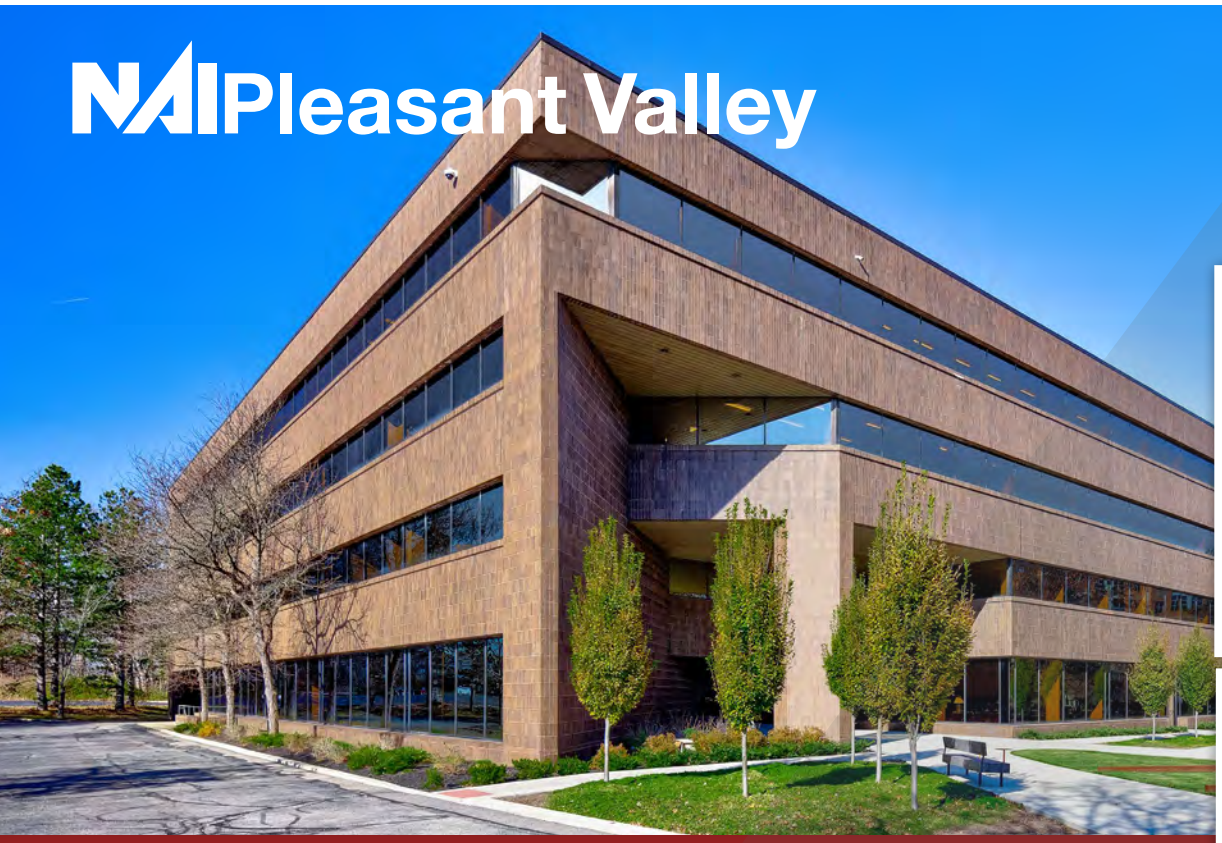
THE SPECTRUM BUILDING

6060 Rockside Woods Blvd., Independence, Ohio

NAI Pleasant Valley

FOR LEASE









4-STORY, 122,000 +/- SF OFFICE BUILDING

Property Features

- Suites available ranging from 1,264 square feet to 3,560 square feet
- Newly expanded and updated conference/training center and fitness center
- Food service in atrium offers wide variety of food and beverages
- Over $2 Million in upgrades recently completed including renovated common areas
- Outdoor greenscape plaza
- Lease Rates: $21.50/SF FSG

Immediate Area Amenities

- Rockside Corners Shopping Center is within walking distance via private drive/walkway
- TopGolf Center is located less than 1/2 mile to the North on Rockside Woods Blvd.
- Rockside Woods Blvd. Roadway has been extended to Brecksville Rd., providing additional access to highway

