

SUMMIT 1 - 4700 ROCKSIDE ROAD | INDEPENDENCE, OH 44131

# SUMMIT

OFFICE PARK

FOR LEASE



**CBRE**

# PROPERTY DETAILS

- Office building, 6 stories totaling 115,896 RSF
- Floor sizes range from 19,500 RSF to 21,000 RSF
- There is ample free surface parking located adjacent to the Building and covered/ reserved parking is available for a monthly fee
- Additional area amenities located along Rockside Road include multiple restaurants, hotels, retail stores, convenience stores and banking
- Central location with easy access to major highways including I-77 and I-480. Perfect location for travel to downtown Cleveland, Akron and Hopkins International Airport



**SUMMIT OFFICE PARK OFFERS AMENITIES TO ALL TENANTS INCLUDING CONFERENCE ROOMS, 50-SEAT TIERED AMPHITHEATER, FITNESS CENTER WITH LOCKER ROOMS/SHOWERS/SAUNA, A CAFE WITH EAT-IN & TAKE-OUT SERVICE FOR BREAKFAST AND LUNCH, AND UNDERGROUND OR COVERED PARKING**

SUMMIT OFFICE PARK IS CENTRALLY LOCATED AT I-77 AND ROCKSIDE ROAD IN INDEPENDENCE, OHIO. SITTING UP ON A HILLSIDE, MANY SUITES OFFER TREMENDOUS VIEWS OF THE CITY. THIS PROPERTY ALSO ENCOMPASSES THE PERFECT RATIO OF OFFICE, CONFERENCE ROOMS, VARIOUS OTHER AMENITIES, AND OPEN SPACE WHICH ACCOMMODATES LOTS OF PEOPLE; MANAGED BY NATIONAL-CLASS OWNERSHIP.



<b>ADDRESS</b>	4700 Rockside Road Independence, Ohio 44131
<b>LOCATION</b>	Summit Office Park, located adjacent to I-77 and Rockside Road in Independence, OH
<b>TOTAL SF</b>	115,896 RSF
<b>NUMBER OF FLOORS</b>	Six (6)
<b>TYPICAL FLOOR SIZE</b>	Approximately 19,500 RSF to 21,000 RSF
<b>AVAILABILITY</b>	Suites ranging in size from 700 RSF to 10,500 RSF (Full Floor)
<b>RENTAL RATE</b>	\$14.00 to \$16.00 per RSF
<b>ELECTRICITY</b>	Electric usage for base plugs and lights
<b>BUILDING FACTOR</b>	13% multi-tenant floor factor
<b>JANITORIAL</b>	Five (5) nights per week, excluding legal holidays
<b>AMENITIES</b>	Summit Office Park amenities include conference rooms, 50-seat tiered amphitheater, fitness center and a cafe with eat-in and take-out service for breakfast and lunch. Additional amenities are located along Rockside Road within minutes of the building.
<b>PARKING</b>	There is ample free surface parking located adjacent to the building, Reserved garage parking is available for a monthly fee.

# PROPERTY AMENITIES



- A 50-seat tiered amphitheater located in Summit 3
- Building conference rooms throughout the complex
- There is ample free surface parking located adjacent to the Building and covered/reserved parking is available for a monthly fee
- Summit 2 offers a cafe with eat-in and carry-out dining for breakfast and lunch
- Fitness center with locker rooms/showers/sauna located in Summit 3
- Summit 2 and 3 offer a courtyard sitting area between the two buildings



# TYPICAL FLOOR PLAN





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