

6200

OAKTREE BOULEVARD
INDEPENDENCE, OHIO



AVAILABLE JUNE 2019

SUITE 220: 4,950 SF OFFICE SUITE WITH ELEVATOR EXPOSURE

- **\$17.50/RSF, full service**
- **Free surface parking with 797 spaces**
- **Built in 1971; Major renovation in 2001 & ongoing since 2006**
- **AMENITIES:**
 - **Auditorium (99 seats)**
 - **Training/meeting room (99-137 seats)**
 - **Conference room (15-20 seats)**
 - **Food service**
 - **Day care**
 - **Fitness center**
 - **Sub-floor grid cabling system throughout**
 - **Fiber optic links**

For more information, contact our licensed real estate salespersons:

TERRY COYNE, SIOR, CCIM
VICE CHAIRMAN

216.453.3001
tcoyne@ngkf.com

DAVID HOLLISTER
MANAGING DIRECTOR

440.823.1039
dhollister@ngkf.com

1350 Euclid Avenue, Suite 300 • Cleveland, Ohio 44115



www.ngkf.com/cleveland

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

6200

OAKTREE BOULEVARD
INDEPENDENCE, OHIO



ADDITIONAL PROPERTY FEATURES

- Building sprinkler system connected to central fire alarm panel
- 4 floors, 5 elevators
- Full building speaker system
- Security card access and all doors are monitored
- Uninterrupted power supply
- 10 watts/SF electrical capacity
- 868 ton HVAC system
- Uninterrupted telephone service with separate battery-backed power supplies
- 9' minimum ceiling height throughout the building
- 30 feet on center bay spacing
- Negotiable tenant improvement allowance

For more information, contact our licensed real estate salespersons:

TERRY COYNE, SIOR, CCIM
VICE CHAIRMAN

216.453.3001
tcoyne@ngkf.com

DAVID HOLLISTER
MANAGING DIRECTOR

440.823.1039
dhollister@ngkf.com



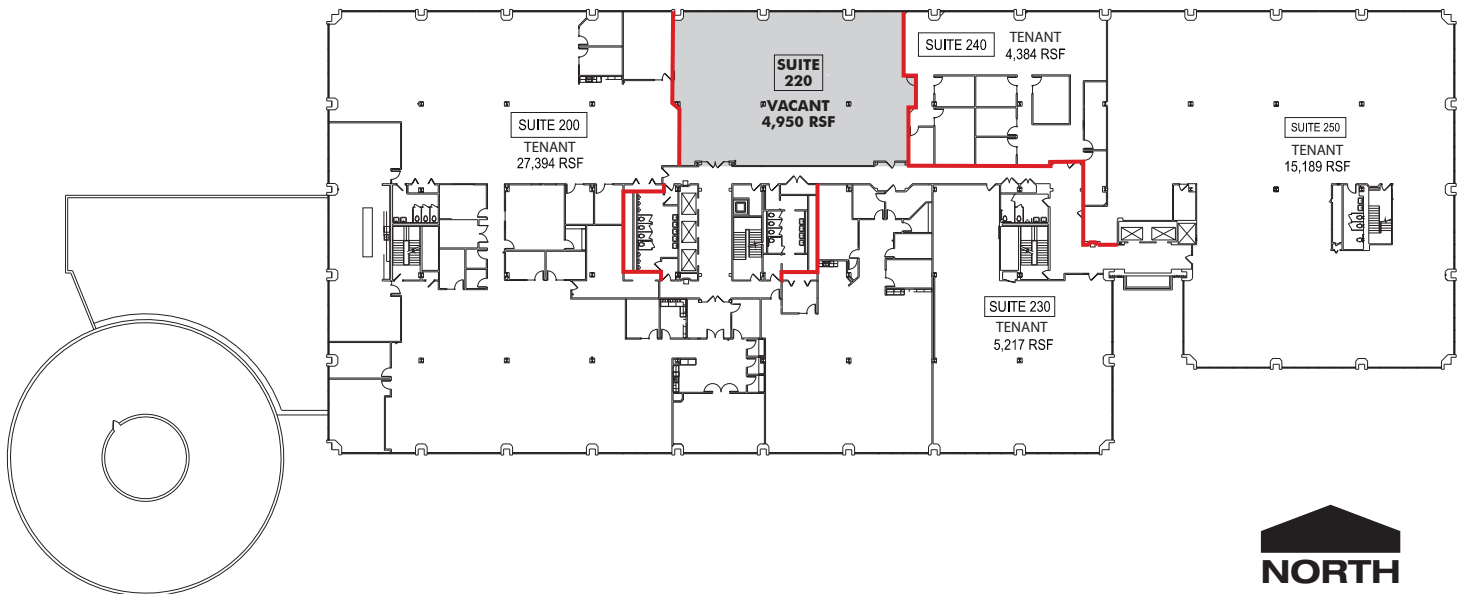
www.ngkf.com/cleveland

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

6200

OAKTREE BOULEVARD
INDEPENDENCE, OHIO

SUITE 220



For more information, contact our licensed real estate salespersons:

TERRY COYNE, SIOR, CCIM
VICE CHAIRMAN

216.453.3001
tcoyne@ngkf.com

DAVID HOLLISTER
MANAGING DIRECTOR

440.823.1039
dhollister@ngkf.com



www.ngkf.com/cleveland

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.