

# 6200

**OAKTREE BOULEVARD**  
INDEPENDENCE, OHIO



## PROPERTY HIGHLIGHTS

- AVAILABILITIES:
  - 1st floor 4,390-6,642 RSF offices and open (lobby exposure)
  - 1st floor 5,577 RSF mostly open
  - 1st floor 3,960 RSF offices and open (lobby exposure)
  - 4th floor 20-30,000 RSF mostly open
- \$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

*Terry* **COYNE**

For further information, please contact our licensed real estate salespersons:

**Terry Coyne, SIOR, CCIM**

*Vice Chairman*

**Office** 216.453.3001 **Email** tcoyne@ngkf.com

**David Hollister**

*Managing Director*

**Office** 440.823.1039 **Email** dhollister@ngkf.com

 **Newmark  
Knight Frank**

**terrycoyne.com**

**ngkf.com**



## 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 supply
- 9' minimum ceiling height throughout the building
- 30 feet on center bay spacing
- Negotiable tenant improvement allowance

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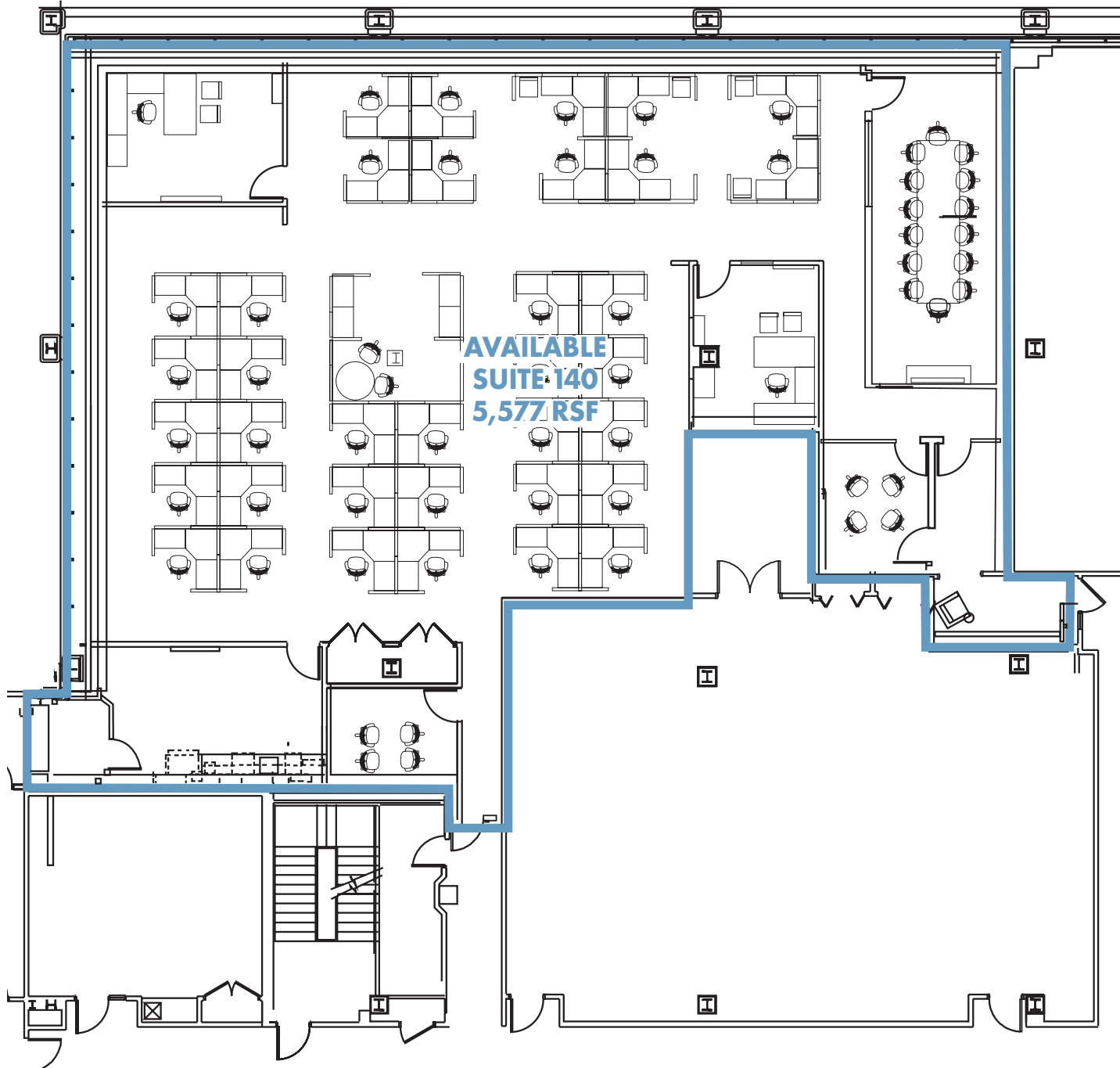
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OAKTREE BOULEVARD

