

THE SPECTRUM BUILDING

6060 Rockside Woods Blvd., Independence, Ohio

NAIPleasant Valley

**FOR
LEASE**



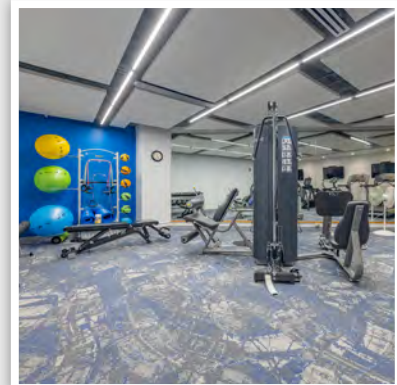
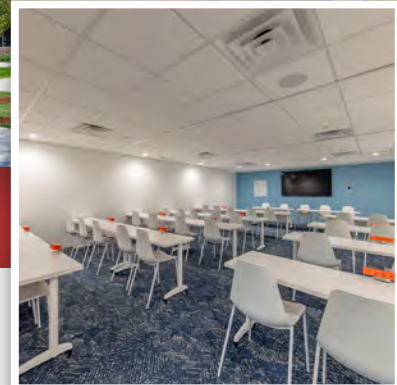
4-STORY, 122,000 +/- SF OFFICE BUILDING

Property Features

- Suites available ranging from 1,264 square feet to 4,401 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



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PHOTOS

TOUR OF FIRST FLOOR & ATRIUM



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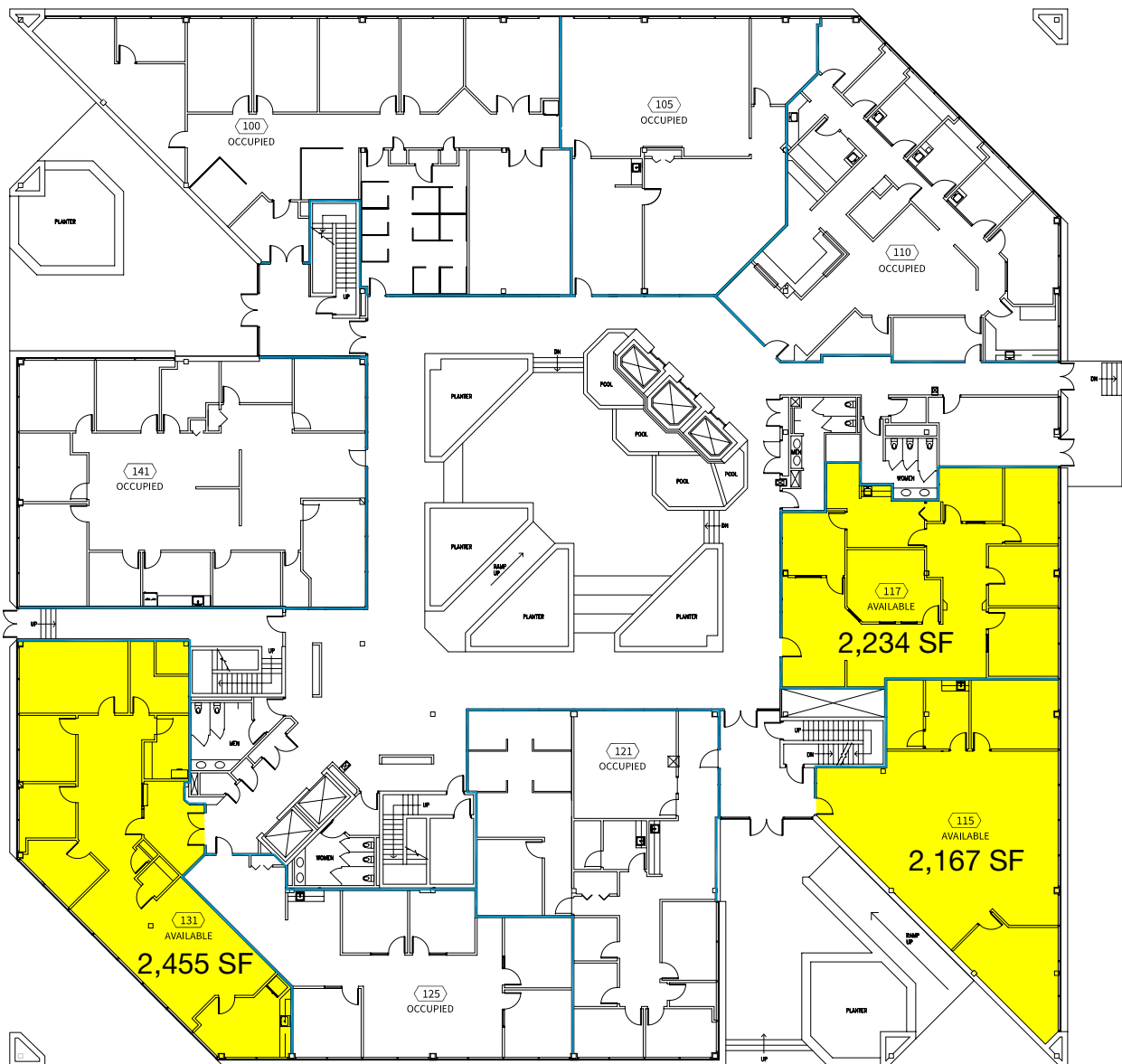
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FLOOR PLAN

