

FOR SUBLEASE

6111 OAK TREE BLVD. INDEPENDENCE, OH 44131

**EXECUTE A FULL-FLOOR DEAL BY JULY 4TH, 2023 &
RECEIVE FULL 6% COMMISSION TO PROCURING BROKER**



PLEASE CONTACT:

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CBRE

6111 OAK TREE BLVD.

INDEPENDENCE, OH 44131

16,055 SF AVAILABLE FOR SUBLEASE IN THE ROCKSIDE CORRIDOR

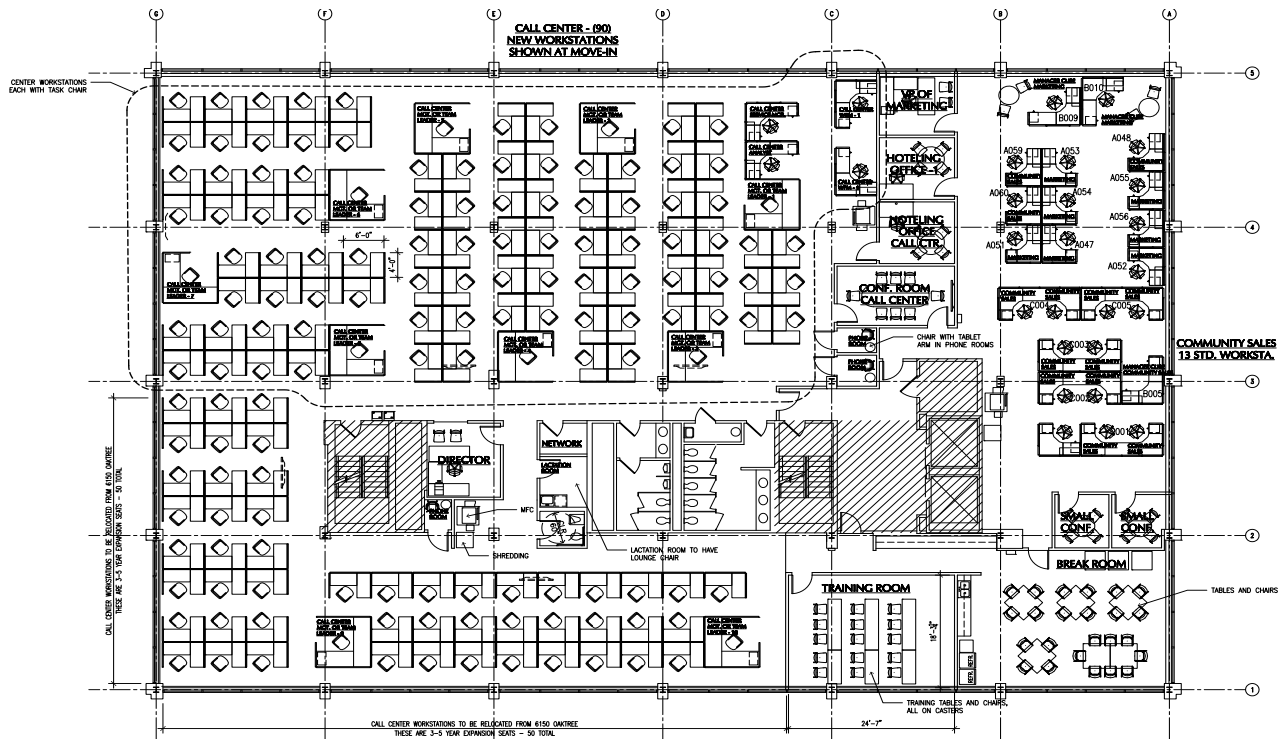
SUITE 400

- Lease Expires December 1, 2029
- Rental Rate is \$12.00/sf
- Entire 4th Floor
- Very Lightly Lived In
- Furniture Available
- Suite Available Immediately

LOCATION INFORMATION

- Located just off I-77 at the Rockside Road exit.
- Close Proximity to Downtown Cleveland and Akron.
- Convenient to Cleveland Hopkins International Airport.
- Minutes from Restaurants, Hotels, Banks and more.

