

FOR LEASE

## SUMMIT 3

3 SUMMIT PARK DRIVE | INDEPENDENCE, OH 44131

**CBRE** 



- Office building, 7 stories totaling 165,385 RSF
- Floor sizes range from 23,000 RSF to 27,000 RSF
- Summit Office Park offers amenities to all tenants including conference rooms,
   50-seat tiered amphitheater, fitness center with locker rooms/showers/sauna,
   and a cafe with eat-in & take-out service for breakfast and lunch
- There is ample free surface parking located adjacent to the Building and covered/reserved parking is available for a monthly fee
- Additional area amenities located along Rockside Road include multiple restaurants, hotels, retail stores, convenience stores and banking
- Central location with easy access to major highways including I-77 and I-480. Perfect location for travel to downtown Cleveland, Akron and Hopkins International Airport



ADDRESS

3 Summit Park Drive Independence, Ohio 44131

LOCATION

Summit Office Park, located adjacent to I-77 and Rockside Road in Independence, OH

TOTAL SF

165,385 RSF

NUMBER OF FLOORS

Seven (7)

TYPICAL FLOOR SIZE

Approximately 23,000 RSF to 27,000 RSF

AVAILABILITY

Suites ranging in size from 2,100 RSF to 27,000 RSF (Full Floor)

RENTAL RATE

\$21.50 per RSF

ELECTRICITY

Electric usage for base plugs and lights

BUILDING FACTOR

13% multi-tenant floor factor

JANITORIAL

Five (5) nights per week, excluding legal holidays

AMENITIES

Summit Office Park amenities include conference rooms, 50-seat tiered amphitheater, fitness center and a cafe with eat-in and take-out service for breakfast and lunch. Additional amenities are located along Rockside Road within minutes of the building.

PARKING

There is ample free surface parking located adjacent to the building, Reserved garage parking is available for a monthly fee.



# PROPERTY AMENITIES

- A 50-seat tiered amphitheater located in Summit 3
- Building conference rooms throughout the complex
- There is ample free surface parking located adjacent to the Building and covered/reserved parking is available for a monthly fee
- Summit 2 offers a cafe with eat-in and carry-out dining for breakfast and lunch
- Fitness center with locker rooms/showers/sauna located in Summit 3
- Summit 2 and 3 offer a courtyard sitting area between the two buildings

































### **SUMMIT 3**

3 SUMMIT PARK DRIVE INDEPENDENCE, OH 44131

### FOR INFORMATION ON LEASING OFFICE SPACE, PLEASE CONTACT:

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### **CBRE**

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