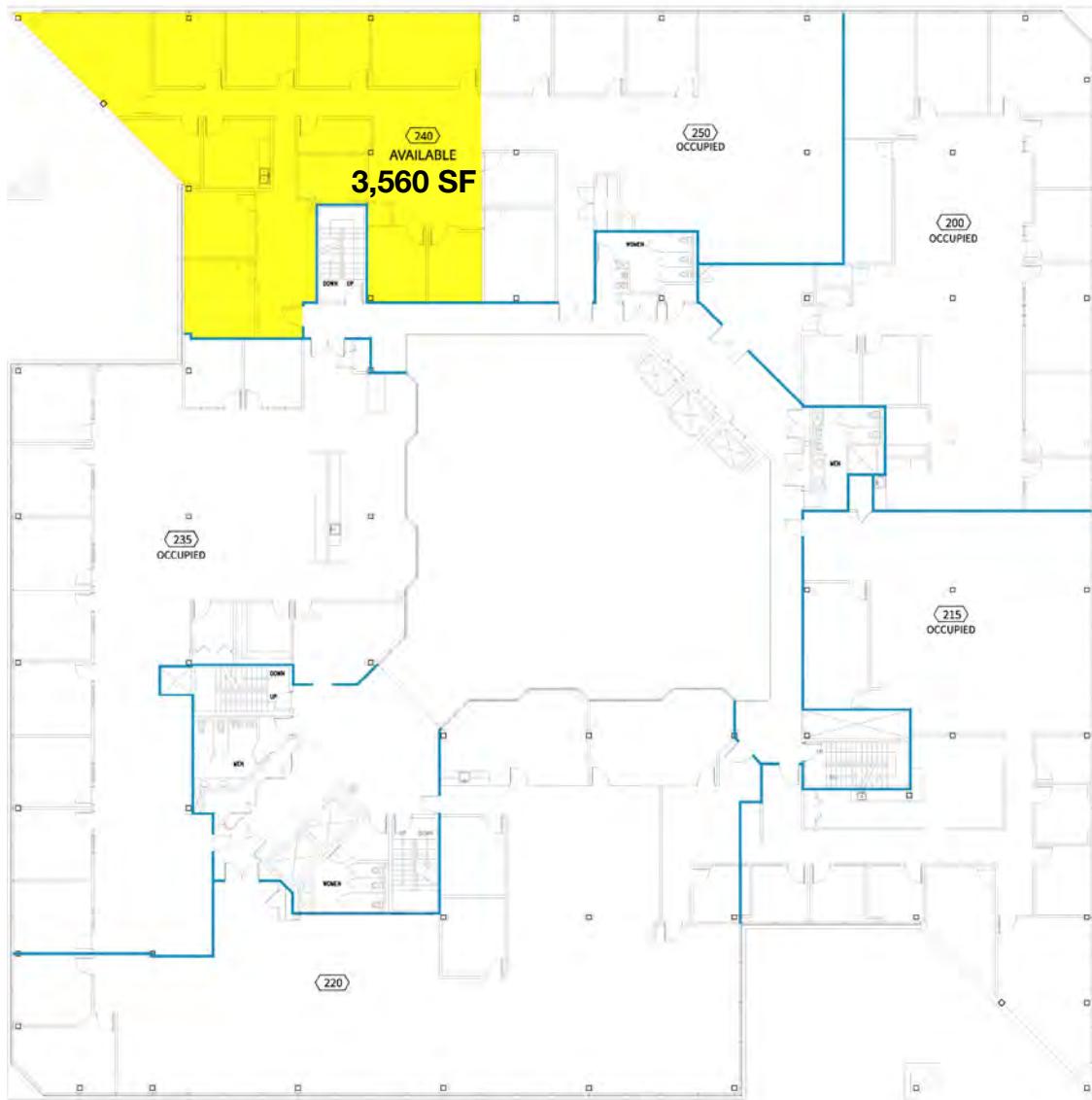
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Independence, Ohio 44131  
216 831 3310  
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SUITE #	FLOOR #	AVAILABLE
240	2nd floor	3,560 RSF