SUITE 400 FLOOR PLAN



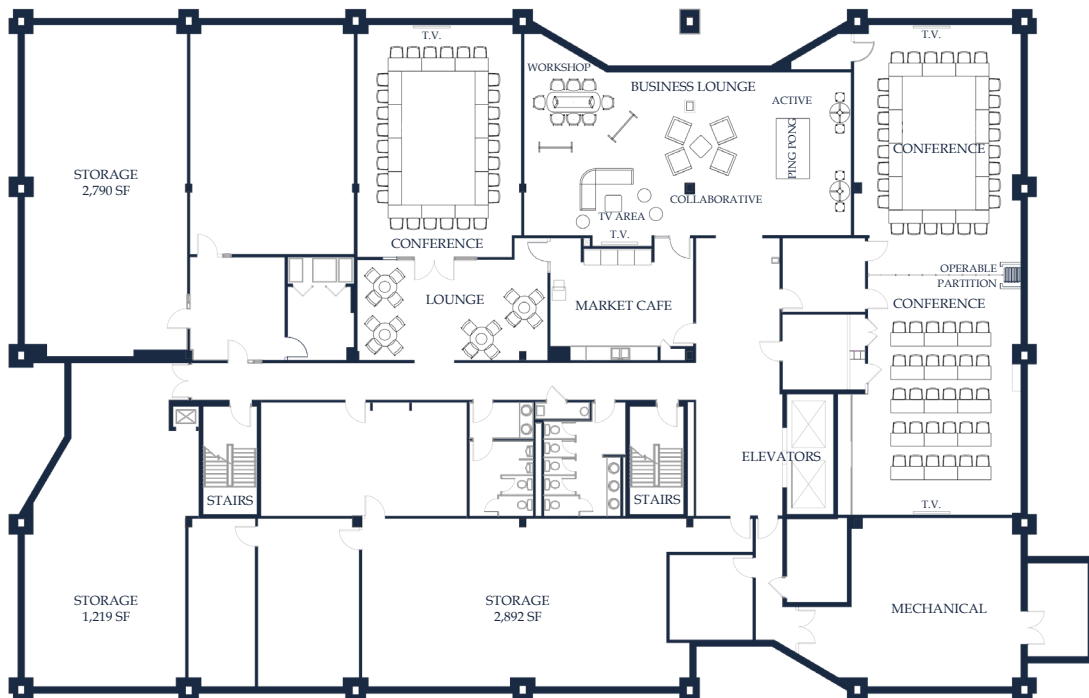
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BUILDING AMENITIES

- New Market Cafe stocked with fresh prepared food from Aramark.
- Three brand new conference rooms with new technology & furniture.
- A new business lounge with flat screen TV, modern furniture, collaboration area, ping pong table & WiFi.
- Renovated building lobby with new furniture.



