

One Independence Office Space

For Lease | 4807 Rockside Road, Independence, Ohio 44131





About Ownership

ABOUT REALIFE GROUP

Founded in 2014 by Yaron Kandelker, Realife Group is a leading real estate investment and asset management company. With over \$358 million in real estate assets under management, Realife Group has built an impressive portfolio of office, retail, multi-family, and industrial properties across Ohio and Florida, with plans to expand into surrounding areas.

Realife Group's investment strategy is built on partnering with experienced real estate investors to acquire and manage irreplaceable properties in growing markets. Their local presence and in-depth knowledge of the real estate market allow them to:

- Identify high-quality, off-market opportunities.
- Interview prospective tenants in person.
- Provide accurate property demand and supply analysis.

This hands-on approach ensures Realife Group maintains a thorough due diligence process, delivering valuable market insights and advantages to their investors.

One Independence Place

- Under new ownership/management
- Common area improvements completed
- Building features an abundance of windows giving off natural light too all suites
- Incredible access to I-77, I-480 and the I-271 interchange
- Building amenities include building conference/training center & deli
- In the heart of the Rockside Road Corridor which features a variety of dining, lodging, and entertainment amenities

Lease Rate: \$15.50/SF - \$17.00/SF



Eliminates CAM
Reconciliations



No Capital
Improvement
Surprises



Property
Maintenance You
Know & Trust



Cost Certainty
(Including HVAC)



Simplified
Leasing Process

LEASE COMPARISON

(Exclusive of Property Taxes)

	Industry Standard	Realife EZ Lease
CAM (HVAC, Common Utilities, Parking & Landscaping, etc.)	Variable & Estimated Annually Over Base Year	Included
Management Fees	Variable & Based on Building's Gross Revenue	Fixed & Included
Staffing Costs	Variable & Estimated Annually at Landlord & Property Manager's Discretion	Fixed & Included
Insurance	Variable & Estimated Annually	Fixed & Included
Tenant's Lights & Plugs	Not Controllable. Estimated from Total Building Usage. Not Transparent	Submetered - Tenant Controls Their Costs OR Fixed for the Term of the Lease, Property Dependent
Reconciliations	All Expenses Annually. Surprise End of Year True-Up Charges are Common	Property Taxes Only Estimated Based on Existing Tax Bill. Very Rare True-Use Charges

