

# 6200

**OAKTREE BOULEVARD**  
INDEPENDENCE, OHIO



## PROPERTY HIGHLIGHTS

- **AVAILABLE SUITES:**
  - Suite 110: 2,252 RSF**
  - Suite 220: 4,950 RSF (office suite with elevator exposure)**
  - Suite 450: 6,000-23,734 RSF**
- **\$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](mailto:tcoyne@ngkf.com)

**DAVID HOLLISTER**  
MANAGING DIRECTOR

**440.823.1039**  
[dhollister@ngkf.com](mailto:dhollister@ngkf.com)

1350 Euclid Avenue, Suite 300 • Cleveland, Ohio 44115



[ngkf.com/cleveland](http://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.

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## 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

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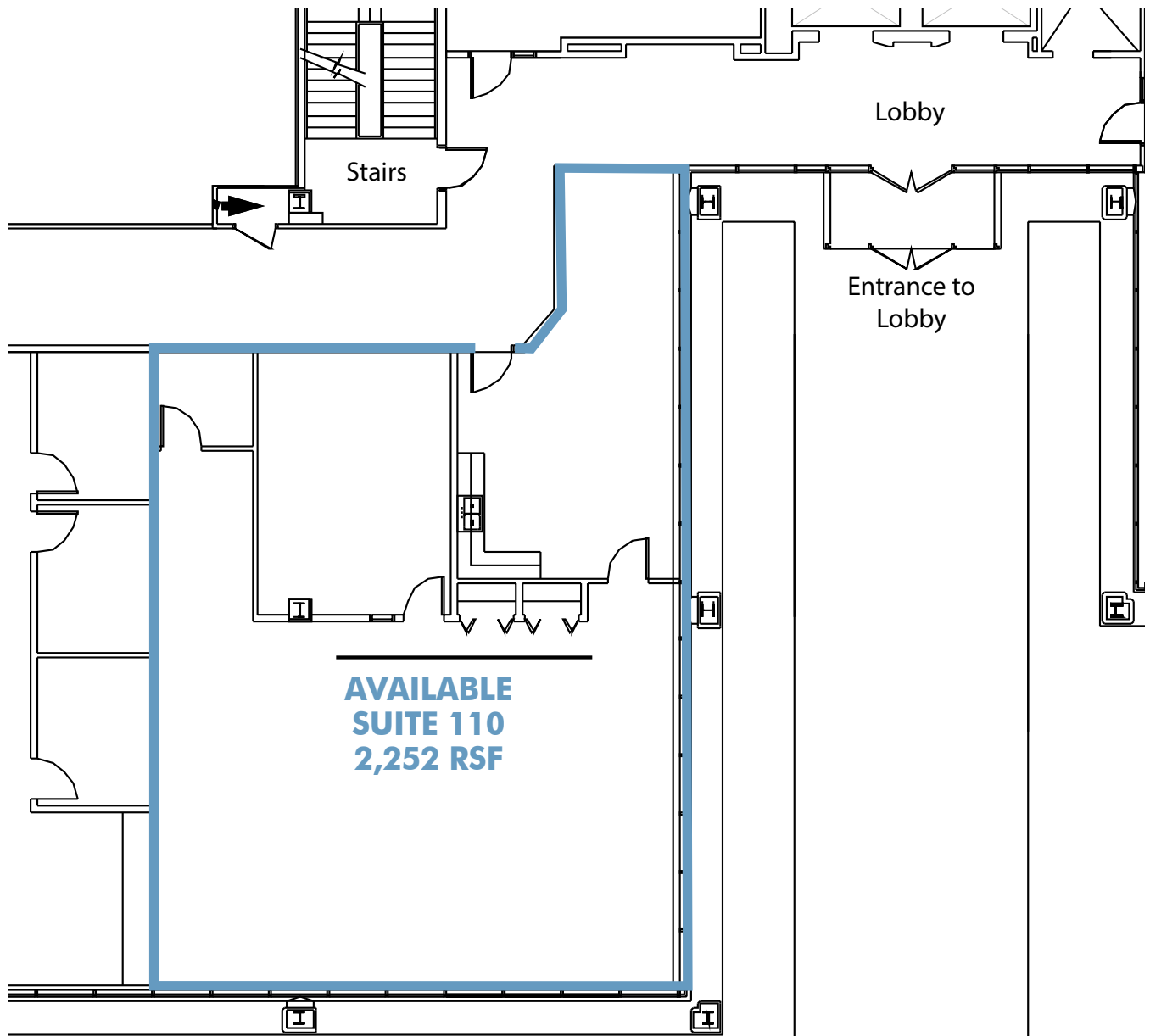
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# 6200

