2ND GENERATION MEDICAL & SURGERY CENTER SPACE AVAILABLE FOR LEASE

ROCKSIDE MEDICAL CENTER

CBRE | **COMMUNITY HEALTHCARE TRUST**

Rockside Medical Center is the **premier medical office** building serving the south-central communities of greater Cleveland. With **unparalleled access** to I-77 and 480, the property affords healthcare providers with **incredible reach** to the surrounding patient populations and an **array of convenience-related amenities** in the immediate area.

Well-capitalized Ownership group experienced in managing medical office assets with the resources to contribute substantial tenant improvement packages

Diverse collection of complementary co-tenants including Crystal Clinic, QC Kinetix (regenerative therapy), Eye Care Partners, Comprehensive Podiatry, and Optima Dermatology

Rare monument signage opportunity along Rockside corridor with potential for building signage and naming rights.

Immediate access to I-77 & I-480 and a short commute to downtown Cleveland and Ohio Turnpike (I-80)

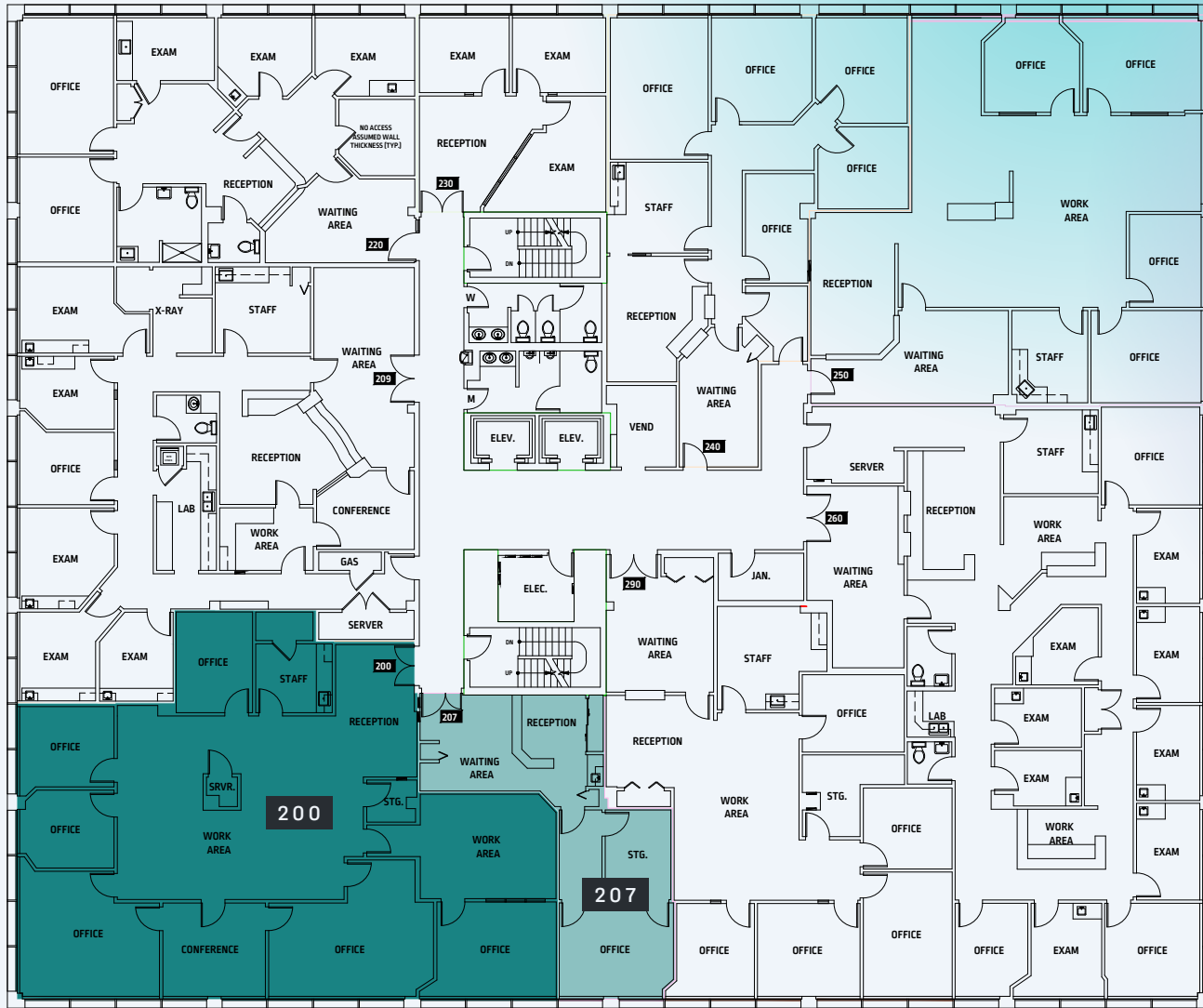Recently renovated common areas and building exterior

