

PLAZA 45

4500 Rockside Road, Independence, OH 44131



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TOTAL AREA: 4-Story Building, 58,000 RSF

FLOOR SIZE: Approximately 14,500 RSF

YEAR BUILT: 1977 Renovated 2001, 2014

RATES: \$16.50- \$17.50 Per year per RSF - Full Service

COMMON AREA FACTOR: 10%

UTILITIES: Tenants are separately metered for lights & electrical outlets

OPERATING EXPENSES: Tenant pays increases in operating expenses over a base year

PARKING: Ample surface parking

RECENT IMPROVEMENTS: Newly remodeled lobby and common areas, updated conference room, new restrooms and snack area.

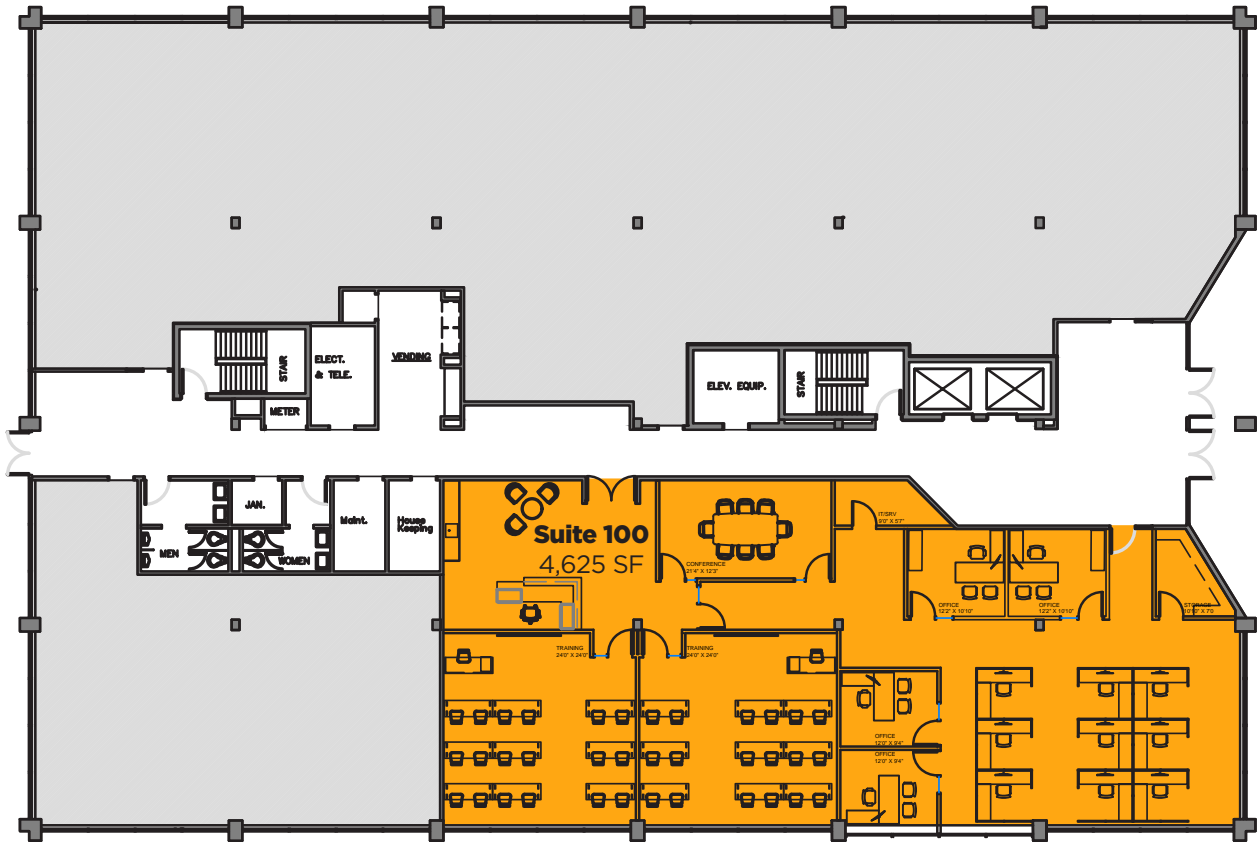


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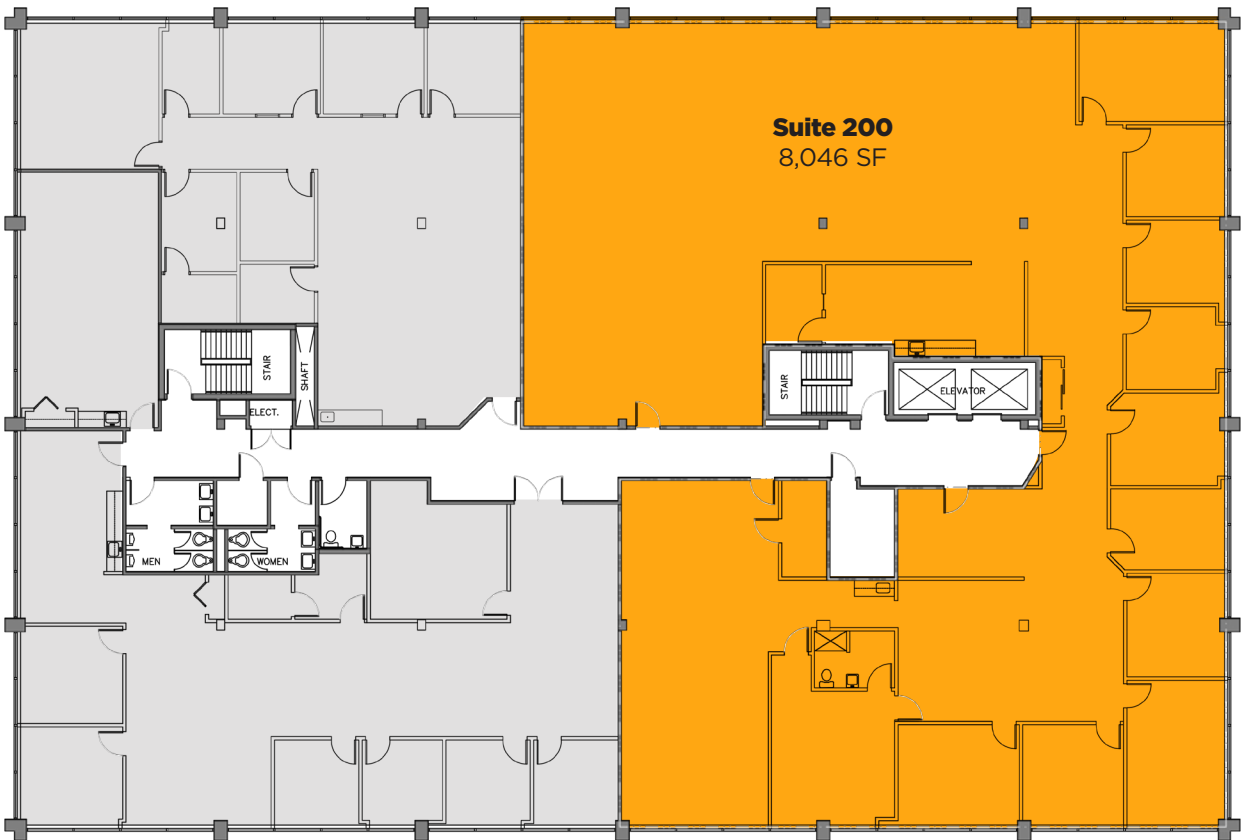
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Plaza 45 - First Floor



Plaza 45 - Second Floor

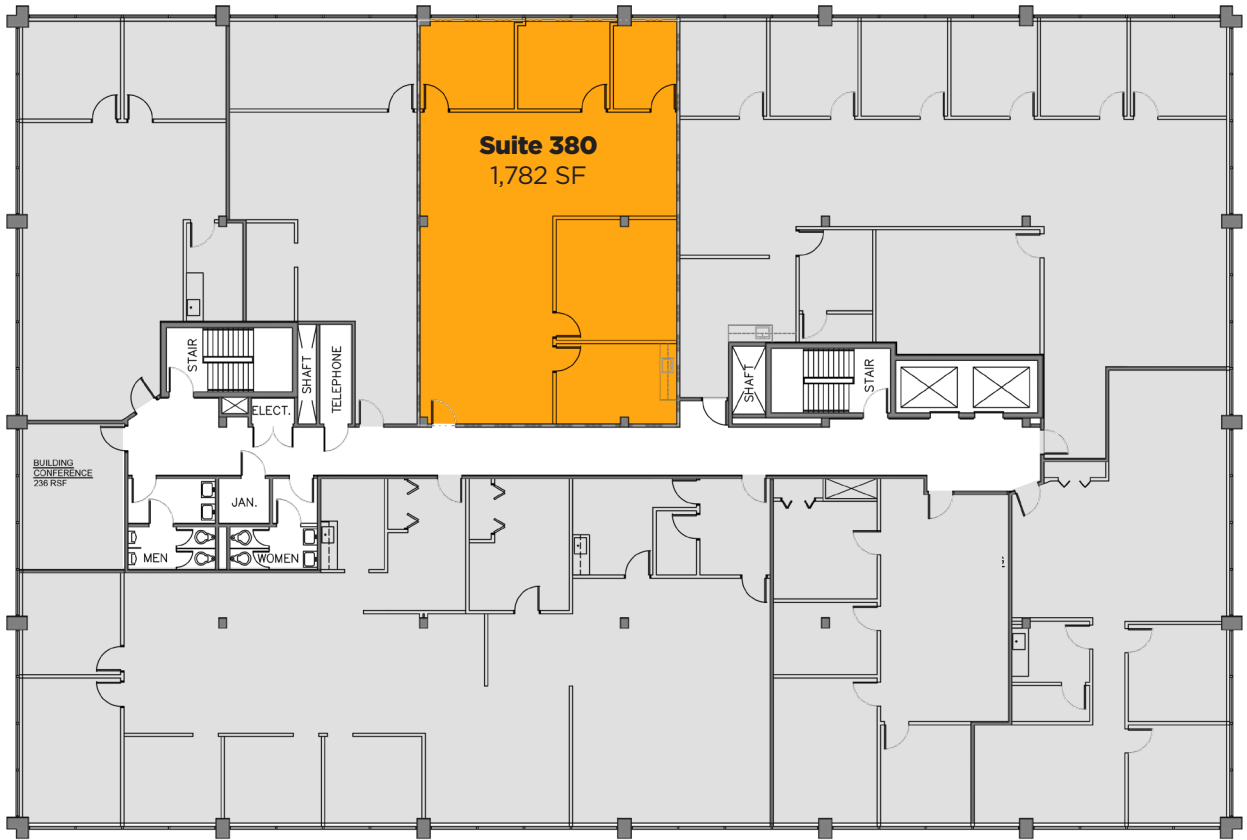


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Plaza 45 - Third Floor



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