

CROWN CENTRE

5005 ROCKSIDE ROAD
INDEPENDENCE, OHIO 44131



CROWN

CENTRE

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**CUSHMAN &
WAKEFIELD**



CROWN CENTRE

WELCOME TO CROWN CENTRE

5005 ROCKSIDE ROAD
INDEPENDENCE, OHIO

Crown Centre is one of suburban Cleveland's premier business addresses. Located right off the I-77 / Rockside Road interchange, the thirteen-story "crown jewel" of the Rockside Corridor office market combines class, amenities and location to create an offering unmatched for today's businesses.

CLASS

Crown Centre is awe inspiring - inside and out. This exquisite building is a blend of pink granite, glass, and mirrors punctuated with green and gold accents. During the day, this "crown jewel" radiates majestic sapphire blue and a regal gold; while at night, the building's green LED roof lights allow it to stand out like an emerald in the suburban sky. Inside is a breathtaking glass atrium with a six story waterfall encircling a column of pink granite. Two of the six high-speed elevators are encased in glass on the front of the building offering spectacular views of the Rockside Business Corridor.

AMENITIES

Tenants of Crown Centre enjoy some of the best amenities in the market. It is the only suburban office building with security personnel monitoring all entrances and exits outside of normal business hours. Add a free 937 car parking area, planned full-service restaurant, a coffee shop, a full-service salon, fitness center, amphitheater, on-site building manager and it is easy to see that Crown Centre offers a comprehensive set of services unmatched in Cleveland's suburbs.

LOCATION

Crown Centre is perfectly placed. The largest, tallest multi-tenant suburban building in Cleveland is situated 10 minutes directly south of Cleveland, 15 minutes east of Cleveland Hopkins International Airport, 15 minutes west of the Chagrin Boulevard office district and 20-30 minutes north of Akron. Nearby you will find 14 hotels, more than 30 various restaurants and a wide range of shopping opportunities, all adding up to an unparalleled business location.

