



PROPERTY
ADVISORS

Rockside Triangle Office-Tech-Flex

Eight Buildings.
One Premier Experience.

Located in Cleveland's Rockside Business Corridor, Property Advisors Group's Rockside Triangle encompasses 387,000 square feet of dynamic and flexible space at the crossroads of I-77 & I-480, providing convenient access to all of Northeastern Ohio.



Jones Lang LaSalle Americas, Inc.



Rockside Triangle Office-Tech-Flex



AMENITIES

Immediate proximity to restaurants, hotels, shopping, and the Cuyahoga Valley National Park



PRESTIGE

Beautifully landscaped grounds and on-building signage for identity



AUTONOMY

Single-story design offering individual tenant entrances, limited shared common spaces, 24/7 tenant access, and 24/7 control of HVAC



FLEXIBLE

High ceilings and open floor plans in various sizes for office or office flex space with docks and drive-in doors



RESPONSIVE

Hands-on ownership and reliable landlord



SCALABILITY

Small units as well as large block availability

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CONVENIENCE

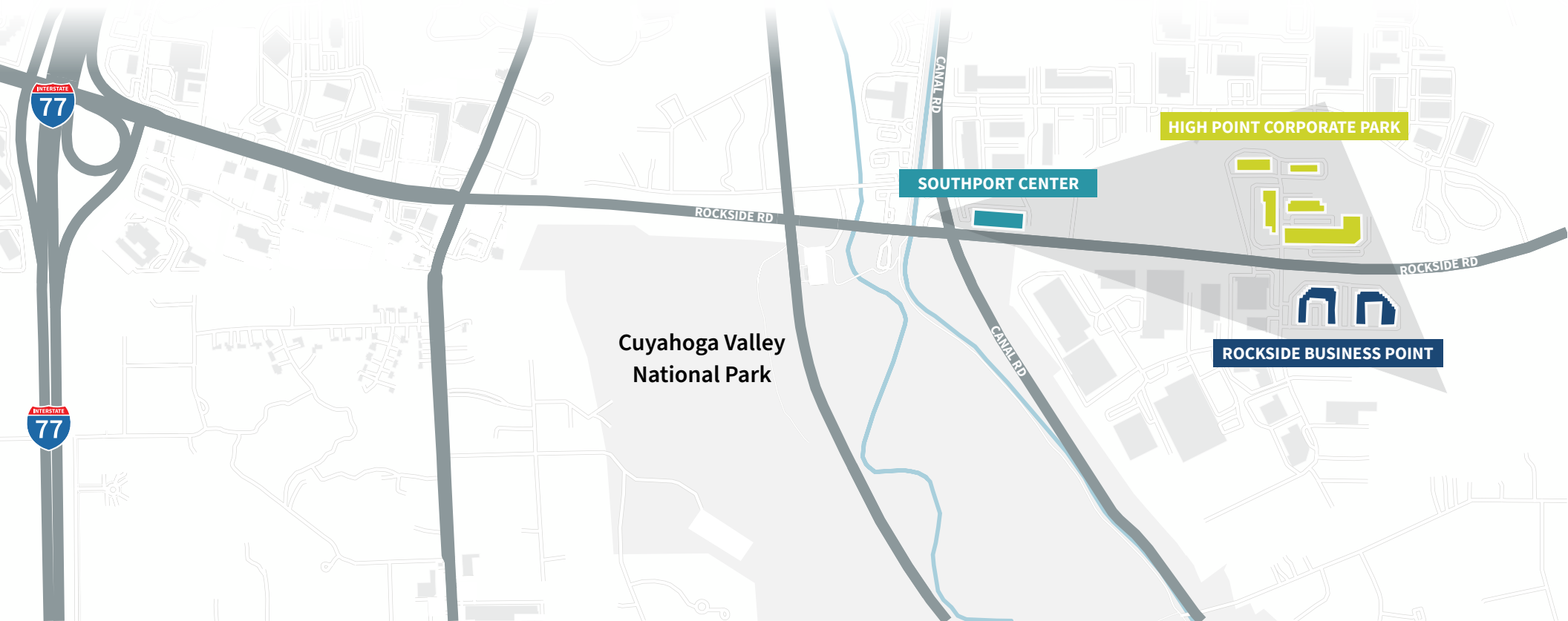
Easy-to-find location and abundant surface parking immediately outside each tenant's space



LOCATION

Central location with convenient freeway access and premiere Rockside Road address

- ▶ **25 MINUTES**
to Cleveland Hopkins International Airport
- ▶ **20 MINUTES**
to Cleveland CBD
- ▶ **6 MINUTES**
to I-77 and I-480
- ▶ **35 MINUTES**
to Akron





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