Extensive amenities in the immediate area and within walking distance to the property

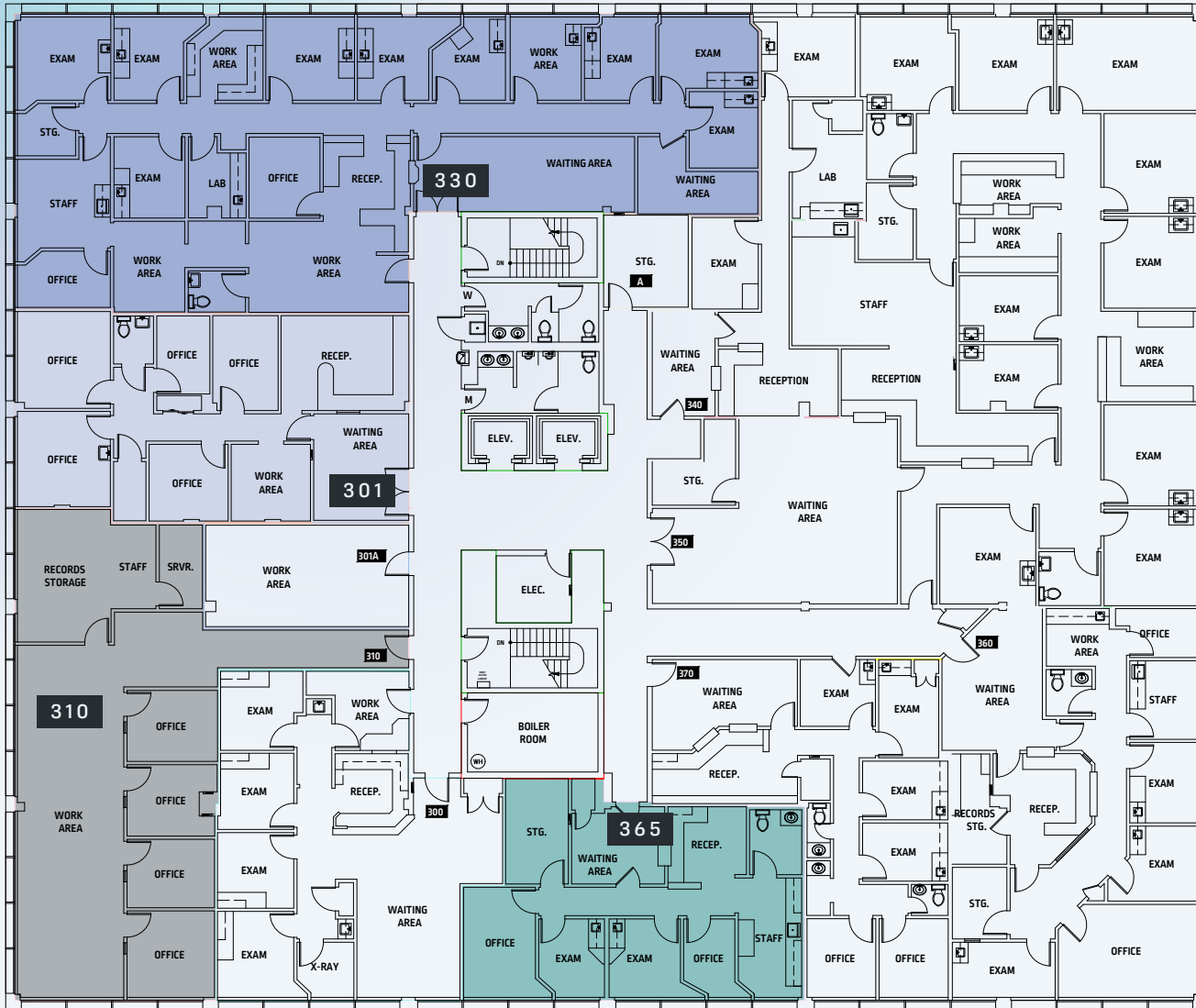ROCKSIDE MEDICAL CENTER

NOMS Healthcare

Crystal Clinic Orthopaedic Center

Corrective Eye Center

Reproductive Gynecology & Infertility

Dr. Ashoo Khanuja - Oral Surgery

6701

SOUTH 6701 ENTRANCE

Floor plan labels:

EXAM · EXAM · WAITING AREA · 103 · EXAM · EXAM · RECEP. · RECORDS STORAGE · OFFICE · WORK AREA · WORK AREA · OFFICE · WORK AREA · SRVR. · EXAM · EXAM · STAFF · DSG. · WORK AREA · EXAM · EXAM · WORK AREA · EXAM · EXAM · X-RAY · WORK AREA · EXAM · EXAM · EXAM · WORK AREA · EXAM · RECEPTION · BLOOD DRAW · TELE. SERVER · OFFICE · WAITING AREA · 100

LOCKER ROOM · OFFICE · WASTE · OFFICE · ELEC. · STAFF · W · W · M · M · LOCKER ROOM · OR STORAGE · RAD PROC. · STORAGE · MECH. · UP · STG. · STERILE SUPPLY · PROCESSING · BIO. HAZ. · PROCESSING · MED. GAS · GENERATOR · M · W · PACU · COMPR. · ELEV. · ELEV. · JAN. · OPERATING ROOM · EQUIP. STG. · OPERATING ROOM · EQUIP. · SUB-STERILE · ELEC. TELE. · ELEV. MECH. · UTILITY · MECHANICAL · STG. · SUB-STERILE · UP · EQUIP. · OFFICE · OPERATING ROOM · READY ROOM · OFFICE · EQUIP. STG. · RECORDS STORAGE · 101 · RECEP. · WAITING AREA · PRE-OP · OFFICE · DN