1ST FLOOR SPACE

SUITE #	FLOOR #	AVAILABLE
115	1st floor	2,167 RSF
TOUR OF SUITE 115		
117	1st floor	2,234 RSF
131	1st floor	2,455 RSF

**Suites 115 & 117 can be combined*



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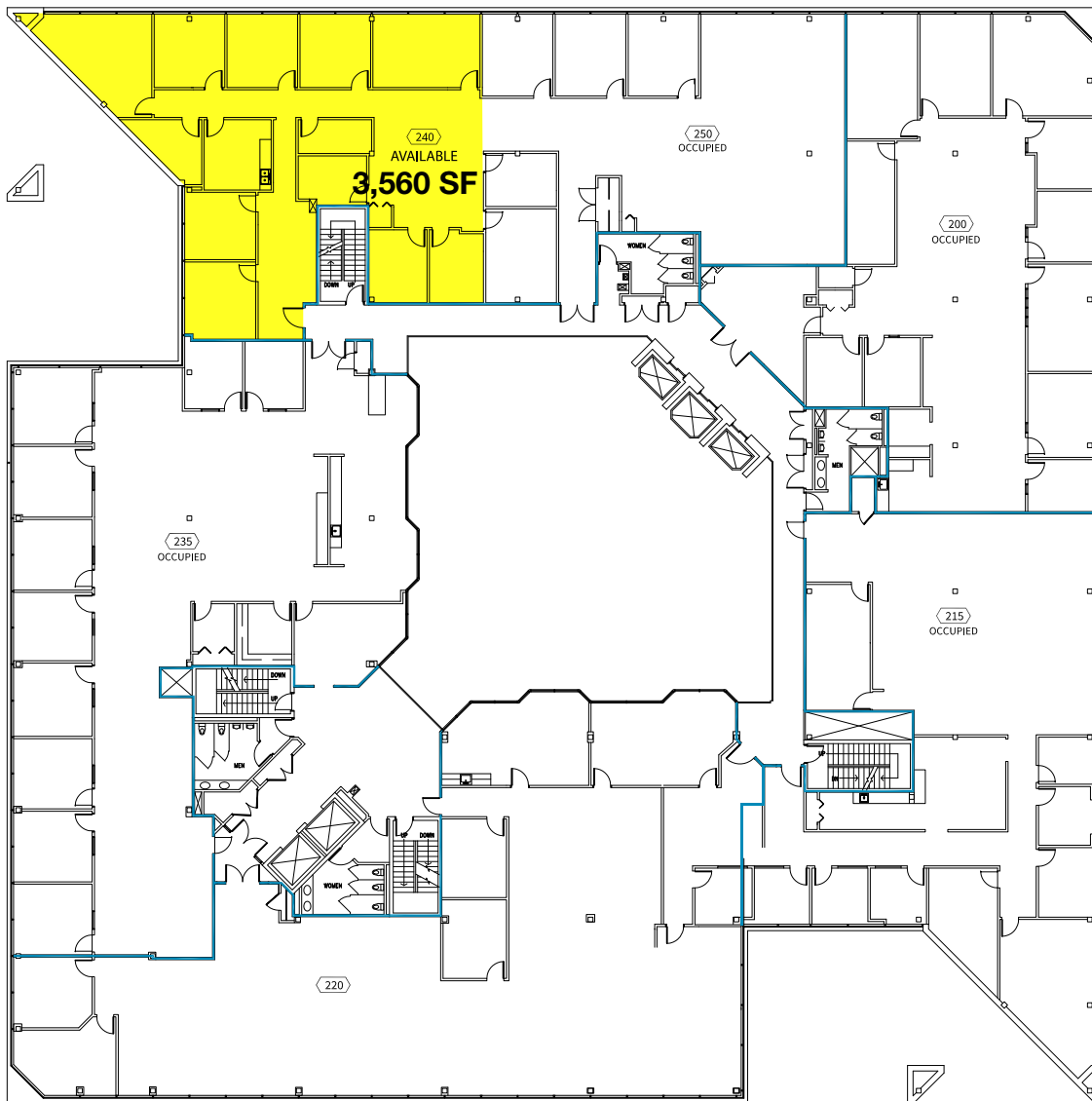
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SUITE #	FLOOR #	AVAILABLE
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250	2nd floor	3,560 RSF
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FLOOR PLAN

