

F R E E D O M S Q U A R E I

4401 ROCKSIDE ROAD



INDEPENDENCE, OH



FOR INFORMATION CONTACT:

DOUGLAS LEARY

Senior Vice President

+1 216 363 6424

douglas.leary@cbre.com

ROBERT LEIBOLD

Vice President

+1 216 363 6449

robert.leibold@cbre.com

STEVE ROSS

Senior Associate

+1 216 363 6423

steve.ross@cbre.com

CBRE, Inc. | 950 Main Avenue, Suite 200 | Cleveland, Ohio 44113

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CBRE

FREEDOM SQUARE I

FACT SHEET

ADDRESS :: 4401 Rockside Road, Independence, OH 44131

LOCATION :: Freedom Square I is located 1/4 mile west of I-77 at the Rockside Road exit in Independence, Ohio. Conveniently located with an easy 10 minute drive to downtown Cleveland, the eastern and western suburbs, 15 minutes to Cleveland Hopkins International Airport, and 20 minutes to Akron.

BUILDING SIZE :: 42,050 SF

FLOOR SIZE :: Four floors of approximately 10,000 RSF per floor

RENTAL RATE :: \$16.50 - \$18.50 RSF

BUILDING

HOURS :: M-F: 7:00 a.m. - 6:30 p.m. Sat: 8:00 a.m. - 1:00 p.m.

ESCALATIONS :: Pass through of increases in operating expenses, taxes and insurance over a base year.

ELEVATORS :: Two passenger elevators

HVAC: Rooftop mounted; split DX cooling system / Carrier air handling unit and two Carrier condensing units. Carrier Moduline VAV boxes.

UTILITIES :: Each tenant suite is separately metered for lights and electrical outlets.

PARKING :: Ample surface parking spaces.

AMENITIES: Shared amenities with Building II & III include full service restaurant, 12 seat executive boardroom, and 44 seat amphitheater in Building II; and 40 seat meeting room in Building III.

www.cbre.com/freedomsquare

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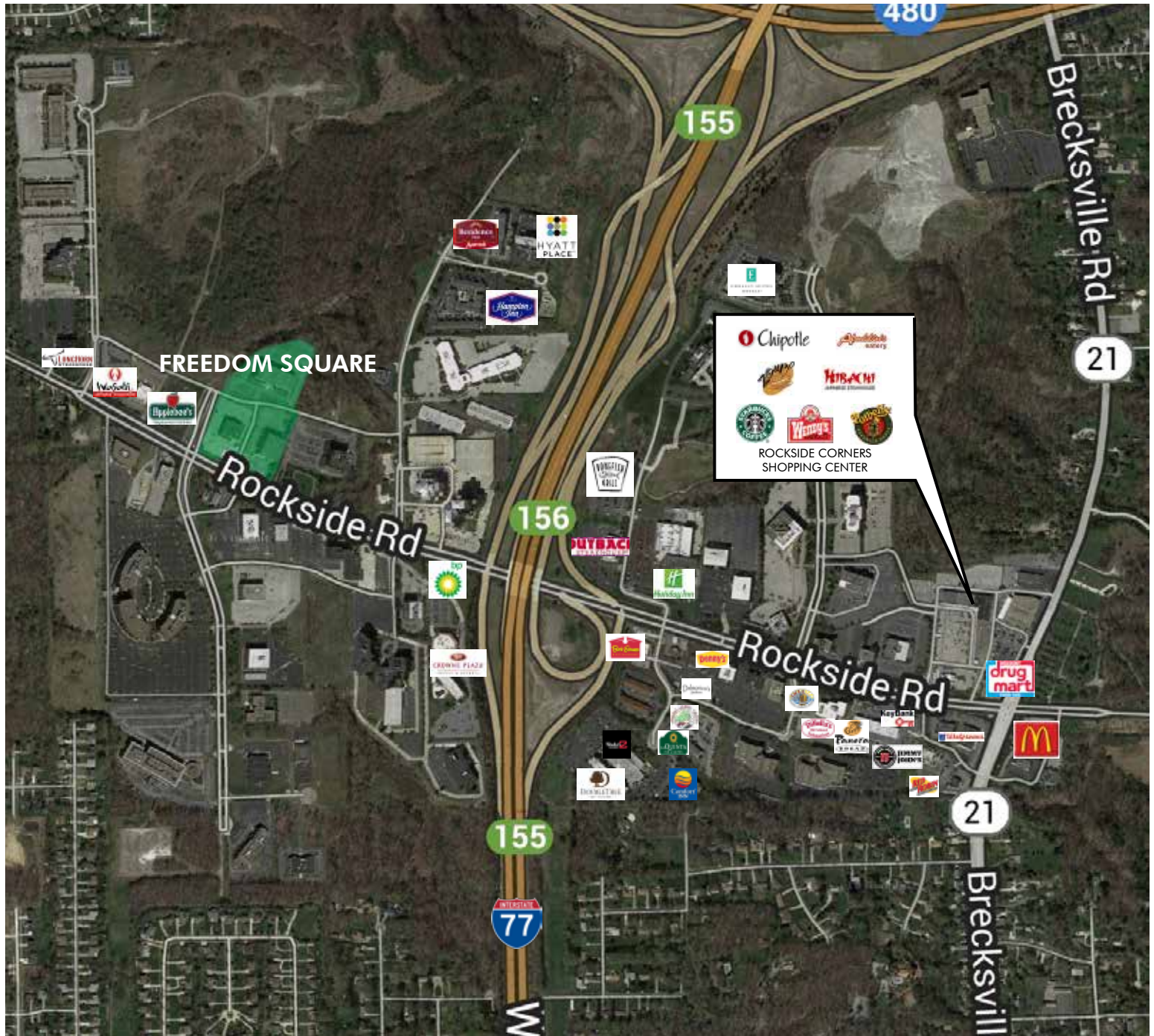
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ACCESS & LOCAL AMENITIES



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