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CROWN CENTRE

FLOOR PLANS

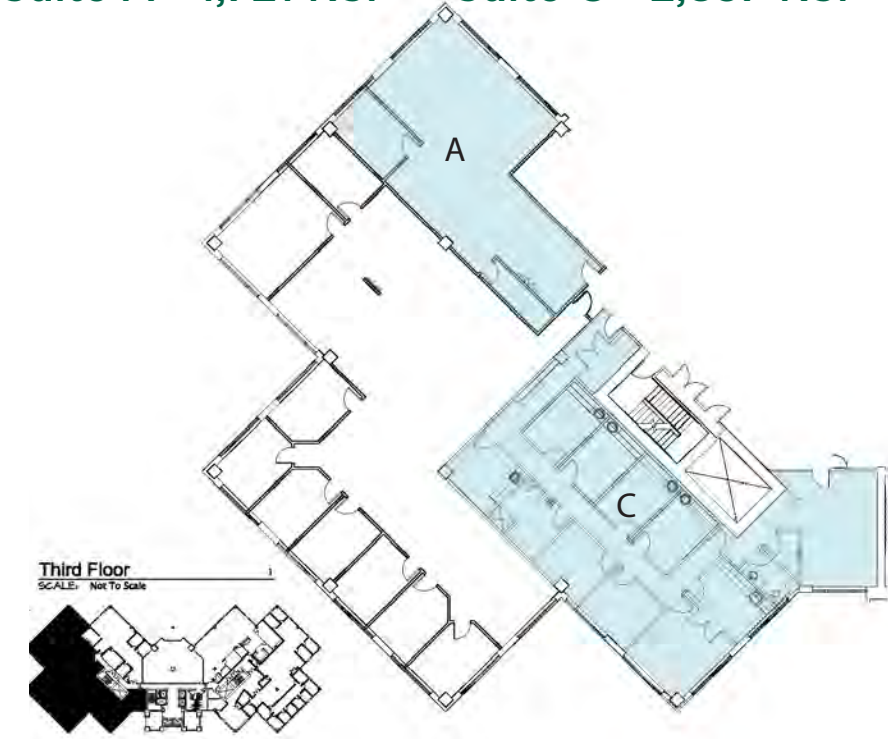
PARTIAL AVAILABILITIES

-  Retail Space
-  Office Space

1st Floor - 9,670 RSF



3rd Floor - Suite A - 1,721 RSF -- Suite C - 2,857 RSF



3rd Floor - 4,238 RSF



12th Floor - 2,515 RSF



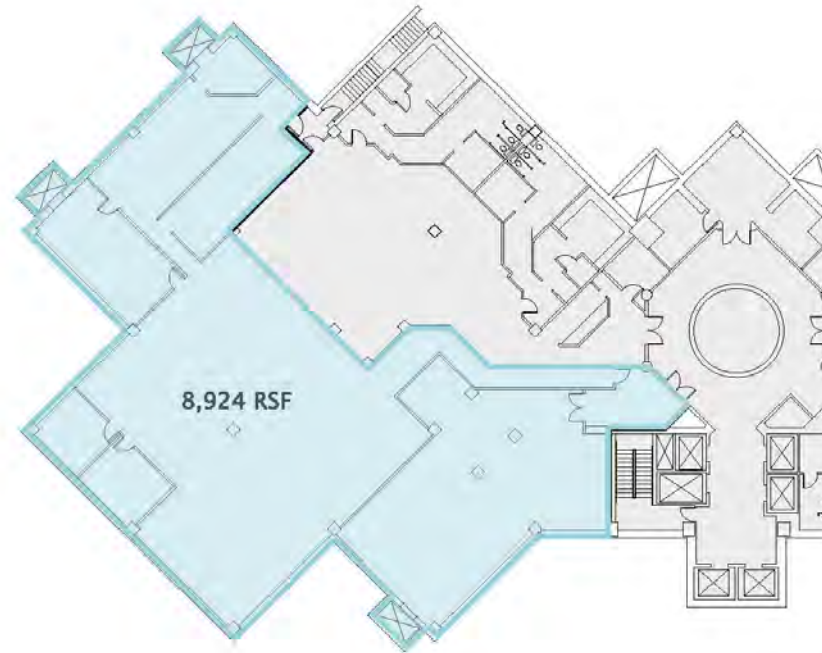
CROWN CENTRE

FLOOR PLANS



Lower Level - 8,924 RSF

Office Space



“Signature Space”

Penthouse (13th Floor) - 16,980 RSF



“Signature Space”
8th Floor - 12,106 RSF



Crown Centre offers a wealth of amenities both on-site and in the area

ON SITE

The Crown Café - A deli / coffee shop serving fresh breakfast, lunch and early evening menus. They also offer limited personal care items and newspapers

Fitness Center - A facility for tenants which includes weight stations, nautilus equipment, lockers, showers and saunas

Goodfella's - A full-service hair salon for men and women with manicure services

Amphitheater / Conference Center - 54-seat amphitheater and conference facilities available free to all tenants on first-come, first-serve basis

On-Site building manager

Free - 937 Car Parking Area

THE AREA

Hotels - An assortment of hotels is available with lodging choices

Restaurants - Dozens of additional restaurants can be found in the Rockside business corridor

The Cleveland Clinic - The renowned Cleveland Clinic is located next door to Crown Centre

Cuyahoga Valley - Located just down the road, the Cuyahoga Valley National Recreation Area offers access to biking, hiking and skiing

Crown Centre is conveniently located at the NW corner of Rockside Road & I-77 in Independence, Ohio



FROM DOWNTOWN CLEVELAND & NORTH

Take I-77 South towards Akron. Take the Rockside Road exit - Exit 155 toward Independence / Seven Hills. Turn Right onto Rockside Road. Crown Centre is the first driveway on the right hand side.

FROM CLEVELAND HOPKINS AIRPORT & WEST

Take I-480 East towards Youngstown. Take the I-77 South exit - Exit 20A toward Akron. Take the Rockside Road exit toward Independence / Seven Hills. Turn right onto Rockside Road. Crown Centre is the first driveway on the right hand side.

FROM AKRON & SOUTH

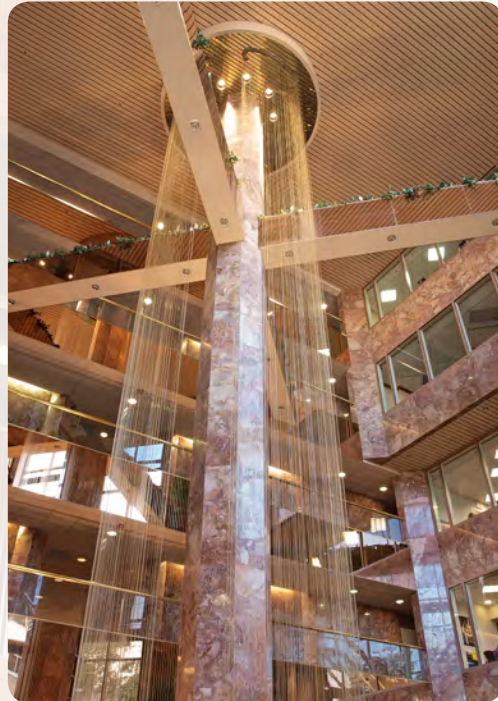
Take I-77 North towards Cleveland. Take the Rockside Road exit - Exit 155 toward Independence / Seven Hills. Turn left onto Rockside Road. Crown Centre is on the right hand side after passing under I-77.