1ST FLOOR

SUITE 101

12,798 SF

2ND FLOOR

SUITE 200
3,017 SF

SUITE 207
745 SF

3RD FLOOR

SUITE 301
1,496 SF

SUITE 310
1,716 SF

SUITE 330
3,463 SF

SUITE 365
1,223 SF

PERFECTLY
POSITIONED

TOTAL POPULATION	DAYTIME POPULATION	TOTAL HOUSEHOLDS	MEDIAN HH INCOME	TOTAL BUSINESSES	TOTAL EMPLOYEES
52,884	62,922	22,435	$59,630	2,996	48,836

MAJOR OFFICE BUILDINGS

1. Crown Centre 1
   315,000 SF
2. 6200 Oak Tree Blvd
   228,837 SF
3. Crown Centre 2
   226,182 SF
4. Summit 2
   205,592 SF
5. Summit 3
   164,860 SF

HOTELS

1. Comfort Inn
   89 ROOMS
2. Courtyard
   154 ROOMS
3. Ramada
   178 ROOMS
4. Double Tree
   192 ROOMS
5. Embassy Suites
   271 ROOMS
6. Hampton Inn
   115 ROOMS
7. Holiday Inn
   260 ROOMS
8. Home2 Suites
   105 ROOMS
9. Hyatt Place
   127 ROOMS
10. LaQuinta
    100 ROOMS
11. Red Roof Inn
    108 ROOMS
12. Residence Inn
    118 ROOMS
13. Springhill Suites
    121 ROOMS
14. Candlewood Suites
    91 ROOMS

MAJOR EMPLOYERS

1. MetroHealth
   1,200 EMPLOYEES
2. Weltman Weinberg & Reis
   1,000 EMPLOYEES
3. Safeguard Properties
   1,000 EMPLOYEES
4. Sirva
   600 EMPLOYEES
5. Koinonia Homes
   500 EMPLOYEES