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PHOTOS

TOUR OF FIRST FLOOR & ATRIUM













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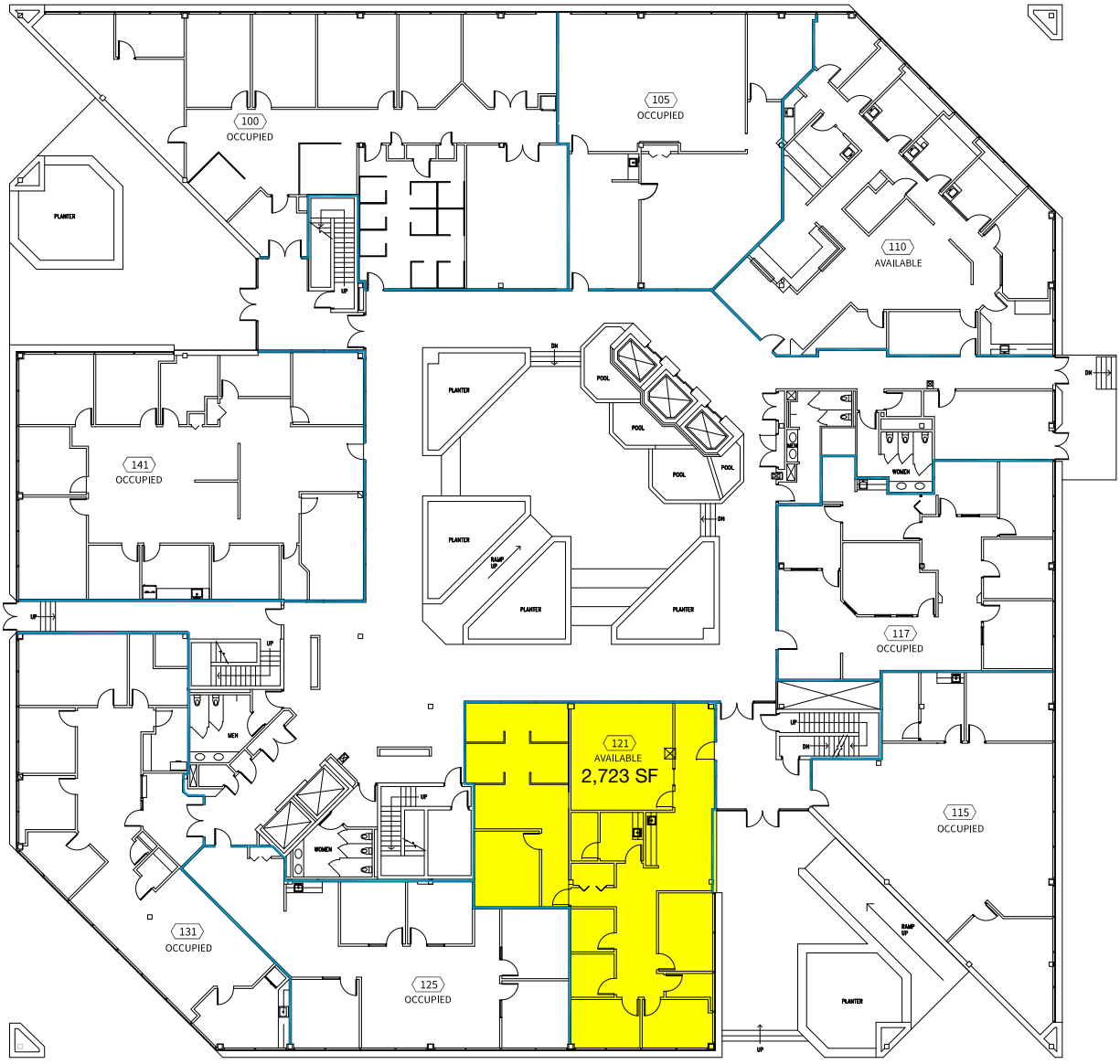
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SUITE #	FLOOR #	AVAILABLE
121	1st floor	2,723 RSF

