



**8111 Rockside Road**  
Valley View, OH 44125

THORNBURG  
**STATION**



# ABOUT THE PROPERTY

Situated along the Rockside Road corridor, Thornburg Station is a two-story building that offers a unique blend of office and retail space along the Ohio Canal and Towpath.

The property is currently anchored by Clevelanders favorites, including Yours Truly Restaurant and Malley's Chocolates, and is steps away from Lockkeepers Restaurant. Less than a mile from the property are also 20+ restaurants, 10+ hotels, and retail conveniences.

**Availability: 6,229 SF / 6,454 SF**

Suites can be made available as a full-floor opportunity



# UNIQUE, CUSTOMIZABLE SPACE



## FEATURES



Onsite surface and covered parking



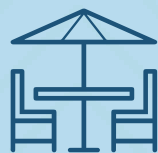
Nearby Towpath walking trail



Unique space with varied ceiling heights



Prime location near Rockside Road amenities



Outdoor patio



Signage opportunities available

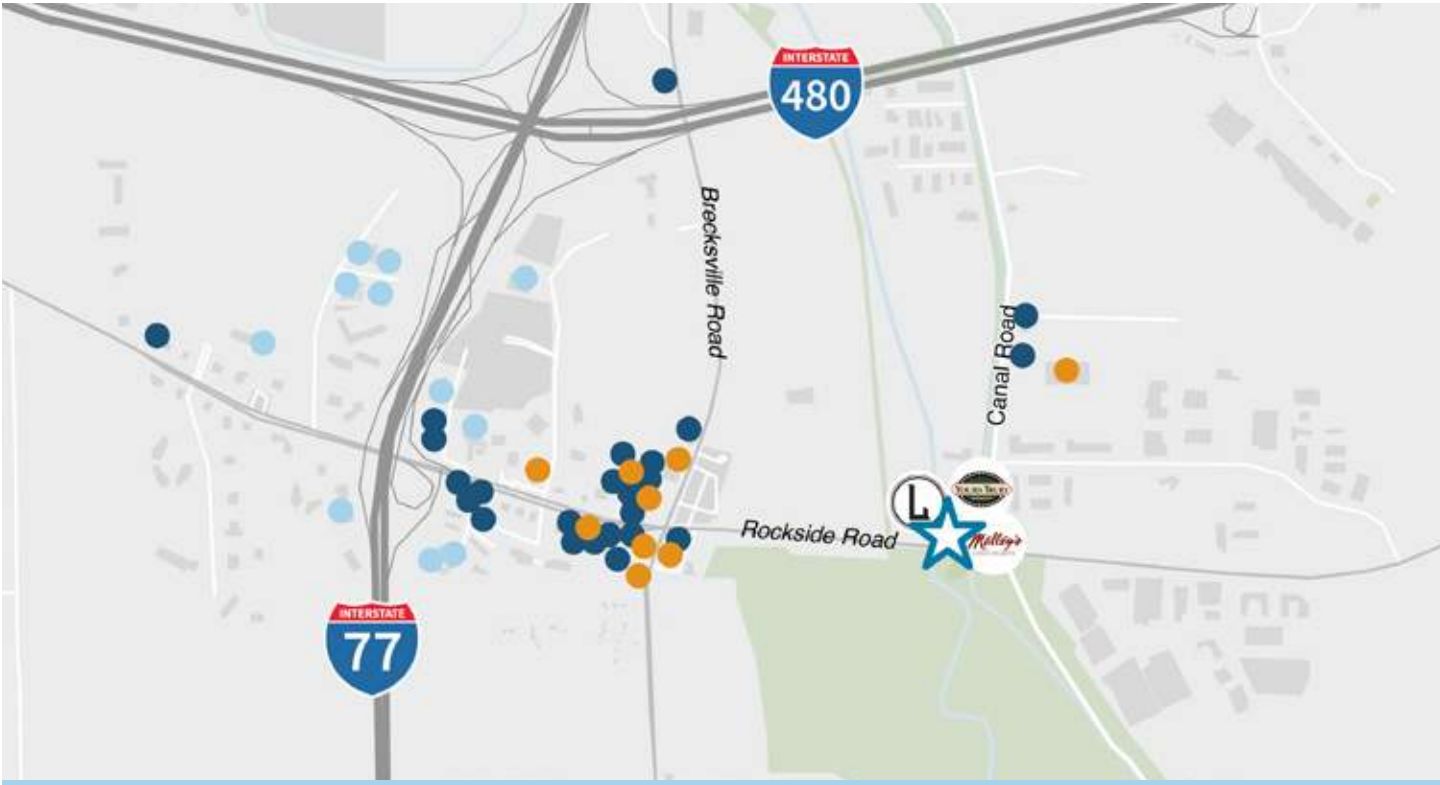


Convenient access to major highways





# LOCAL AMENITIES



## Restaurants

- Aladdin's Eatery
- Bob Evans
- Bonefish Grill
- Chipotle
- Delmonico's Steakhouse
- Denny's
- DiBella's Subs
- Hibachi Japanese Steakhouse
- Jimmy John's
- L.A. Pete's
- Lobster & Pho
- Lockkeepers
- McDonald's
- Melt Bar & Grill
- Naf Naf Grill
- Outback Steakhouse
- Panera Bread
- Potbelly Sandwich Shop
- Quaker Steak & Lube
- Red Robin Gourmet Burgers & Brews
- Slyman's Tavern
- Starbucks
- The Oak Barrel
- Wendy's
- Winking Lizard Tavern
- Yours Truly Restaurant

## Retail

- Chase Bank
- Cinemark
- Citizens Bank
- Drug Mart
- FedEx Office Print & Ship Center
- KeyBank
- Malley's Chocolates
- PNC Bank
- Rockside Corners Shopping Center
- Walgreens

## Hotels

- Courtyard by Marriott
- Crowne Plaza
- DoubleTree by Hilton Hotel
- Hampton Inn & Suites
- Home2 Suites by Hilton
- Hyatt Place
- LaQuinta Inn by Wyndham
- Residence Inn by Marriott
- SpringHill Suites by Marriott

# CLEVELAND FAVORITES



Pictured above: LockKeepers, an authentic Italian dining experience perfect for midday lunches or evening dinners and happy hours.



