

ROCK RUN CENTER

5700 LOMBARDO CENTER
SEVEN HILLS, OH

63,303 SF AVAILABLE



**FOR INFORMATION
CONTACT:**

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CBRE

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PROPERTY HIGHLIGHTS

- Unique self-contained office unit
- Open ceiling plan with high tech look
- Private entrances and private restrooms
- Parking at front door with direct access from parking lot
- Ample free parking
- Tremendous window line
- HVAC: Tenants have total control of rooftop HVAC units with extended hours controlled by Tenant

PROPERTY FACT SHEET

Address

5700 Lombardo Center, Seven Hills, OH 44131

Location

Rock Run Center 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 | Number of Floors

63,303 SF | 2 floors

Rental Rate

\$17.00 / RSF

Hours

M-F: 6am – 7pm | SAT: 7:30am – 1pm

Escalations

Pass through of increases in operating expenses, taxes and insurance over a base year.

Fitness Center

Updated fitness center with locker rooms and showers at Rock Run Center on the first floor.

HVAC

Rooftop package units electrically operated for cooling and 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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FIRST FLOOR PLANS

31,117 SF AVAILABLE – CONTIGUOUS 63,303 SF

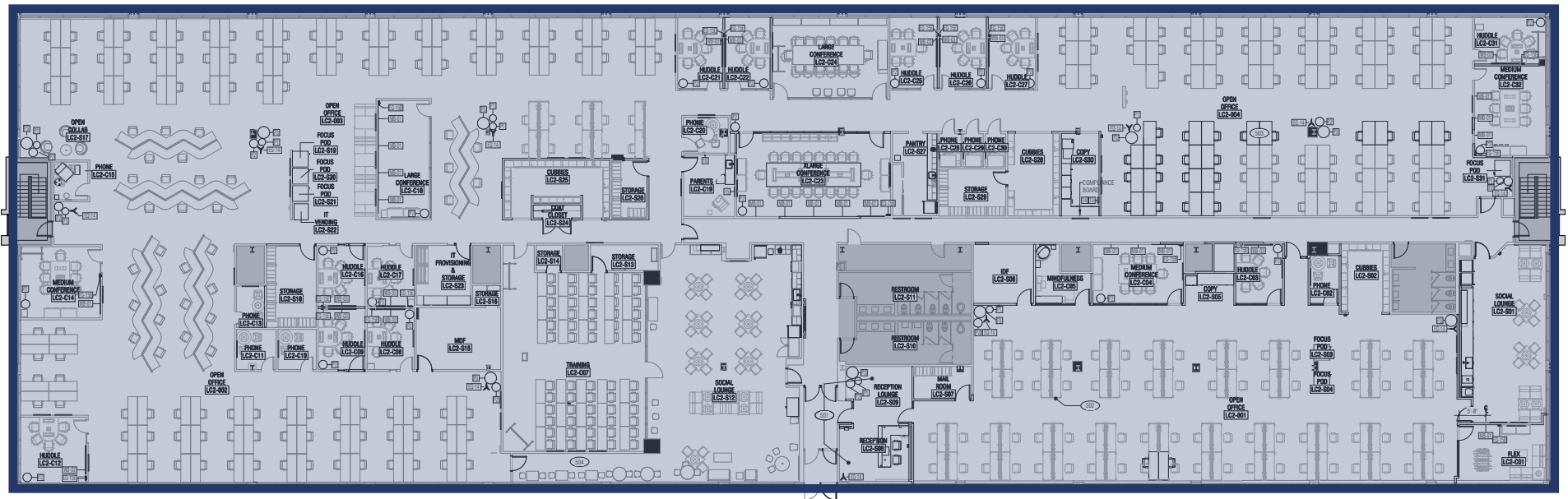


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SECOND FLOOR PLANS

32,186 SF AVAILABLE – CONTIGUOUS 63,303 SF



VACANT WITH NEW BUILDOUT 2023

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LOCATION & AREA AMENITIES



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