



ROCKSIDE CENTER III

5990 WEST CREEK ROAD
INDEPENDENCE, OH 44131

LOCATION: 5990 West Creek Road, Independence, Ohio. With easy access to I-77 and I-480, the building is located north of Rockside Road immediately west of and visible from I-77 interchange.

BUILDING: A two-story building containing approximately 130,000 sq. ft. of rentable area. The building contains a two-story landscaped atrium. Continuous ribbon glass curtainwall system provides tenants with broad flexibility for space planning.

METHOD OF MEASUREMENT: Modified BOMA standard. Multi-tenant floor factor = 10%.

RENTAL RATE: \$17.50 per rentable sq. ft.

TYPE OF LEASE: Full-service, except tenants pay for metered cost of HVAC.

TERM: Five (5) year 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: Tenant pays utilities consumed within the suite (electric for in-suite lights, outlets and AC; and gas for heat), which are sub metered and invoiced monthly to tenant at the general commercial rate.

SERVICES: Full-service lease includes 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 Landlord.

LLOYD D. MAZUR
lmazur@daladgroup.com

JASON LAVER
jlaver@daladgroup.com

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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 are paid for by Tenant, but provided and installed by Lessor.

HVAC: Variable volume, variable temperature system (VVT) with flexible zoning capabilities to accommodate any space layout requirements. System controls are fully automated, Direct Digital type, with remote monitoring and alarming capabilities and on-site graphical interface for maintenance operations.

ELEVATOR: Although ground floor access is available to both floors of the building, there are four (4) elevators in the building.

TENANT IMPROVEMENTS: Typically, tenants are provided with "turnkey" construction provided by Dalad Construction Company utilizing building standard methods, materials and finishes. Architectural and engineering services are provided at Lessor's expense.

PARKING: Abundant surface parking for tenants and visitors is provided at a ratio of 4.5 per 1,000 sq. ft.

ACCESS: Building hours: Monday through Friday - 7 a.m. to 6 p.m. In addition to the atrium, there are separate building entrances adjacent to suite locations.

BUILDING AMENITIES:

- Cafeteria: Full-service deli with seating facilities on the first floor of the atrium offering light breakfast, made-to-order sandwiches, soups, salads and hot and cold beverages.
- Conference Room/Amphitheater: There is a large conference room as well as a 41-seat amphitheater on the first floor, which may be reserved on a first-come basis at no charge.
- Fitness Facility: A Fitness Facility with locker rooms and showers is located on the first floor and is open to all tenants at no charge.

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