2ND FLOOR SPACE



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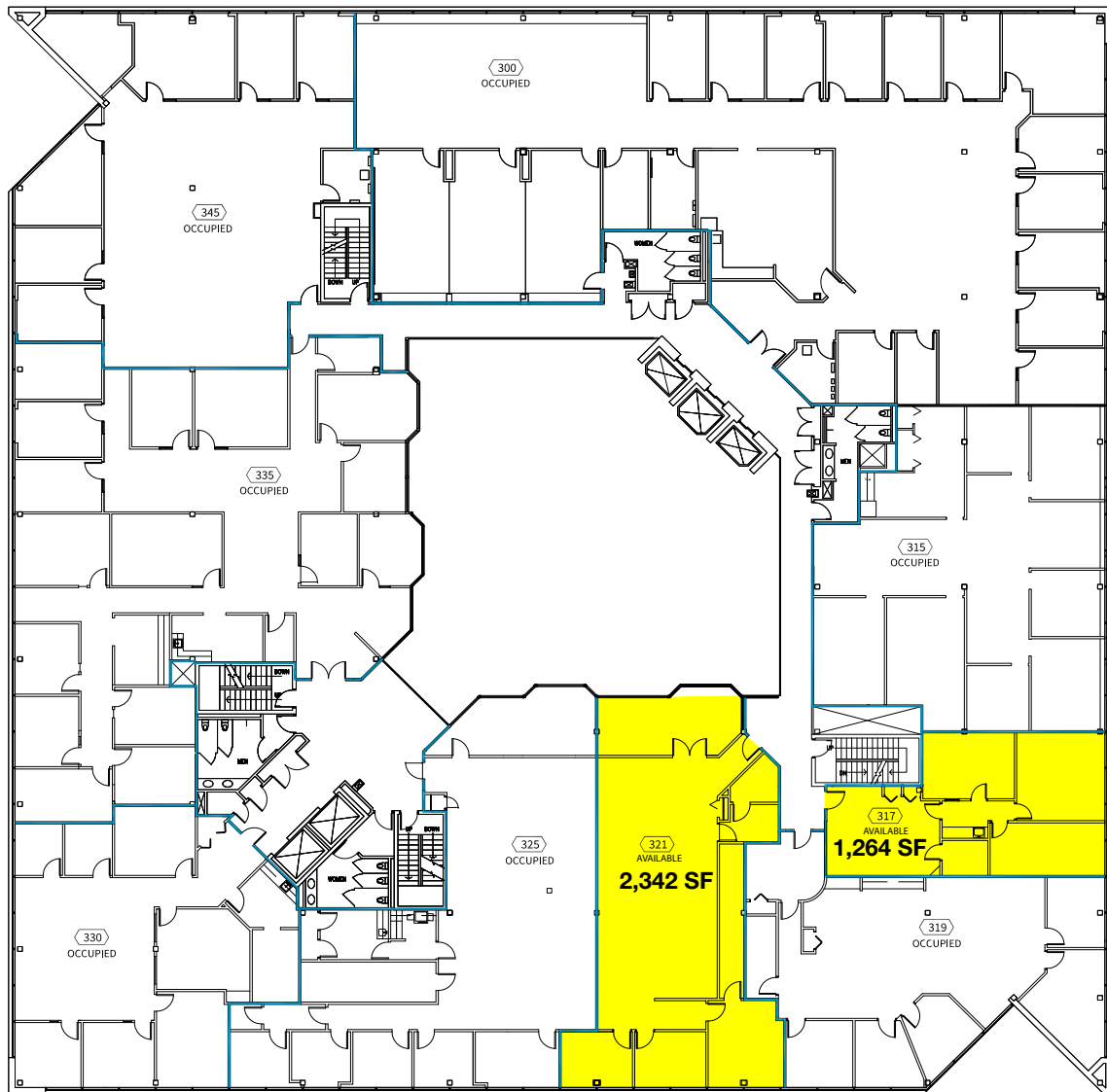
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SUITE #	FLOOR #	AVAILABLE
317	3rd floor	1,264 RSF
*321	3rd floor	2,342 RSF