FLOOR PLAN
1ST FLOOR SPACE



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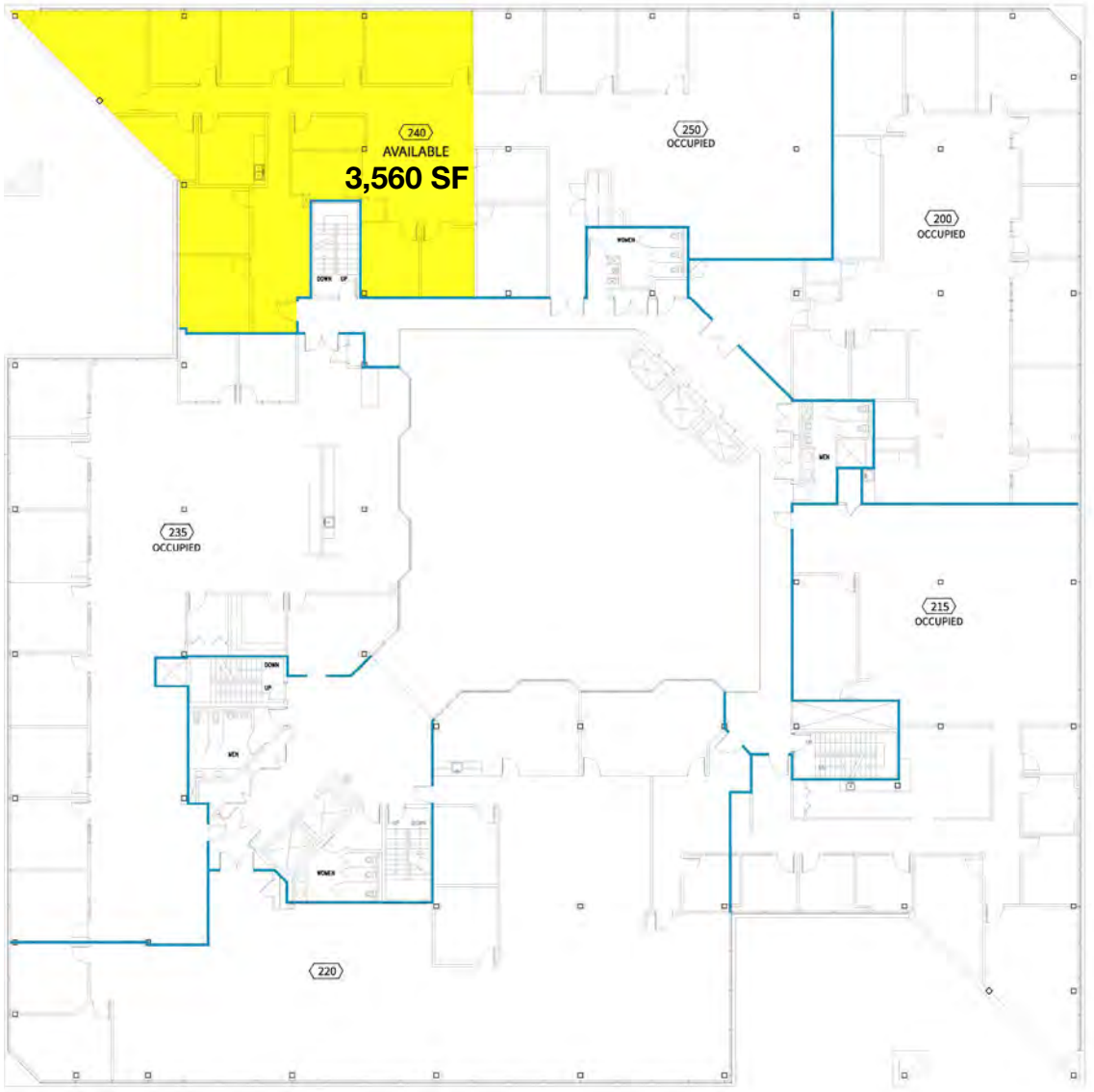
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SUITE #	FLOOR #	AVAILABLE
240	2nd floor	3,560 RSF