FROM CHAGRIN BOULEVARD & EAST

Take I-480 West towards Cleveland / Toledo. Take the I-77 South exit - Exit 20B toward Akron. Take the Rockside Road exit toward Independence / Seven Hills. Turn right onto Rockside Road. Crown Centre is the first driveway on the right hand side.



gallery



CROWN CENTRE

Nearby Restaurants



- | | | |
|-------------------------------|------------------------------|--------------------------|
| 1. Longhorn Steakhouse | 11. Shula's 2 Steak & Sports | 21. Quaker Steak & Lube |
| 2. Wasabi Japanese Steakhouse | 12. Zoup | 22. Jimmy John's |
| 3. Applebee's | 13. Melt Bar & Grilled | 23. Panera Bread |
| 4. Harry's Steakhouse | 14. Wendy's | 24. DiBella's Subs |
| 5. Bob Evans | 15. Aladdin's Eatery | 25. Thai Gourmet |
| 6. Bonefish Grill | 16. Red Robin | 26. LA Pete's |
| 7. Outback Steakhouse | 17. Chipotle | 27. Cozumel |
| 8. Delmonico's | 18. McDonald's | 28. Augie's Pizza |
| 9. Denny's | 19. Yours Truly | 29. Panini's Bar & Grill |
| 10. Winking Lizard | 20. Lockkeeper's | 30. Slyman's Tavern |

| | |
|-------------------------------|--|
| Address: | 5005 Rockside Road Independence, Ohio |
| Year Built: | 1990 / Common areas renovated in 2012 |
| Rentable Area: | 300,000 gross square feet 253,115 net rentable square feet |
| Method of Measurement: | BOMA Usable Square Feet with modified 15% multi-tenant; 10% half-floor; 5% full floor add-on factors. |
| Rental Rate: | \$22.00 - \$25.00 per rentable square foot full service |
| Number of Floors: | Thirteen (13) floors plus Lower Level |
| Elevators: | Six (6) high-speed passenger elevators, one of which doubles for freight. |
| Tenant Improvements: | Negotiable; dependent on tenant needs and lease term. |
| Electricity: | Tenants are separately metered and billed for electricity consumed through lights and outlets. |
| Security: | Only suburban building with a nightly and weekend manned security station with sixteen (16) television cameras maintaining surveillance of all common areas, entrances and exits. Key card entry system for after-hours access.. |
| HVAC: | Heating, ventilating and air conditioning is included in the rental rate. Hours of operation are from 6:30 a.m. to 6:30 p.m., Monday through Friday; 7:00 a.m. to 1:00 p.m. Saturday. After-hours HVAC is available at \$45.00 per hour. Cooling system is a 700-ton central state-of-the-art Trane VAV (variable air volume) and heating is provided through a hot water fin tube perimeter system. |
| Operating Expenses: | Tenant will be responsible for the increase in operating expenses, taxes and insurance over a base year. |
| Parking: | Approximately 503 surface parking spaces plus 353 covered parking spaces under deck surround the building and are available free of charge. 81 additional spaces are set aside for restaurant use. Limited reserved covered parking spaces are available at \$55 per month per space. |

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|---------------------|---|
| Amenities: | Closest building to I-77 and Rockside Road interchange at Independence, Ohio |
| | Crown Café, a deli/coffee shop in the main lobby is open to serve a fresh breakfast, luncheon and evening menus plus limited personal care items and newspapers. |
| | 54-seat amphitheater/conference center available free to all tenants on a first come, first serve basis. |
| | A fitness center, located on the Lower Level includes weight stations, work out machines, lockers, showers and saunas. The facility is open to tenants from 6:30 a.m. to 9:00 p.m. Monday through Friday; and 10:00 a.m. to 3:00 p.m. on Saturday. Tenants wishing to use the fitness facility pay \$50 per year plus \$25 per access card. There is no monthly charge. |
| | Goodfella's, a full service hair salon for men and women with manicure services is open in the Lower Level. |
| | On-site building management and maintenance personnel are located in the building office on the First Floor. |
| | Five foot window modules |
| | Inexpensive on site storage facilities offered in Lower Level. |
| | Largest single suburban building - helping tenants to grow in place without major relocation or confusion. |
| Life Safety: | Generator powered emergency lighting system |
| | Accessible for physically, visually and hearing impaired individuals |
| | Elevator recall |
| | Fully sprinklered with flow, pressure and valve tamper alarms; Class I standpipes powered by electric fire pump with diesel backup. |
| | Emergency public address system throughout with microphones in common areas of each floor. |
| | Smoke and fire alarms in ceilings and return air ducts |
| | Central station monitoring of systems |
| | Three smoke proof and pressurized stair towers, two with direct exterior exits. |
| | No asbestos or PCBs used in construction. |

CLEVELAND METROPARKS

PLAYHOUSE SQUARE

CONFERENCE AVAILABILITY



STARBUCKS



ROCK & ROLL HALL OF FAME



LOCKKEEPERS
ITALIAN • STEAKS • SEAFOOD
EST. 1992



WINKING LIZARD
LOCKKEEPERS
INKING



DELMONICO'S STEAKHOUSE



CUYAHOGA VALLEY SCENIC RAILROAD



MELT
bar & grilled

MELT BAR & GRILLED

Work. Play. Live.

Cleveland's Rockside Corridor offers tenants quick access to downtown Cleveland and nearby amenities.. With an expansive mix of restaurants, shopping and fun, Independence is the best place to work.

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