**Suite 321 Available September 1st, 2025*

FLOOR PLAN

3RD FLOOR SPACE



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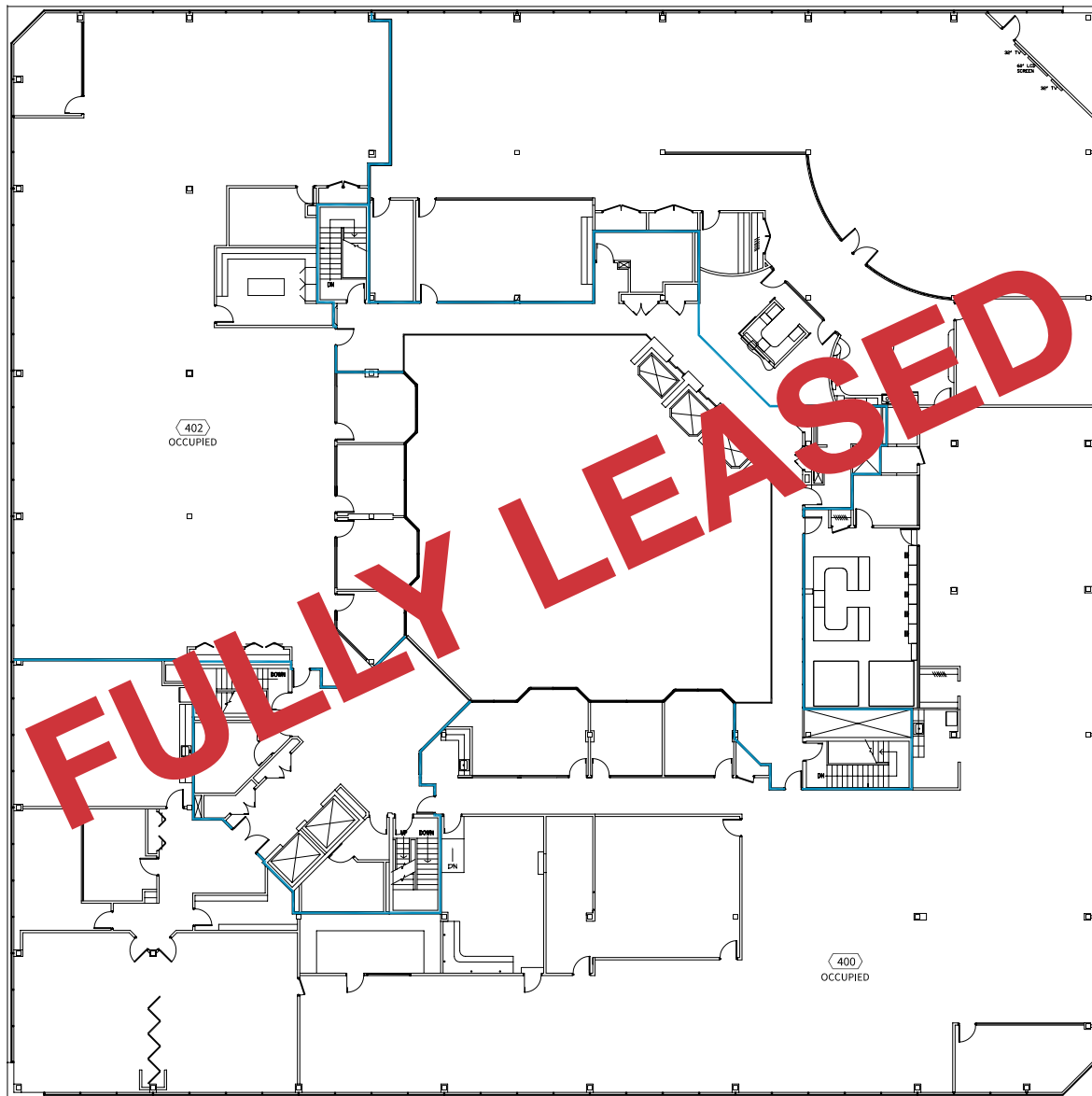
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FLOOR PLAN