FLOOR PLAN
2ND FLOOR SPACE



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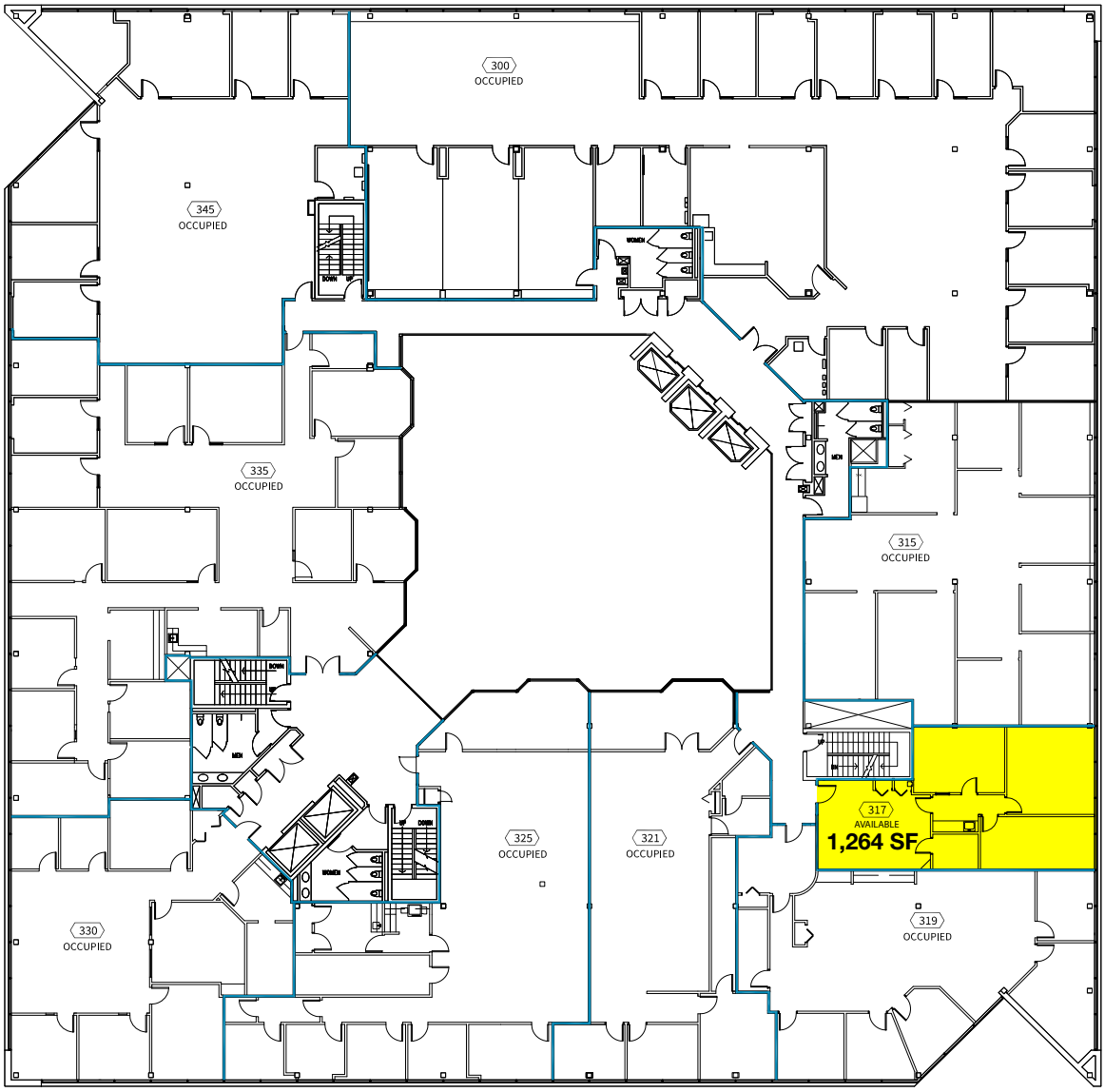
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SUITE #	FLOOR #	AVAILABLE
317	3rd floor	1,264 RSF

