



SPECTRUM BUILDING

6060 ROCKSIDE WOODS BLVD.
INDEPENDENCE, OH 44131

LOCATION: 6060 Rockside Woods Boulevard, Independence, Ohio. With easy access to I-77 and I-480, the building is located north of Rockside Road approximately 1/4 mile east of the I-77/Rockside Road interchange.

BUILDING: A four-story masonry and ribbon glass building containing approximately 121,881 sq. ft. of rentable area. This four-story building contains a recently renovated center building atrium with natural lighting, landscape gardens, display fountain, and glass exposed center elevators providing one of the most attractive and unique work environments in the Rockside Road business corridor.

METHOD OF MEASUREMENT: Modified BOMA Standard. Multi-tenant floor factor = 11.2%.

RENTAL RATE: \$18.50 – \$20.50 per rentable sq. ft.

TYPE OF LEASE: Full-service

TERM: Five (5) years typical.

ESCALATION: Tenant pays its pro-rata share of actual increases in direct operating expenses, real estate taxes and insurance after the base year.

UTILITIES: All are included, except utilities for tenant's in-suite lighting, outlets and equipment, which are sub-metered and invoiced monthly to Tenant at the general commercial rate.

SERVICES: Full-service lease includes heating and air conditioning, five-night-a-week janitorial service, rubbish removal and periodic window washing.

COMMON AREA MAINTENANCE: Maintenance of public areas including corridors, restrooms and lobbies, mechanical and electrical systems, roof, atrium, parking lot, landscaping and snow removal is provided by the Landlord.

SUITE MAINTENANCE: Maintenance of all heating and air-conditioning systems and base building electrical and plumbing systems is provided by the Landlord. Replacement of light bulbs and ballasts is provided and installed by the Landlord at the tenant's expense.

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HVAC: The Spectrum building is equipped with a 250-ton central system cooling plant serving the first through third floors. Air distribution to these three floors is by two main air handlers generating up to 100,000 cfm's based on cooling loads and VFD speeds. Variable air volume boxes are typically provided on a one zone per 600 sf. basis for individual in-suite temperature control. The system is equipped with a fully integrated DDC controls package enabling advanced control and alarming. The entire system is remotely monitored and alarmed by graphic interface located at the Dalad main headquarters. Critical alarms are also monitored 24/7 by the building's third party HVAC service contractor. The fourth floor is served by a fully independent cooling only VFD type rooftop system including four, 25 ton cooling only package units with direct digital controls.

ELEVATORS: Five over-sized elevators—three are center atrium glass enclosed and serve the lower level.

TENANT IMPROVEMENTS: Typically, Tenants are provided with office space on a "turnkey basis" provided by Dalad Construction Company utilizing building standard methods, materials, and finishes. Architectural and Engineering services are also provided at Landlord's expense.

PARKING: Adequate surface parking for tenants and visitors is provided at 3.7 spaces per 1,000 sq. ft. of leased space. Additional shared parking, under the Landlord's control, is available with an adjacent building.

ACCESS: Building hours: Monday through Friday - 7 a.m. to 6 p.m., Saturday - 8 a.m. to 1 p.m. Access is available during non-building hours by security key card access system.

SECURITY: A key card access system is used for after hours entry (24 hours per day/7 days per week).

FIRE PROTECTION: The building is 100% sprinklered.

BUILDING AMENITIES:

- There is a food cart on the first floor offering light breakfasts, hot entrees', sandwiches, salads and hot and cold beverages, etc.
- Conference facilities are located on the lower level with a capacity of 22 seats.
- Fitness facilities and locker rooms are located on the lower level, which are available at no additional charge to all occupants.
- Atrium seating with tables is available for lounging or enjoying meals.

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