Just steps away from Thornburg Station are a handful of Cleveland favorites for dining and treats. For an authentic, fine dining experience, visit **LockKeepers** and be met with fresh, flavorful Italian cuisine for

lunch and dinner. Or, enjoy a cocktail on the shaded patio in the summer months.

Also steps away is **Yours Truly Restaurant**, a family-owned breakfast, lunch, and dining spot unique to Northeast Ohio.

Finally, pick up your favorite sweets at **Malley's Chocolates**--a Cleveland dessert staple.



# DRIVE TIMES



15 min

Downtown Cleveland

15 min

Cleveland Hopkins International Airport

30 min

Downtown Akron



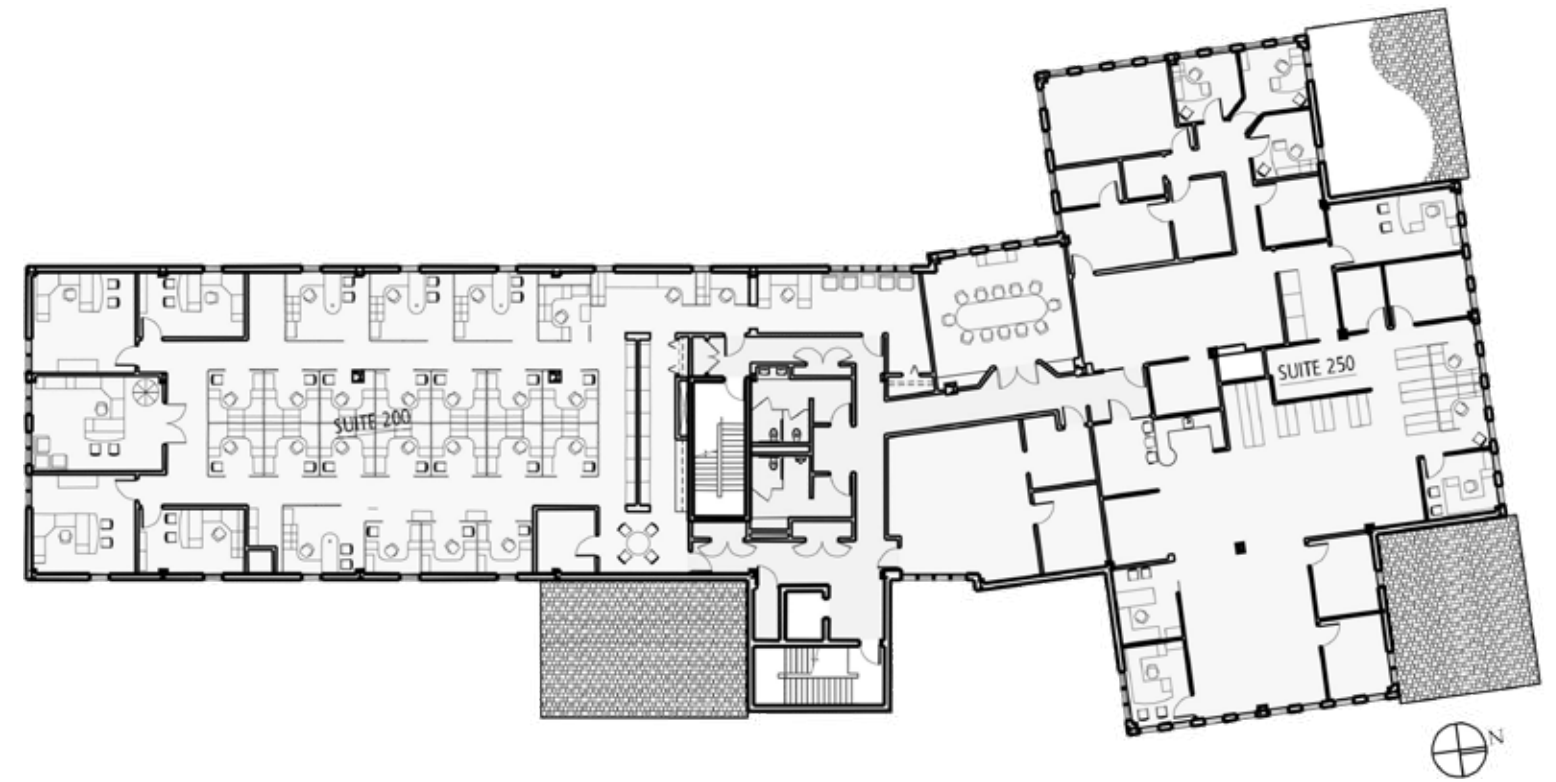
## SURROUNDING AREA



### TOWPATH TRAIL

Visitors and locals can walk, run, bike, and row along Northeast Ohio's historic Towpath Trail, which runs behind Thornburg Station.

## 2ND FLOOR FLOORPLAN







## CONTACT

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