FLOOR PLAN
3RD FLOOR SPACE



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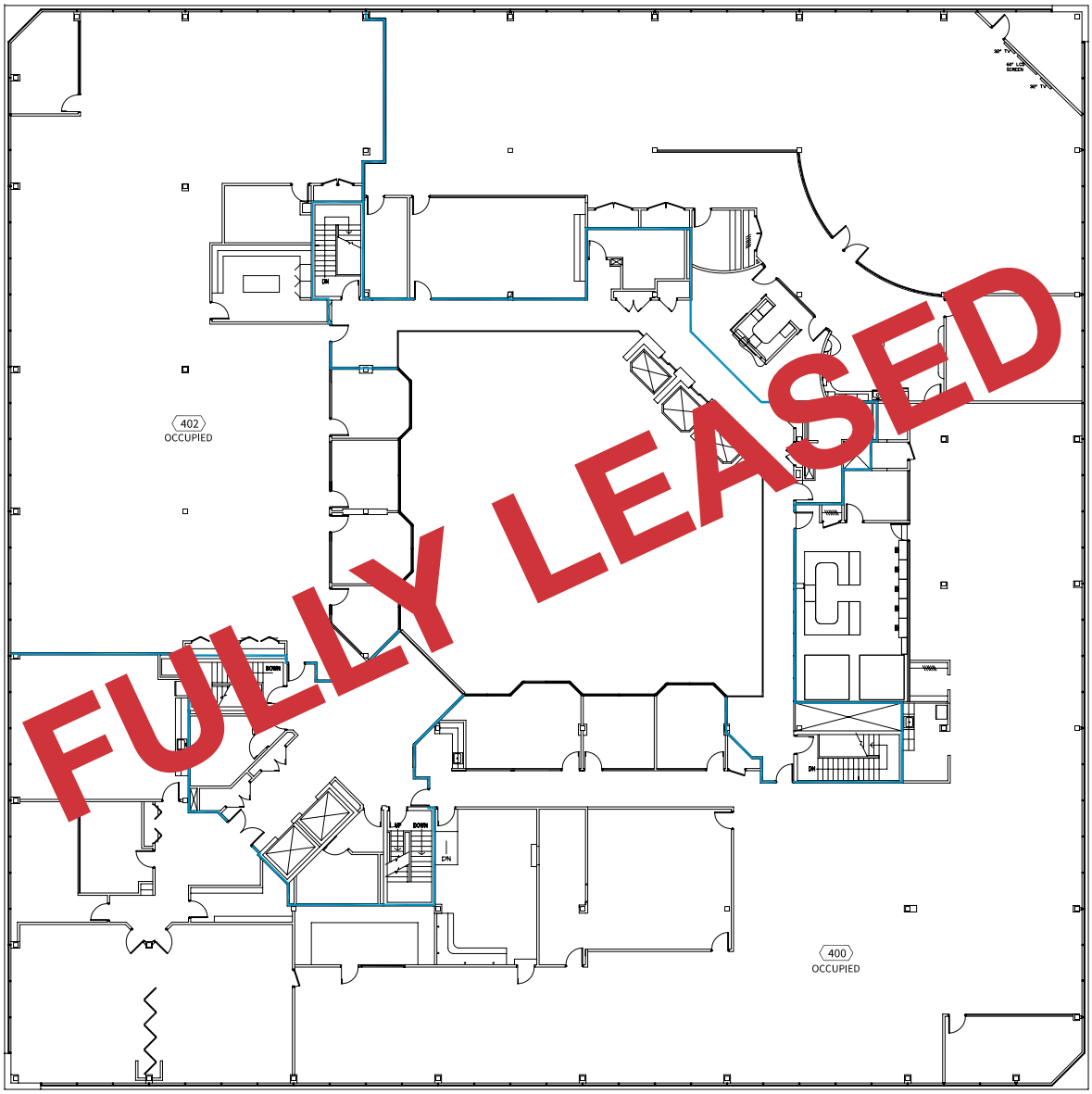
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FLOOR PLAN
4TH FLOOR SPACE