LOWER LEVEL AMENITIES FLOOR PLAN



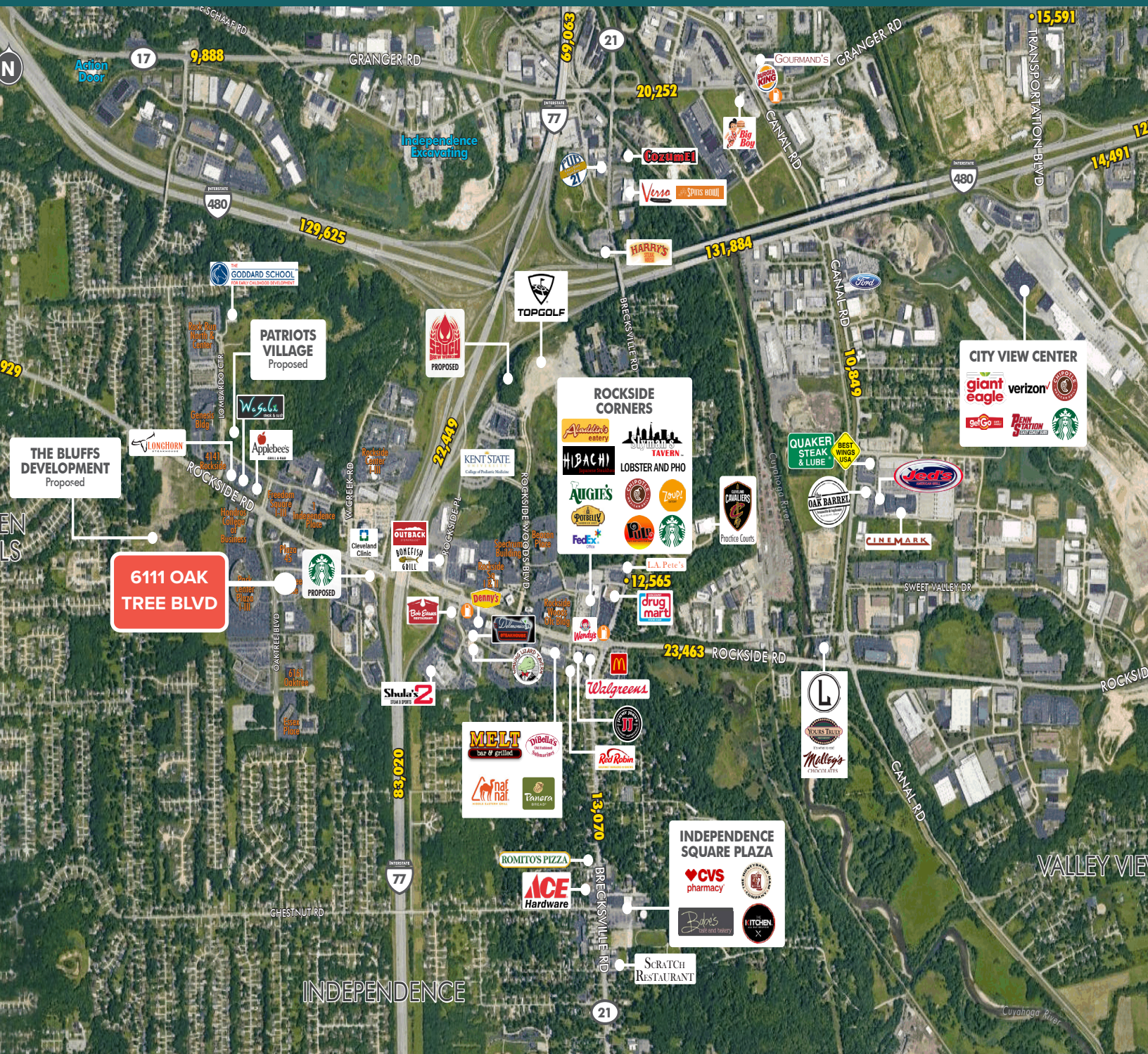
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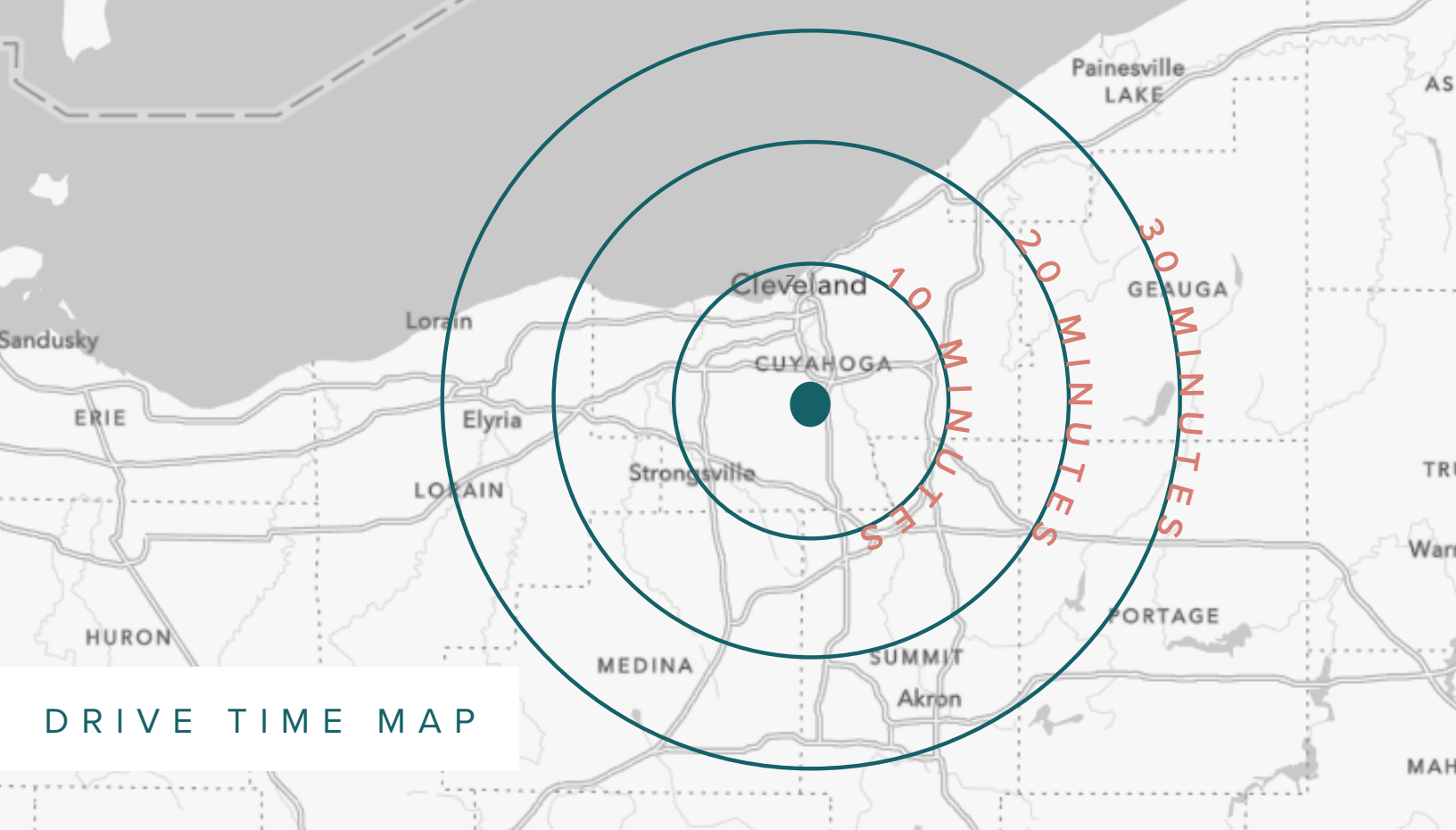
SUITE 400 - ENTIRE 4TH FLOOR



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INDEPENDENCE/ROCKSIDE RETAIL TRADE AREA





DRIVE TIME MAP

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