INDEPENDENCE, OHIO

SUITE 140



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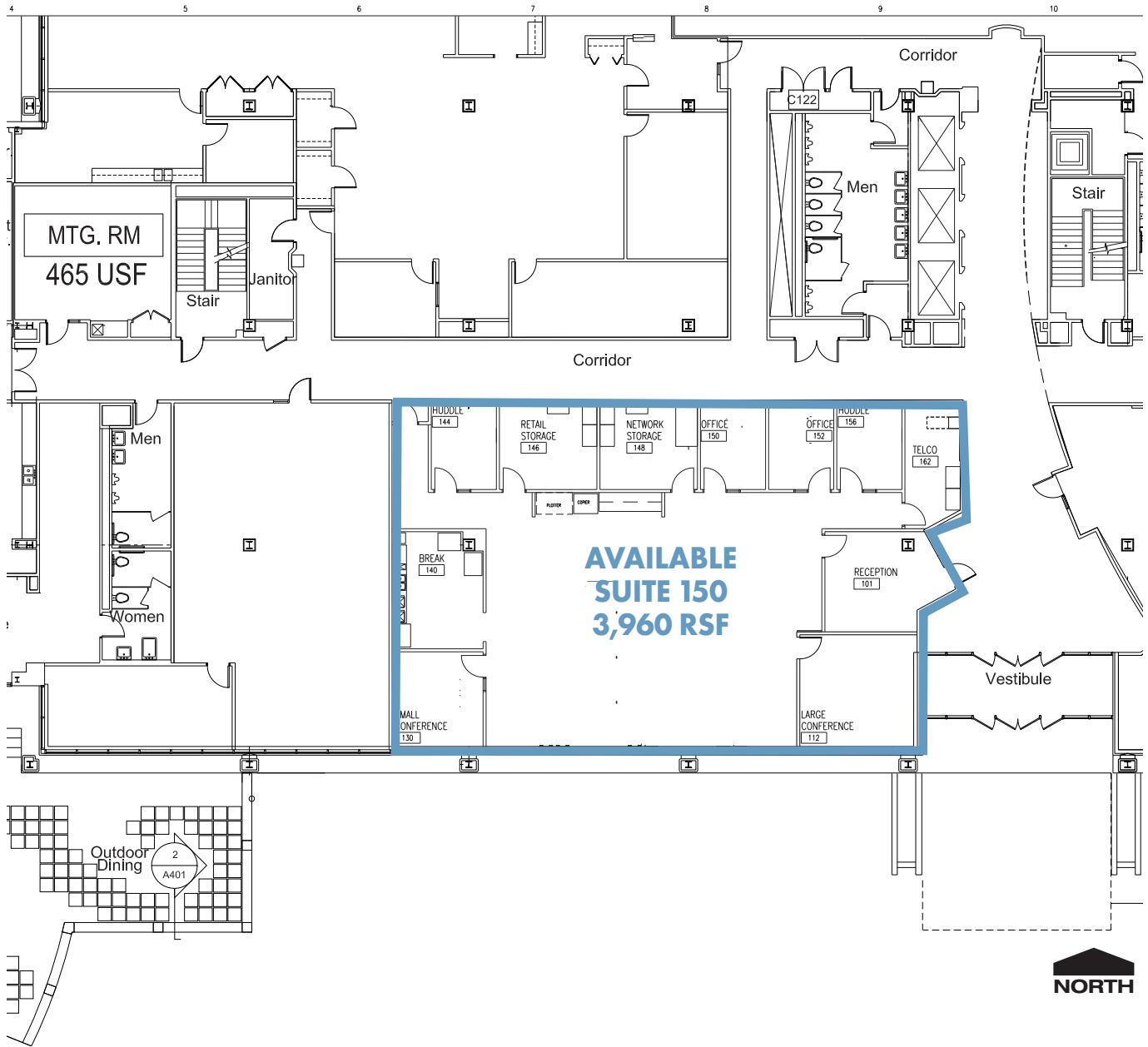
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# 6200

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INDEPENDENCE, OHIO

SUITE 150



**AVAILABLE  
SUITE 150  
3,960 RSF**

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