



METRO CENTER OFFICE SUITES

For Lease | 6500 Rockside Road, Independence, Ohio 44131

HIGHLIGHTS

- New renovations to the lobby and common areas completed
- Excellent parking ratio with underground / heated garage parking available
- Walking distance to several nearby restaurants, shopping and entertainment
- Easy access to I-77 and I-480

AVAILABLE SF

Suite	SF	Contiguous
130	4,055 SF	5,139 SF
140	1,084 SF	5,139 SF
220	1,077 SF	1,077 SF
230	5,267 SF	5,267 SF
350	4,230 SF	6,293 SF
370	2,063 SF	6,293 SF

RENTAL RATE

\$18.50/SF FSG





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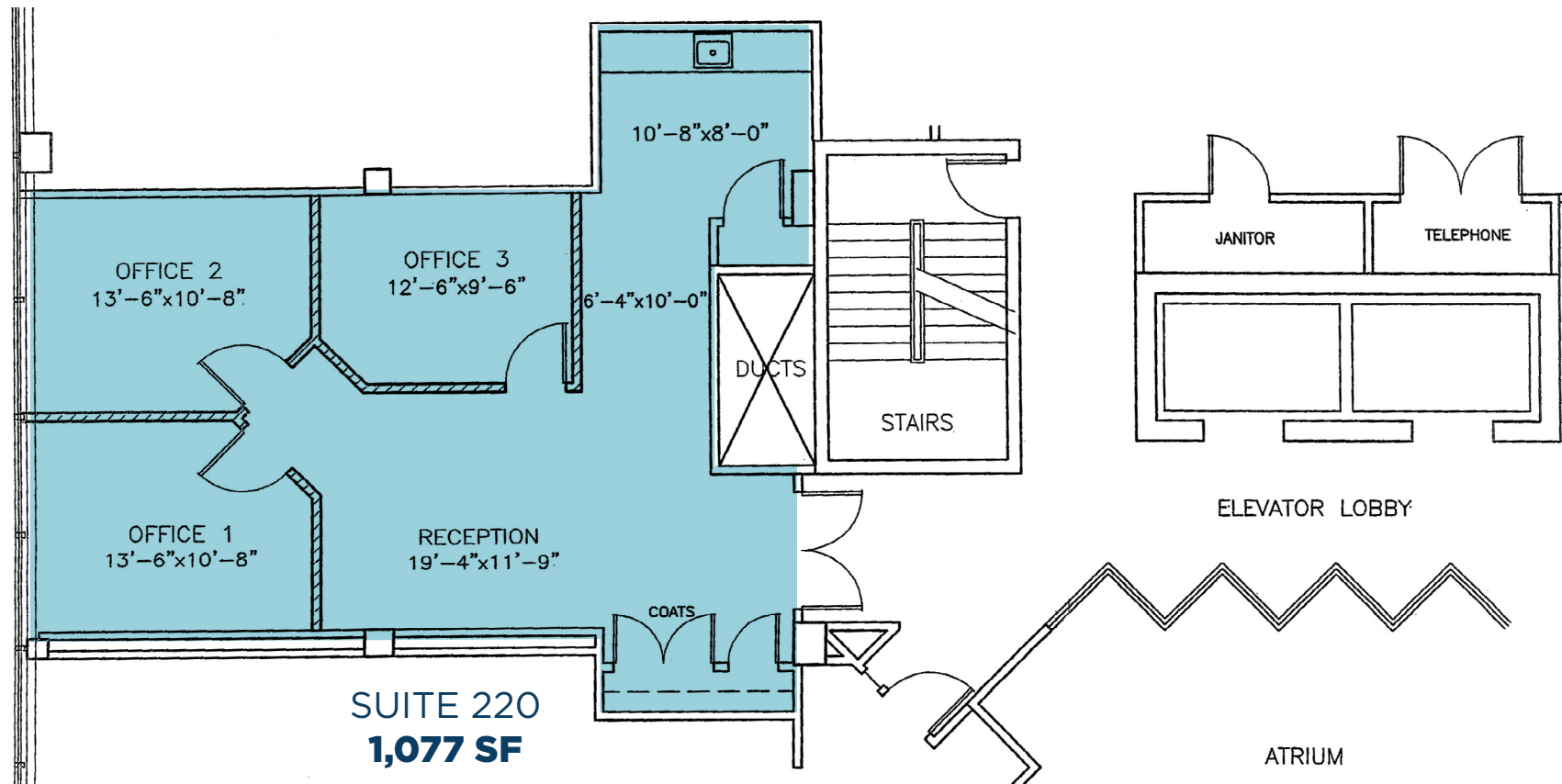
SUITE 140
1,084 SF

