



## ROCKSIDE CORNERS SHOPPING CENTER

6901 ROCKSIDE ROAD  
INDEPENDENCE, OH 44131

**LOCATION:** Rockside Corners Shopping Center, 6901 Rockside Road, Independence, Ohio is located 1 mile east of I-77 on the corner of Brecksville Road (S.R. 21).

**SHOPPING CENTER:** An L-shaped building situated on approximately six (6) acres of land containing 52,960 square feet. Building depth is typically 81 feet with column spacing on a 40 foot by 40 foot grid.

**PARKING:** 634 spaces. 12.0 spaces per 1,000 sq. ft.

**ACCESS:** Access to Rockside Corners is available from two drives off of Rockside Road and one additional drive from Brecksville Road.

**SPACE AVAILABLE:** Minimum of 1,215 sq. ft. (15' x 81'); if available, additional space can be increased in 405 sq. ft. increments (5' x 81').

**LEASE TERM:** Five (5) years, with options granted.

**RENTAL RATE:** \$21.00-\$22.00 per sq. ft. on a triple net basis throughout the initial lease term. (Leases excluding percentage rent clause – \$22.00 per sq. ft., triple net).

**PERCENTAGE RENT:** Six percent (6%) of gross sales commencing at the "natural break".

**TRIPLE NET LEASE:** Tenant pays for its pro rata share of real estate taxes, common area maintenance and insurance charges, which are estimated to be \$5.21 per sq. ft.

**LANDLORD CONSTRUCTION:** The Tenant is provided with the typical "vanilla box" which includes a completed storefront, concrete floor ready for floor coverings, demising walls taped and sanded, a dropped acoustical tile ceiling with fluorescent lighting, one partition wall across the width of the store separating the stockroom from the sales area, a lavatory (or lavatories) per code and the HVAC rooftop unit installed

**ROCKSIDE CORNERS SHOPPING CENTER:** Ready for the Tenant's ductwork for air distribution. The Tenant pays for any additional improvements beyond the standard work letter.

**UTILITIES:** Electric and gas (and water for large volume users) shall be separately metered and paid by the Tenant.

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