# FLOOR PLAN

## 2ND FLOOR SPACE



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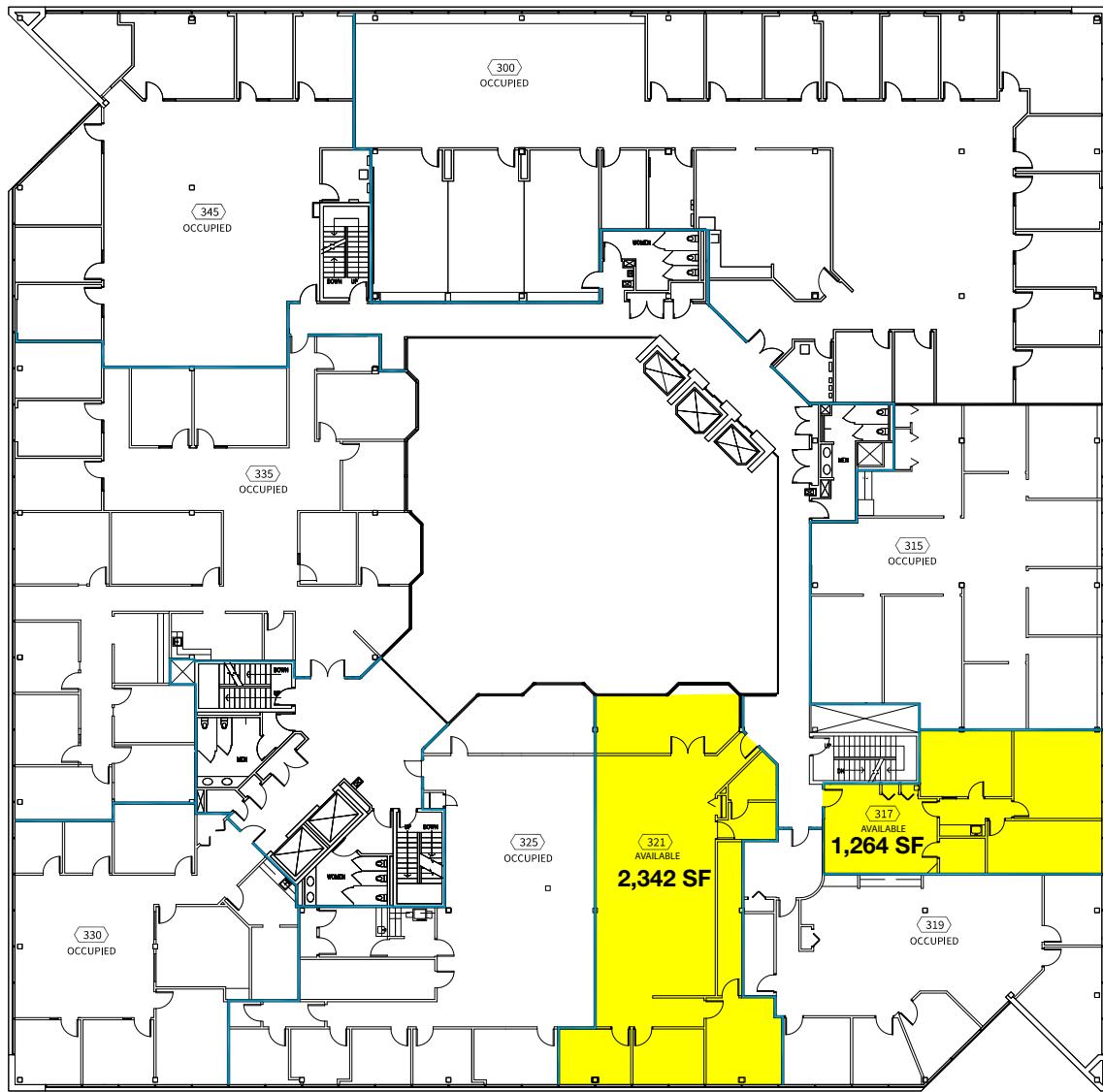
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[naipvc.com](http://naipvc.com)