SUITE 130
4,055 SF



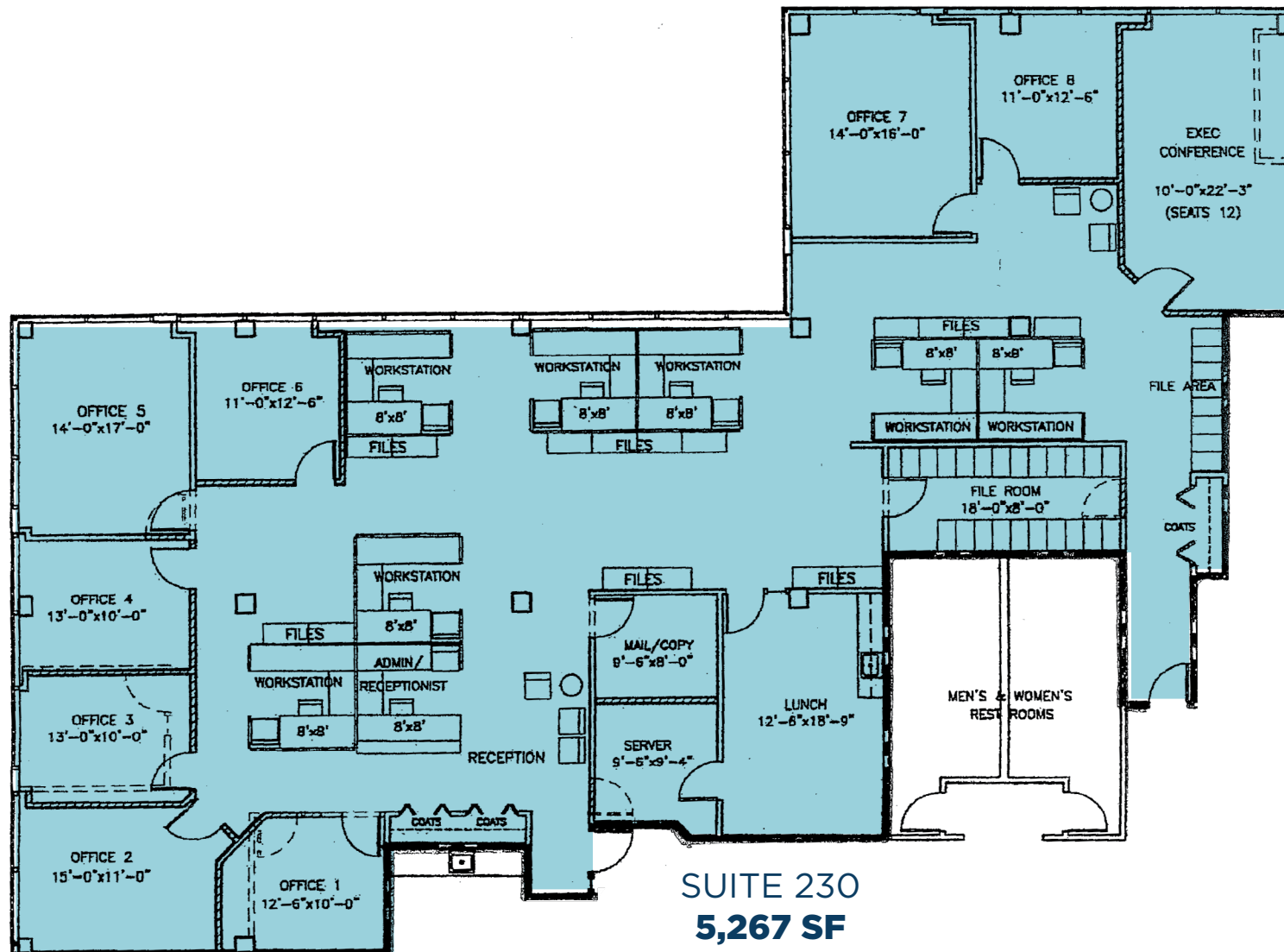
SECOND FLOOR

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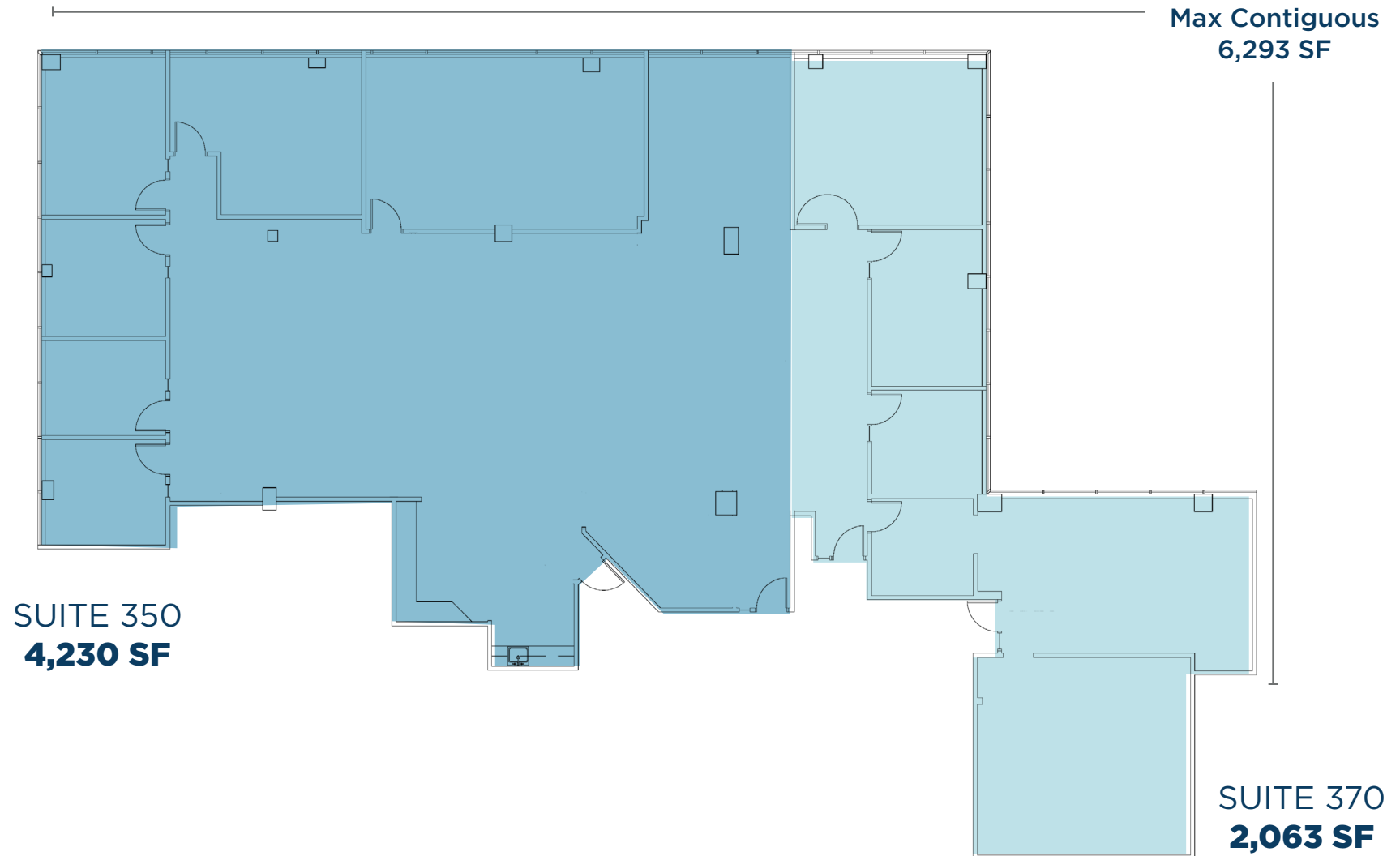
SECOND FLOOR

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THIRD FLOOR

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**Proposed Plan*





INTERSTATE
480

150,616 ADT

90,561 ADT

14,054 ADT

INTERSTATE
480

164,984 ADT

INTERSTATE
77

Patriots Village
Mixed-Use Development

COURTYARD
BY MARRIOTT
HYATT
PLACE
Residence Inn
BY MARRIOTT
Hampton
Inn

HOME2
SUITES BY MARRIOTT

Cleveland Clinic
Family Health Center
Independence

SPRINGHILL
SUITES
BY MARRIOTT

KENT STATE
UNIVERSITY
College of Podiatric Medicine

TOPGOLF

Rockside Corners
FedEx Office
Aladdin's eatery
Starbucks
Potbelly
Wendy's
Soyuz
Zoup!
at&t
BANK OF AMERICA

Cleveland Clinic
Courts

Yours Truly
Malloy's
CHOCOLATES
LockKeepers

27,785 ADT

Rockside Bluffs
Mixed-Use Development

HONDROS
60,000 sq. ft. of business

103,359 ADT

OUTBACK
STEAKHOUSE

CANDLEWOOD
SUITES
