



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.

LLOYD D. MAZUR
lmazur@daladgroup.com

JASON LAVER
jlaver@daladgroup.com

T (216) 447-0070

F (216) 447-5028
www.daladgroup.com