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FLOOR PLAN
LOWER LEVEL



PARTIAL BASEMENT FLOOR PLAN

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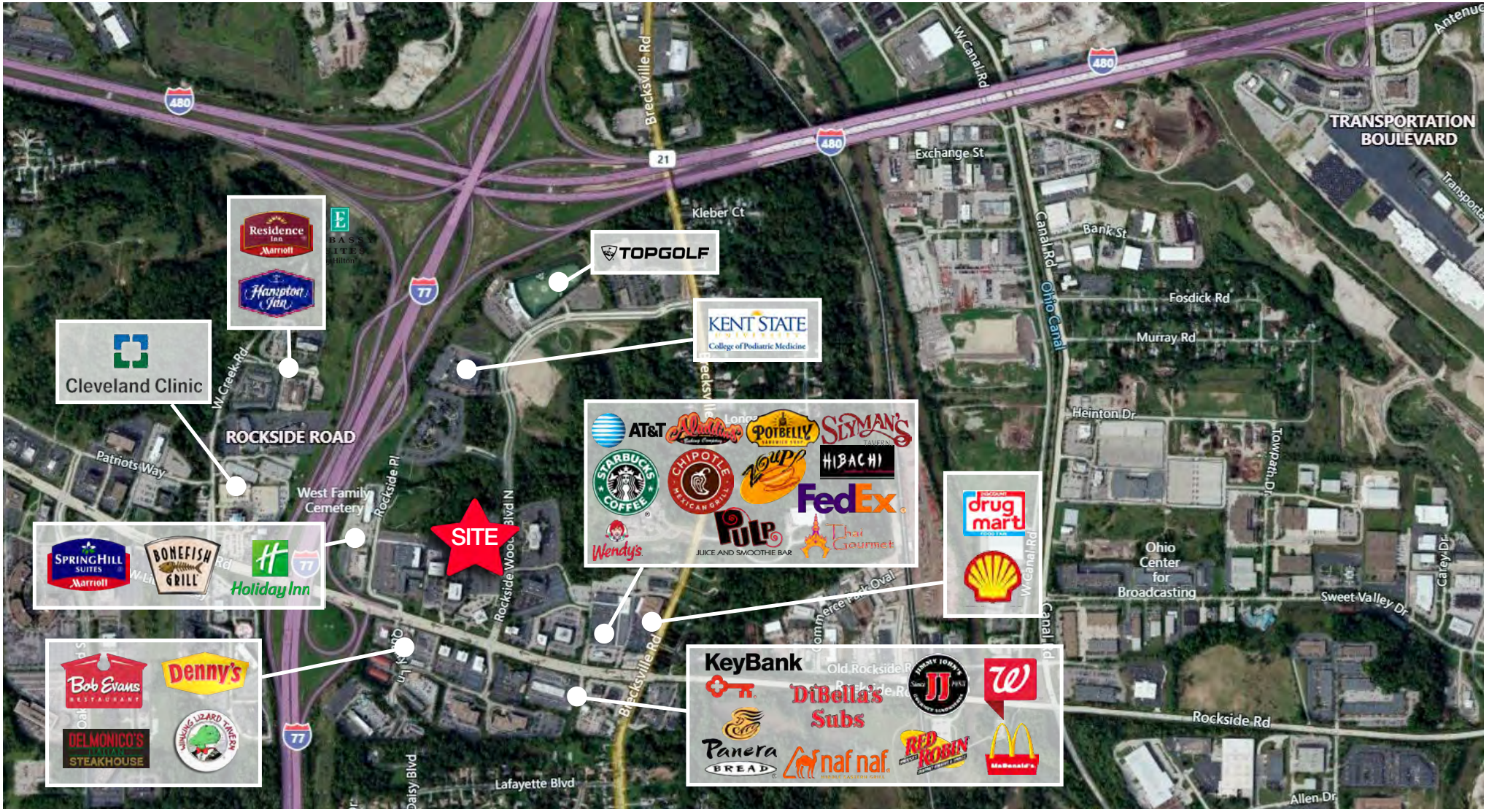
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LOCATION



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FOR LEASE

Property Details

6060 Rockside Woods Blvd N, Independence, OH 44131

AVAILABLE SPACE:	1,264 SF - 3,560 SF
STORIES:	4 Stories
CONSTRUCTION:	Masonry
PARKING:	Abundant On-Site Parking
YEAR BUILT:	1984
HVAC:	Building HVAC Systems Replaced in 2025
LEASE TYPE:	Full Service Gross
LEASE RATE:	$21.50

Amenities

- Food service located in atrium
- Conference room, training centerand fitness center located in lower level
- Walkable amenities located along rockside road corridor

Comments

RECENT BUILDING UPGRADES:

- Newly-Expanded and updated conference room, training center, and fitness center
- Expanded food service in atrium
- Upgraded elevators and new HVAC system
- Renovated common areas including paint and carpet

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