IDEALLY SITUATED

CENTRAL LOCATION CAPTURES
REGIONAL PATIENT POPULATION
WITHIN 15 MINUTE DRIVE TIME
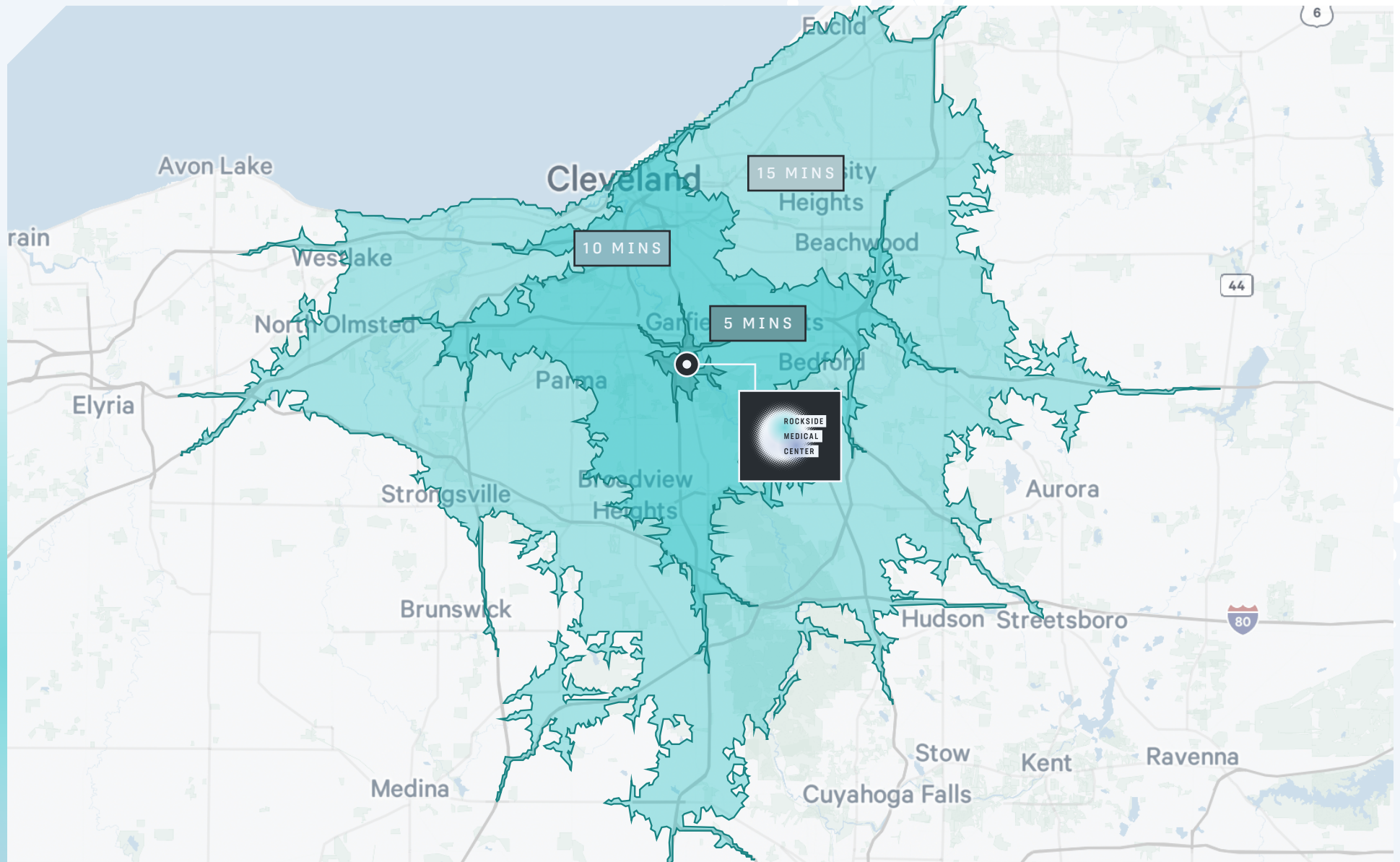
ROCKSIDE

MEDICAL

CENTER

Community Healthcare Trust Incorporated is a self-managed, fully-integrated healthcare real estate company that acquires, owns or finances real estate properties that are leased to hospitals, doctors, healthcare systems or other healthcare service providers located in geographic areas primarily outside of urban centers.

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