Holiday Inn

Bob Evans
Denny's

Red Roof
Inn

DoubleTree
by Hilton

Shula's
STEAK & SPORTS

LA QUINTA
BY HILTON

Comfort

Red Robin
LOBSTER & STEAK

CHASE

Wells Fargo

PNC

drug mart

NTE
NORTH TRUST ESTATE

Liberty Commons
KeyBank
MELT
one # grilled

Tanaka
DiBella's
Old Fashioned
Submarines

naf.naf
HOUSE OF NATURAL BUTTER

Metro Center
6500 Rockside Road

21

9,411 ADT

CANAL RD
9,986 ADT

VALLEY
FORD TRUCK & R.V.
Ford

QUAKER
STEAK & LUBE
OAK BARREL
CINEMARK



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CONNOR REDMAN

Vice President

credman@crescorealestate.com

+1 216 252 1493

KIRSTEN PARATORE

Senior Associate

kparatore@crescorealestate.com

+1 216 525 1490

RICO A. PIETRO, SIOR

Principal

rpietro@crescorealestate.com

+1 216 525 1467

ROBBY MARTINELLI

Associate

rmartinelli@crescorealestate.com

+1 216 252 1401

Cushman & Wakefield | CRESCO Real Estate

6100 Rockside Woods Blvd, Suite 200,

Cleveland, OH 44131

crescorealestate.com

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