4TH FLOOR SPACE



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FLOOR PLAN

LOWER LEVEL



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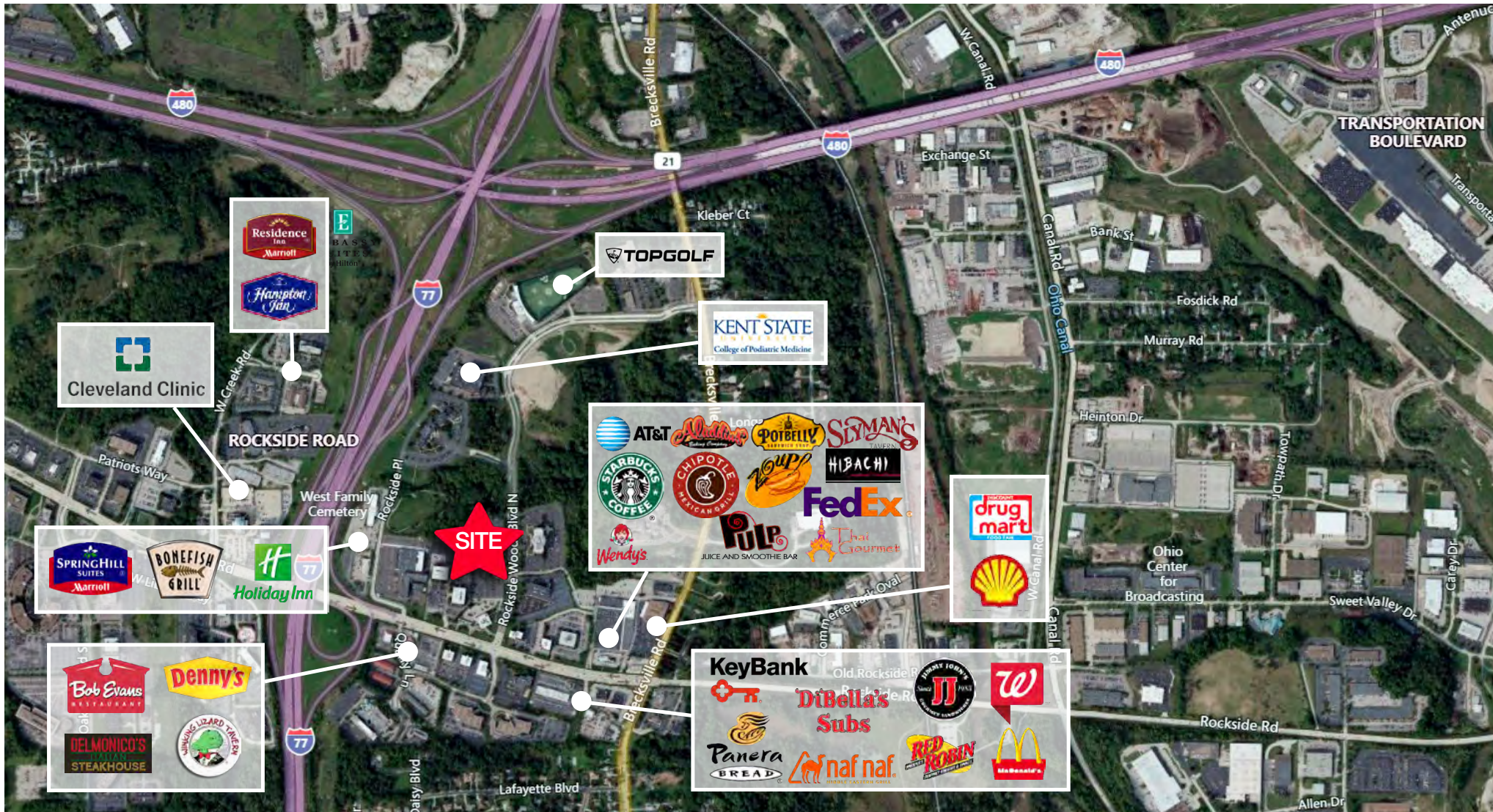
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LOCATION



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FOR LEASE

Property Details

6060 Rockside Woods Blvd N, Independence, OH 44131

AVAILABLE SPACE:	1,264 SF - 7,030 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
- Suites 115 & 117 can be combined for a total of 4,401 SF

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