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SUITE 110



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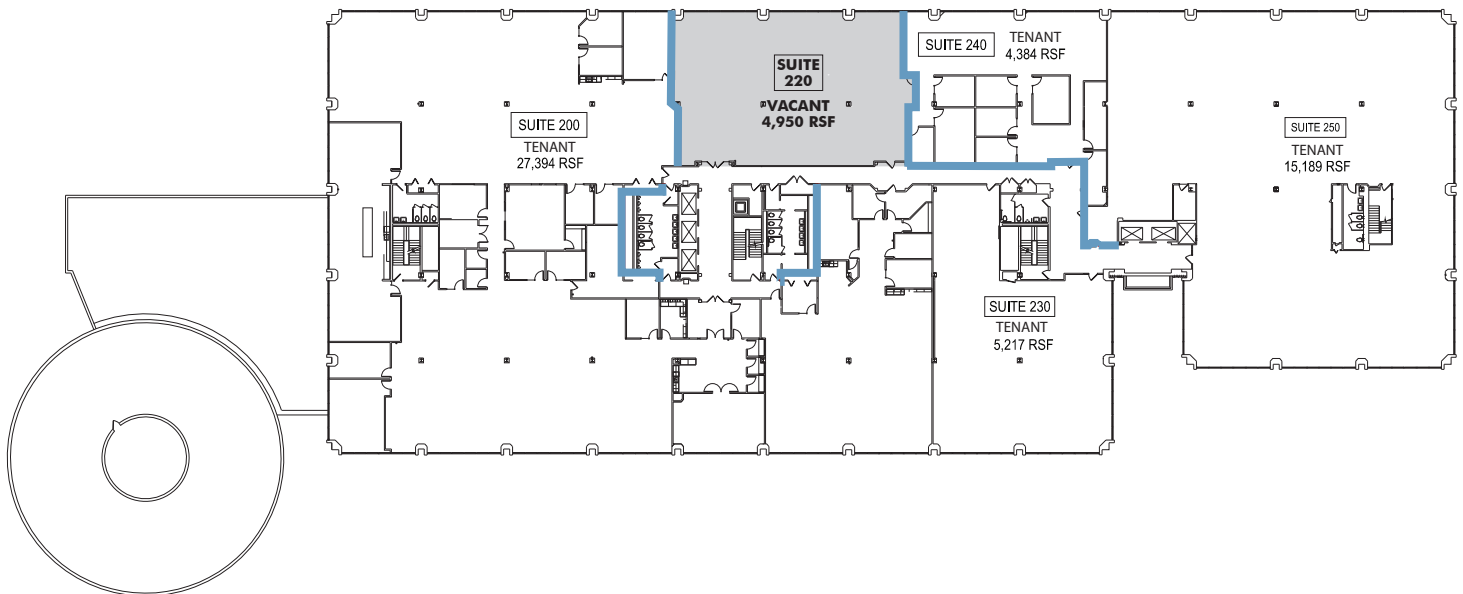
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**OAKTREE BOULEVARD**

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SUITE 220



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SUITE 450

10,838 RSF

12,896 RSF

AVAILABLE  
SUITE 450  
23,734 RSF



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