

AVAILABLE FOR LEASE
16,061 SF Office Space
6600 East Schaaf Road | Independence, OH



LEASE RATE: \$12.00/SF MG



Terry Coyne
Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker



Claire Coyne McCoy
Director
216.453.3015
Claire.Coyne@nmrk.com
Licensed Real Estate Salesperson

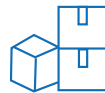


The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.





Size
16,061 SF Office Space



Storage
Access to storage if needed



Power
240v, 800amp, 3-phase power



Ceiling Heights
Varying ceiling heights
of 11'-24' clear



Office Layout
Can divide the office suites into
two or combine into one



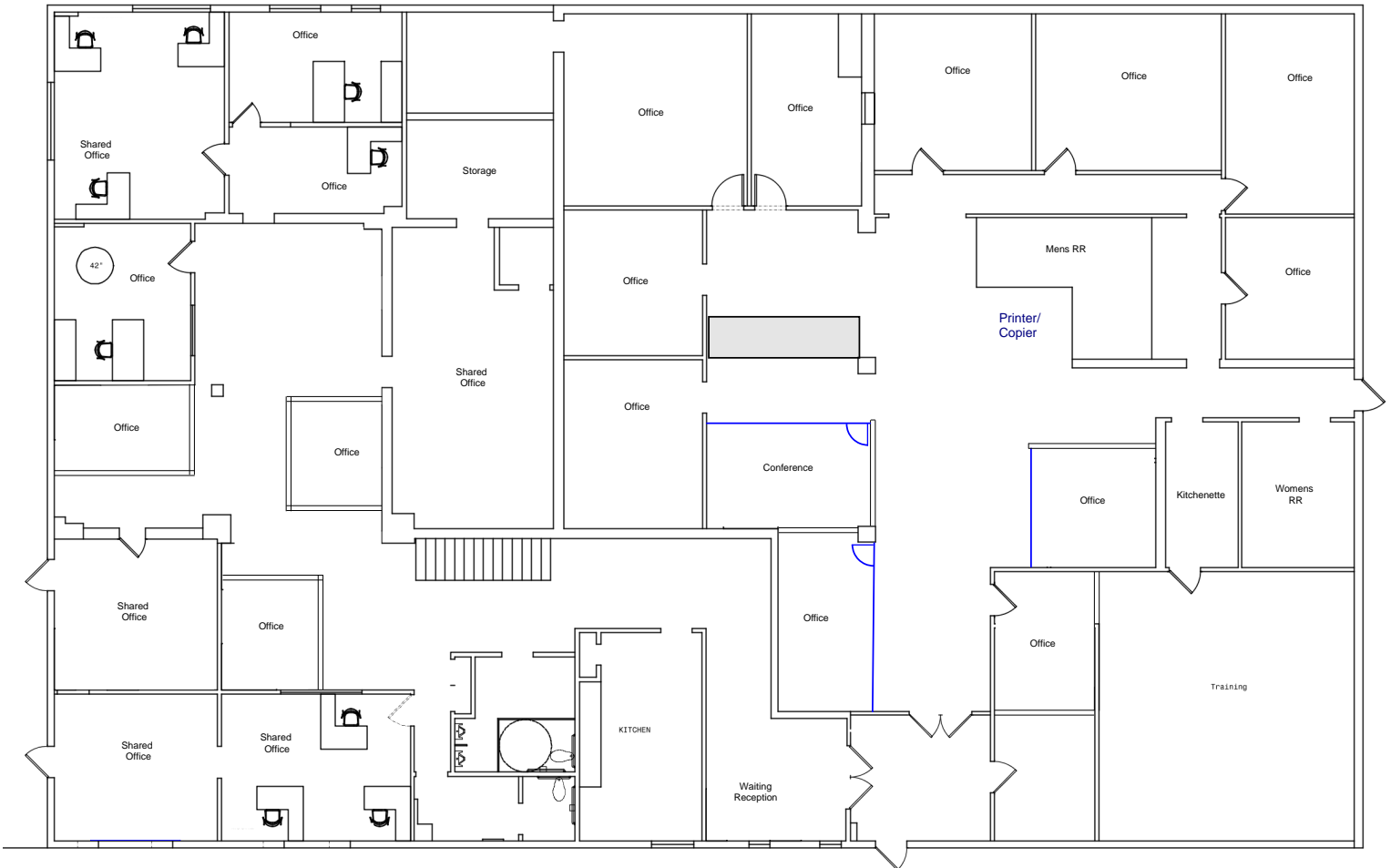
Delivery Date
Available 2/1/2025

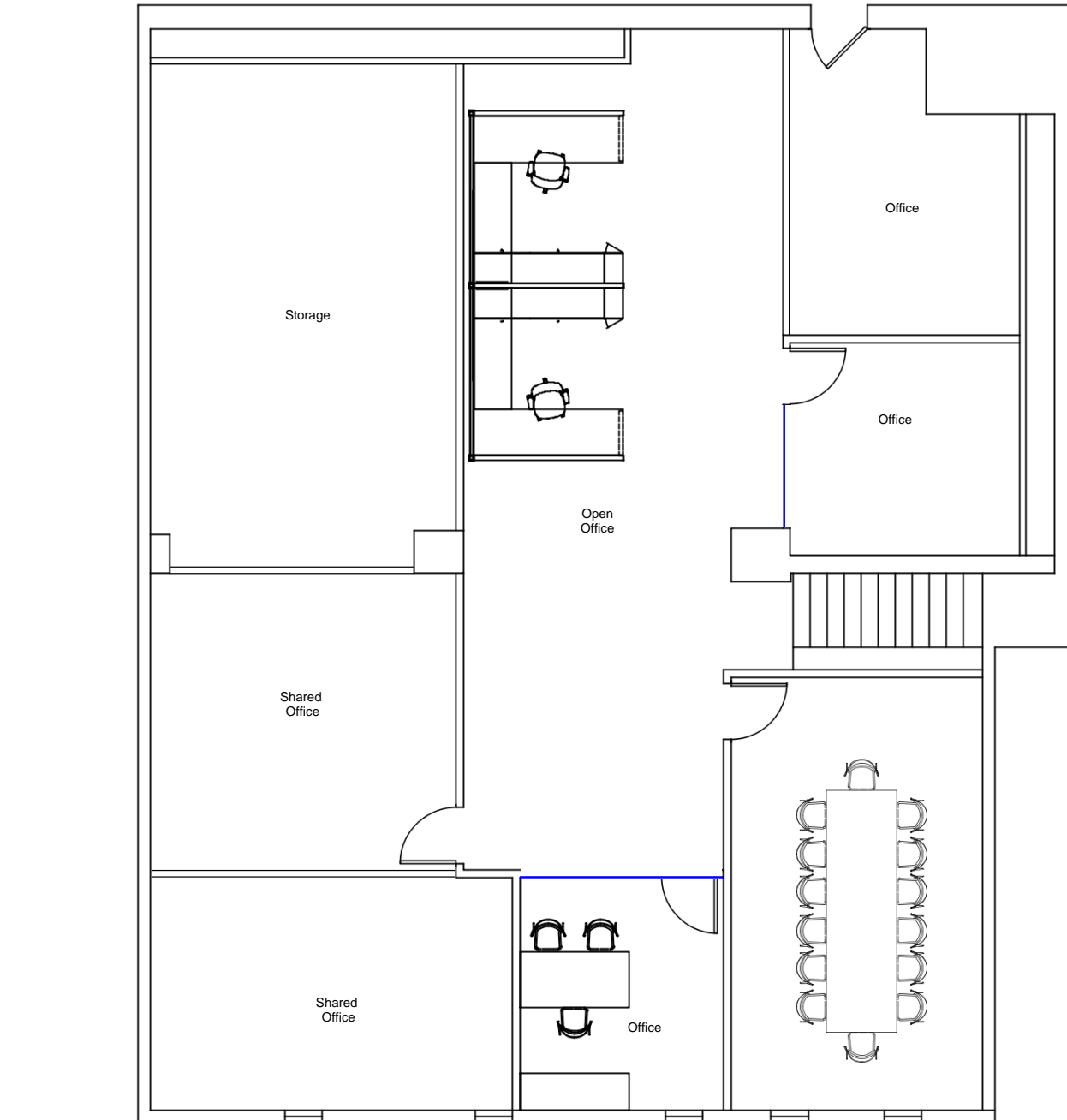


















Freeway Visibility
Excellent visibility from I-77 and
I-480

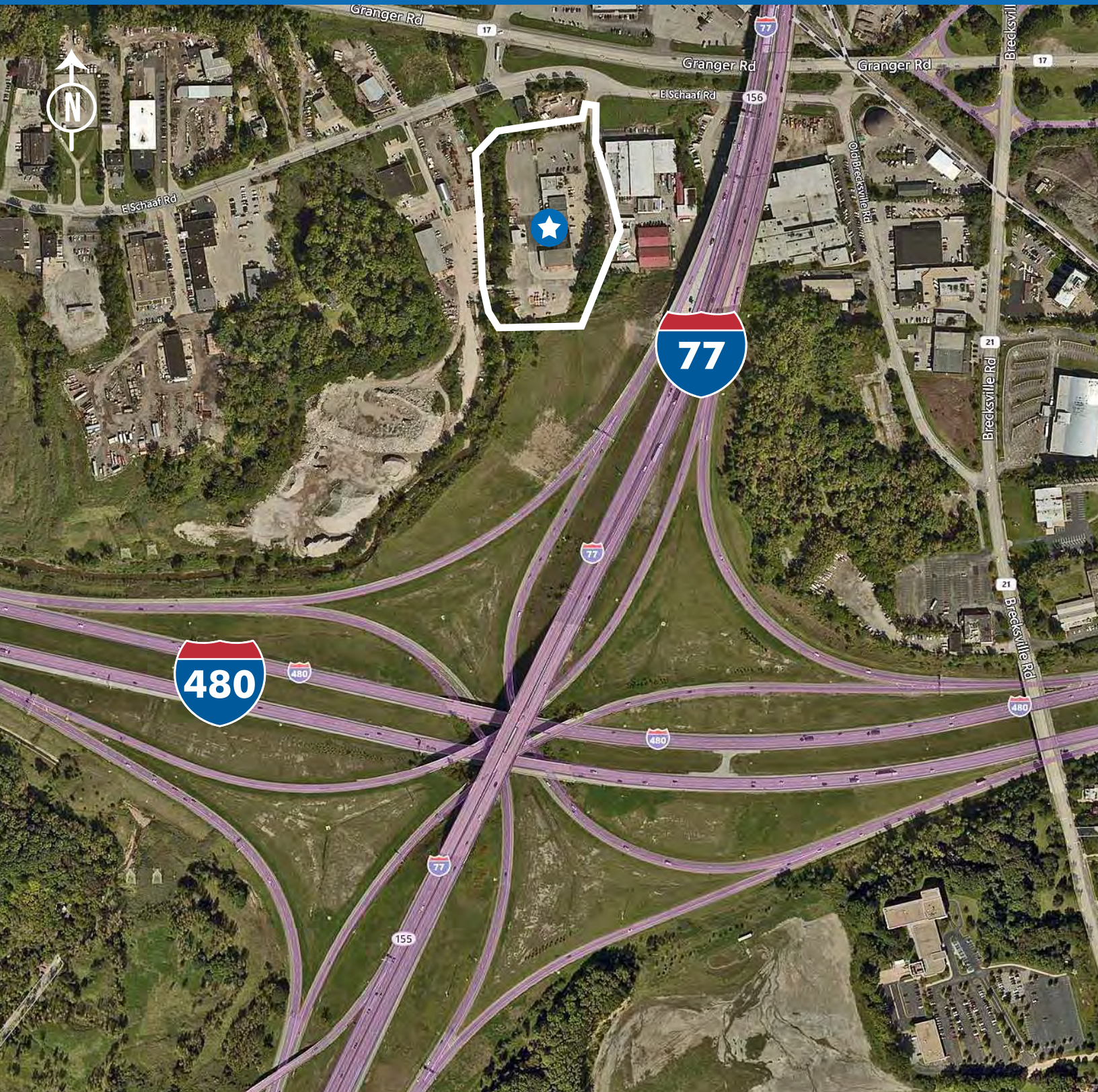


Freeway Proximity
Located off of Granger Road at
the intersection of I-77 and I-480





KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 1,294,193 Population	 23.5% High School Diploma	 \$64,091 Median Household Income	 65.5% White Collar	 16.2% Services
 41.2 Median Age	 26.5% Some College	 \$42,917 Per Capita Income	 18.3% Blue Collar	 4.6% Unemployment Rate
 573,648 Households	 38.7% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$54,516 Median Disposable Income		 14.9% Spend 7+ hours commuting to and from work per week	 54,143 Total Businesses	 980,958 Total Employees





CITY LOCATION	DRIVING TIME	DRIVING DISTANCE
CLEVELAND, OH	23 min	12.5 mi
AKRON, OH	30 min	29.3 mi
PITTSBURGH, PA	1 hr 55 min	124.6 mi
TOLEDO, OH	1 hr 45 min	117.4 mi
COLUMBUS, OH	1 hr 56 min	133.3 mi
DETROIT, MI	2 hr 37 min	171.7 mi
BUFFALO, NY	3 hr 3 min	201.5 mi
CINCINNATI, OH	3 hr 33 min	240.1 mi
INDIANAPOLIS, IN	4 hr 32 min	306.7 mi
TORONTO, (CANADA)	4 hr 57 min	299.6 mi