SUITE #	FLOOR #	AVAILABLE
317	3rd floor	1,264 RSF
321	3rd floor	2,342 RSF

# FLOOR PLAN

## 3RD FLOOR SPACE



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# FLOOR PLAN

## 4TH FLOOR SPACE



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# FLOOR PLAN

## LOWER LEVEL



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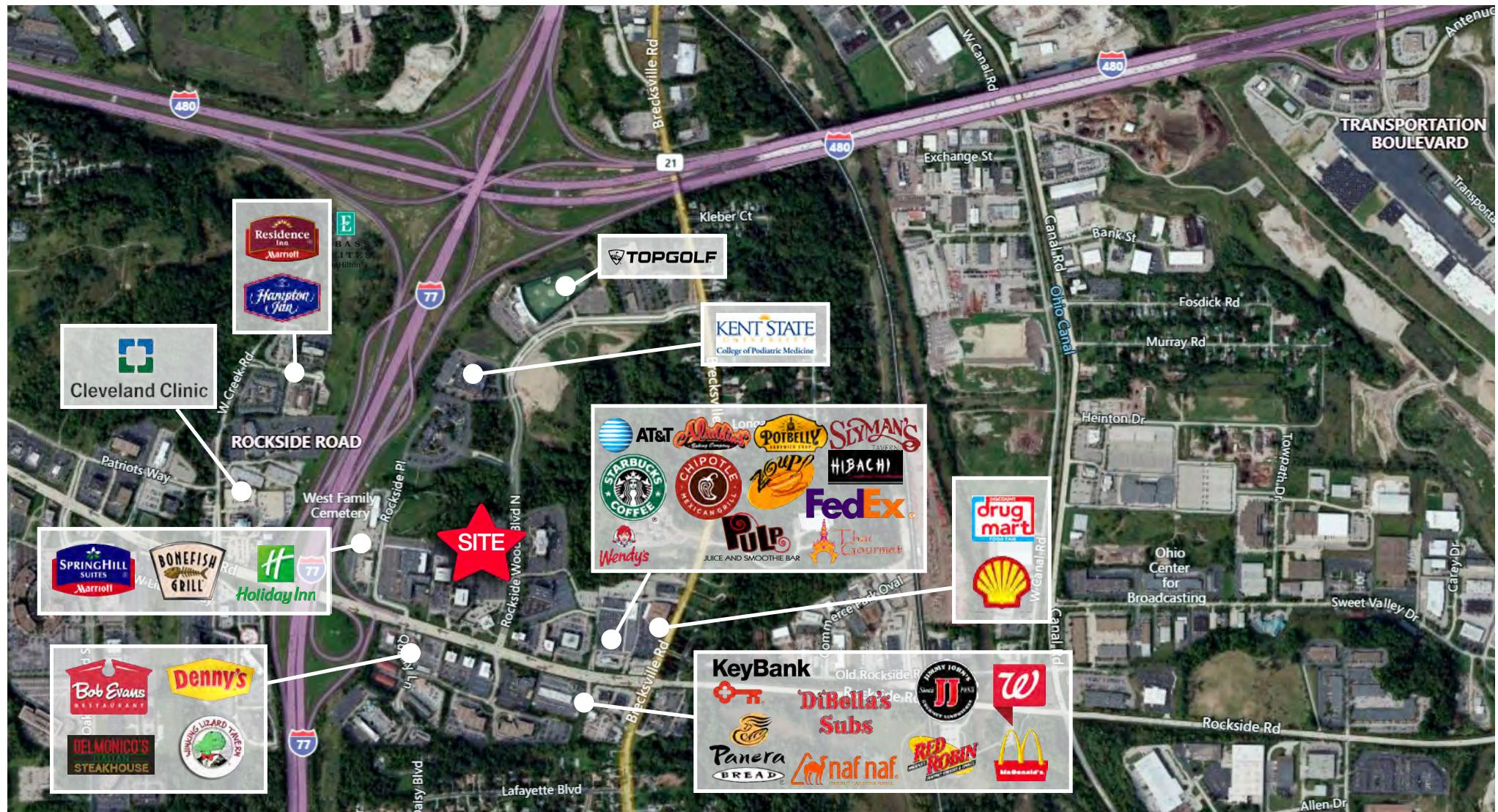
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# LOCATION



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# FOR LEASE

## Property Details

6060 Rockside Woods Blvd N, Independence, OH 44131

AVAILABLE SPACE: 1,264 SF - 3,560 SF

STORIES: 4 Stories

CONSTRUCTION: Masonry

PARKING: Abundant On-Site Parking

YEAR BUILT: 1984

HVAC: Building HVAC Systems Replaced in 2025

LEASE TYPE: Full Service Gross

LEASE RATE: \$21.50

## Amenities

- Food service located in atrium
- Conference room, training center and fitness center located in lower level
- Walkable amenities located along rockside road corridor

## Comments

### RECENT BUILDING UPGRADES:

- Newly-Expanded and updated conference room, training center, and fitness center
- Expanded food service in atrium
- Upgraded elevators and new HVAC system
- Renovated common areas including paint and carpet

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