Available Suites

Suite 110	8,212 SF
Suite 225	2,509 SF
Suite 630	1,634 SF
Suite 700	6,500 SF



Renovated Lobby



Large Conference Rooms



Abundance of Natural Light



Suite 300 Spec Suite

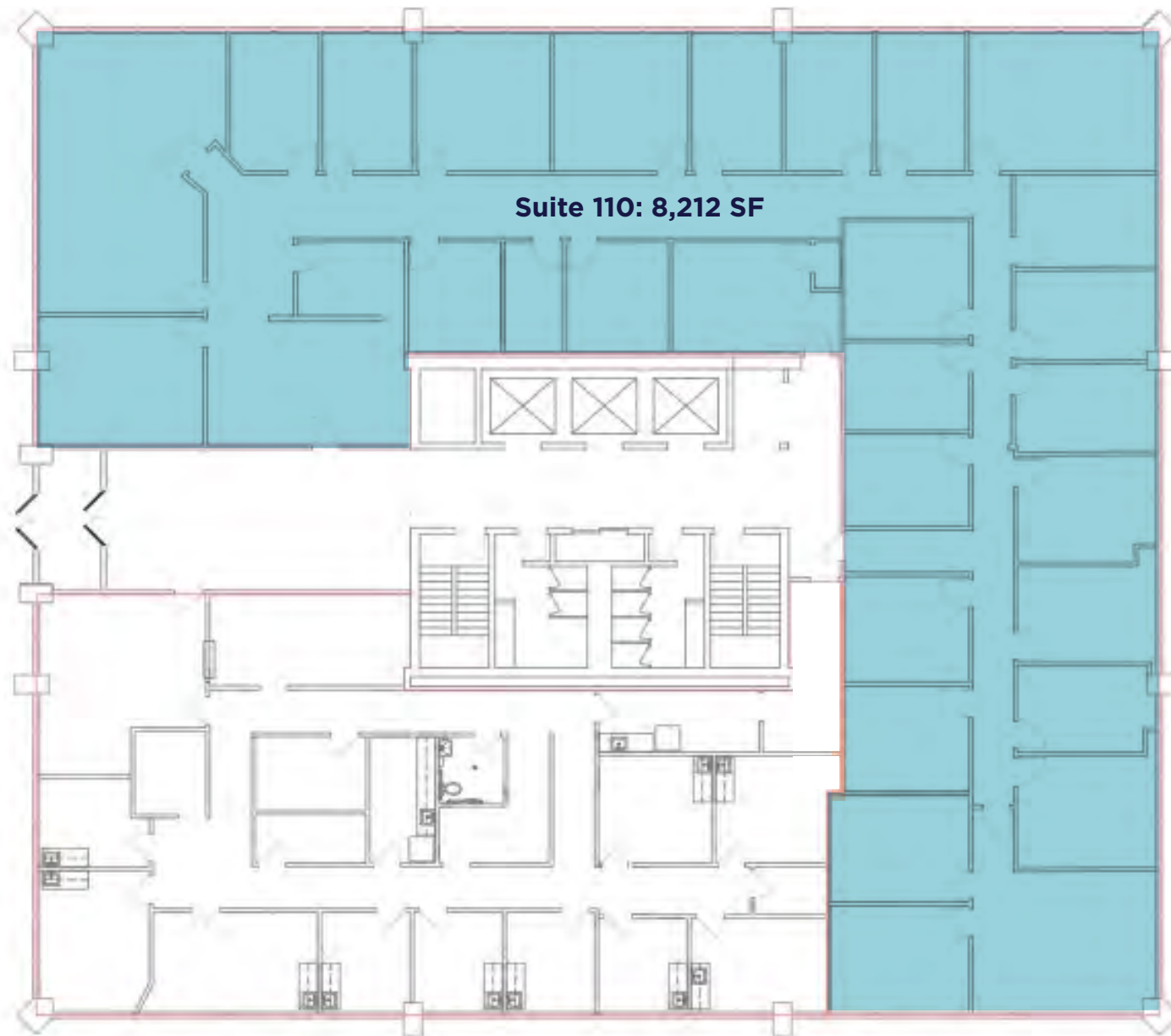


Building Conference Room



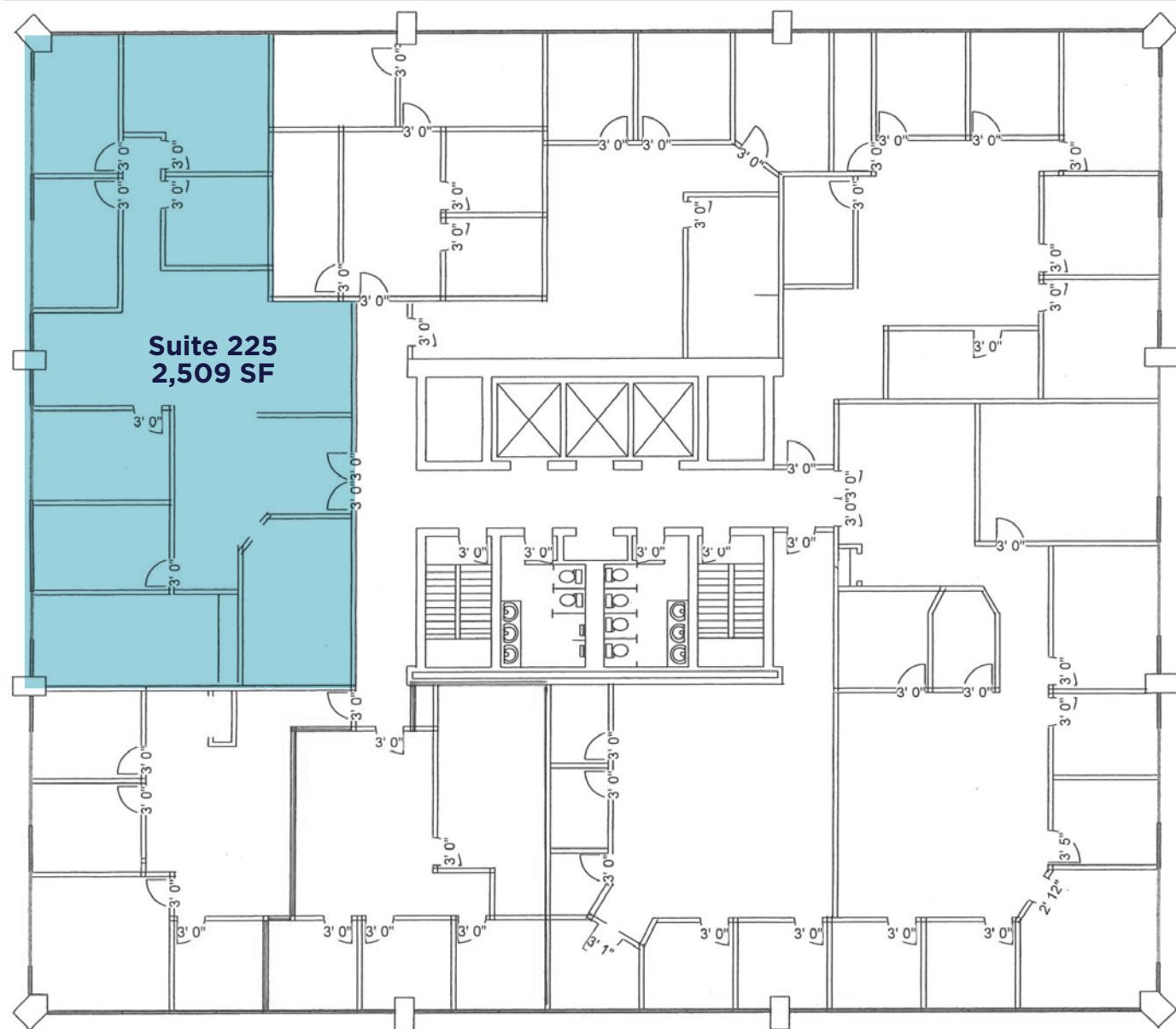
Open Layout for Versatile Use

