

SUMMIT 2 - 2 SUMMIT PARK DRIVE | INDEPENDENCE, OH 44131

SUMMIT

OFFICE PARK



VIDEO TOUR
SUITE 425

FOR LEASE

CBRE



PROPERTY DETAILS

- Office building, 6 stories totaling 135,999 RSF
- Floor sizes range from 21,500 RSF to 24,50 RSF
- Summit Office Park offers amenities to all tenants including conference rooms, 50-seat tiered amphitheater, fitness center with locker rooms/showers/sauna, and a cafe with eat-in & take-out service for breakfast and lunch
- 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

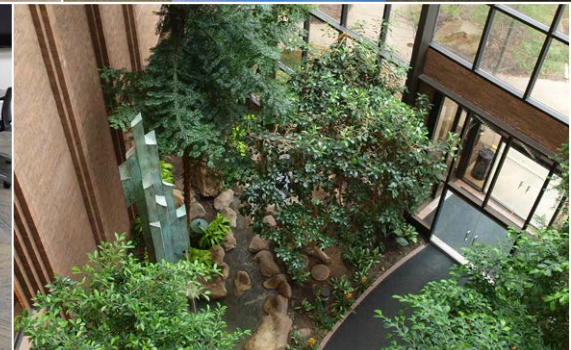
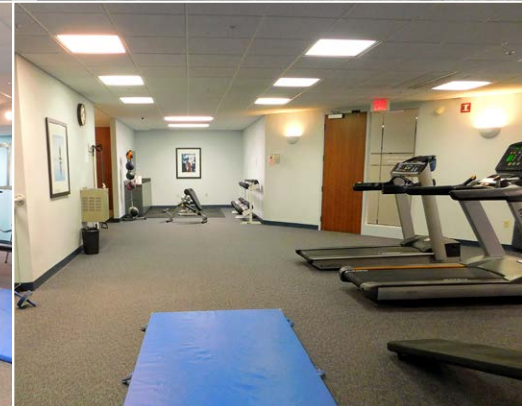


ADDRESS	2 Summit Park Drive Independence, Ohio 44131
LOCATION	Summit Office Park, located adjacent to I-77 and Rockside Road in Independence, OH
TOTAL SF	135,999 RSF
NUMBER OF FLOORS	Six(6)
TYPICAL FLOOR SIZE	Approximately 21,500 RSF to 24,500 RSF
AVAILABILITY	30,000 RSF. Suite 425 - 10,839 RSF; Largest Contiguous Suite.
RENTAL RATE	\$17.00 to \$19.00 per RSF
ELECTRICITY	Electric usage for base plugs and lights
BUILDING FACTOR	13% multi-tenant floor factor
JANITORIAL	Five(5) nights per week, excluding legal holidays
AMENITIES	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.
PARKING	There is ample free surface parking located adjacent to the building, Reserved garage parking is available for a monthly fee.

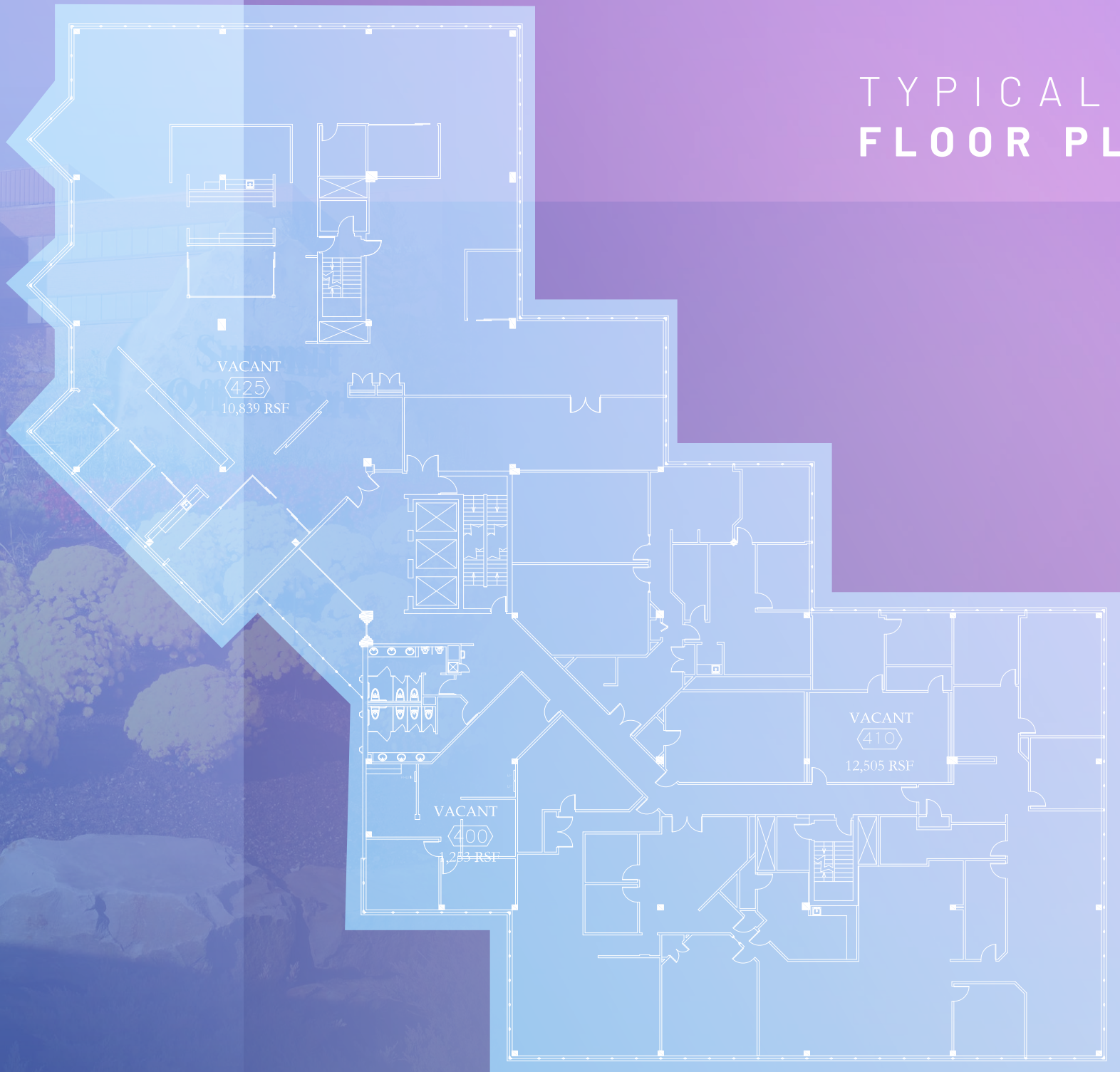
PROPERTY AMENITIES

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

- 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



SUMMIT
OFFICE PARK

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