First Floor | Max Contiguous 8,212 SF

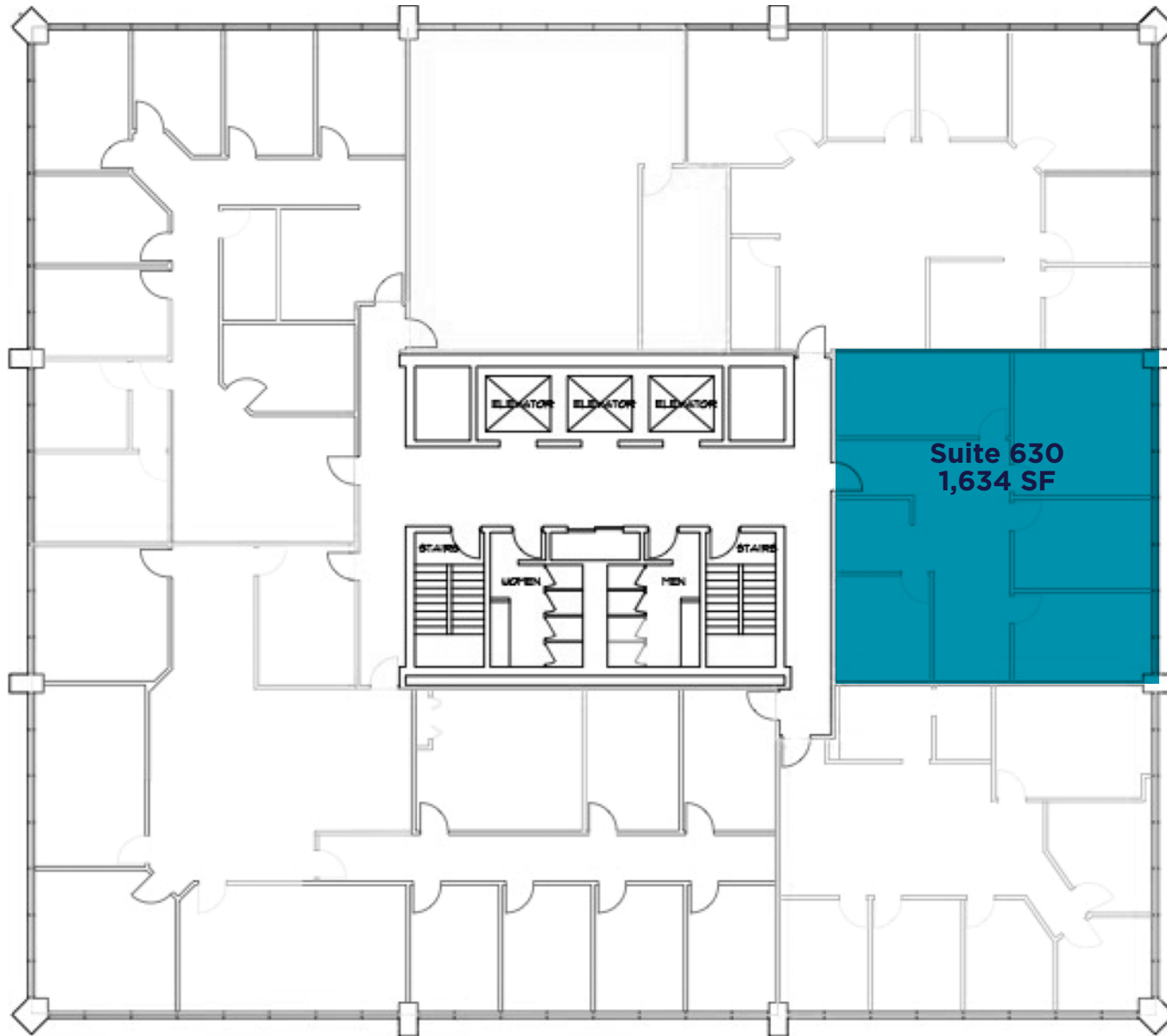


Second Floor

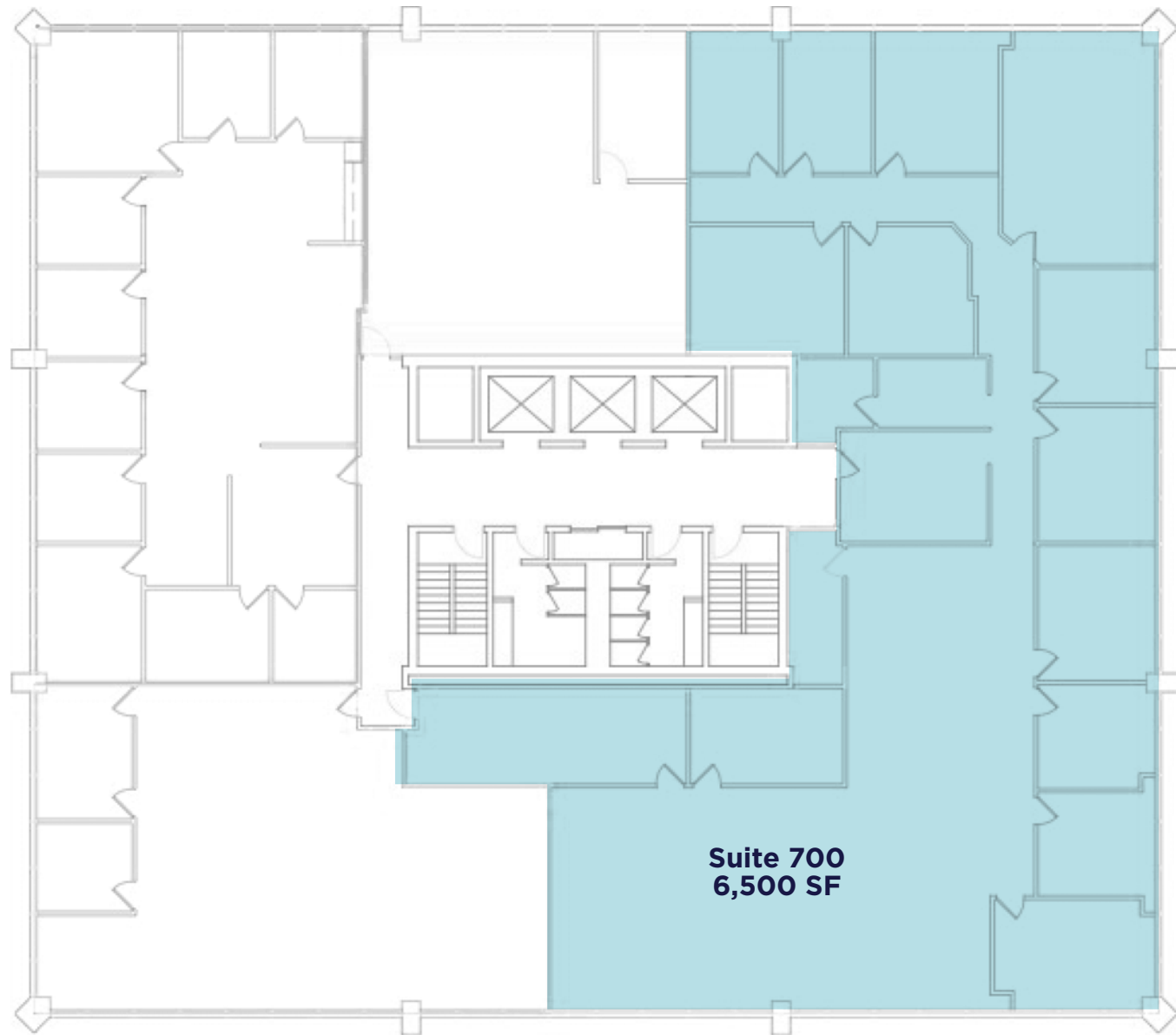
Max Contiguous 3,539 SF



Sixth Floor | Max Contiguous 3,889 SF



Seventh Floor | Max Contiguous 6,500 SF





219,077
Population
(2024 | 5 Mile)

40.8
Median Age
(2024 | 5 Mile)

94,685
Households
(2024 | 5 Mile)

\$84,747
Household Income
(2024 | 5 Mile)

8,085
Total Businesses
(2024 | 5 Mile)

109,314
Total Employees
(2024 | 5 Mile)



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INDEPENDENCE, OHIO 44131**

JIM KRIVANEK

Vice President
jkrivanek@crescorealestate.com
+1 216 525 1498

RICO A. PIETRO, SIOR

Principal
rpietro@crescorealestate.com
+1 216 525 1473

KIRSTEN PARATORE

Senior Associate
kparatore@crescorealestate.com
+1 216 525 1491

ROBBY MARTINELLI

Senior Associate
rmartinelli@crescorealestate.com
+1 216 232 4104



Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

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