

BRECKSVILLE CORPORATE CENTER

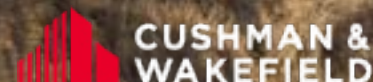
95% Occupied Industrial Flex Property

**SHERWIN
WILLIAMS HQ**

BRECKSVILLE CORPORATE CENTER
6650-6670 W Snowville Road, Brecksville, OH 44141



[CLICK HERE TO VIEW OUR DRONE VIDEO](#)



Offering Memorandum Disclaimer

The material contained in this Offering Memorandum is confidential and for the purpose of considering the purchase of the Property described herein. It is subject to the terms and provisions of the Confidentiality Agreement signed by the recipient of this material, and is not to be used for any purpose or made available to any other person without the express written consent of Cushman & Wakefield | CRESCO Real Estate (“Broker”).

This Offering Memorandum was prepared by Broker solely for the use of prospective purchasers of Brecksville Corporate Center (the “Property”). Neither Broker, the “Seller” nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents. Seller reserves the right to eliminate any portion or all of the Property from any offer for sale at any time prior to the completion of a binding contract of sale executed by both Seller and a prospective purchaser.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Offering Memorandum or the financial statements therein were prepared; and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and, therefore, are subject to material variation. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller has been fully executed, delivered, and approved by the Seller and any conditions to the Seller thereunder have been satisfied or waived.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence; (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of Broker; and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Seller or Broker.

The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to the Broker at your earliest possible convenience.



TABLE OF CONTENTS

| | | |
|-----------|---------------------------------------|-----------|
| 01 | Executive Summary | 3 |
| 02 | Property Description | 5 |
| 03 | Property Photos | 8 |
| 04 | Financials..... | 11 |
| 05 | Lease Comparables..... | 13 |
| 06 | Market Overview | 15 |
| 07 | Industrial Market Report | 26 |
| 08 | Major Employers..... | 31 |

Brecksville Corporate Center | 6650-6670 W Snowville Road

EXECUTIVE SUMMARY

Confidential Offering Memorandum



EXECUTIVE SUMMARY

Cushman & Wakefield | CRESCO Real Estate is pleased to present this industrial flex property located at 6650-6670 West Snowville Road, Brecksville, Ohio. Known as Brecksville Corporate Center, the subject property consists of two buildings totaling 117,970 square feet of rentable area situated on a 10.43-acre site. Constructed in 1989 and renovated in 2011, the facility offers a highly functional layout comprised of approximately 40% office space, 60% industrial space, and clear heights ranging from 14' to 20'. The property provides robust industrial utility with 16 dock-high doors, 11 drive-in doors, and ample parking spaces for a multitude of office or industrial uses.

The asset benefits from a strategic location within the Brecksville/Valley View submarket, offering superior regional connectivity via Interstate 77 and the Ohio Turnpike (I-80). The surrounding area is characterized by high demand and affluent demographics. Notably, the property is positioned less than one mile from the new 600,000-square-foot Sherwin-Williams R&D facility, which is expected to serve as a major long-term demand generator for the immediate corridor.

Brecksville Corporate Center demonstrates exceptional operational performance, anchored by a robust 96.5% occupancy rate. The asset features a high-quality, diverse tenant roster led by bluechip industry leaders Johnson Controls Security and Stryker (Howmedica Osteonics), providing significant income stability. With a weighted average lease term (WALT) of 3.7 years, the property ensures reliable, long-term cash flow for investors with a balanced risk profile via staggered lease expirations. This meticulously maintained asset represents a premier investment opportunity in a high-demand corridor.

| Net Rentable Area | Acreage | Built | Renovated | Occupancy | Dock Doors | Drive-In Doors |
|-------------------|--------------|-------------|-------------|--------------|------------|----------------|
| 117,900 SF | 10.43 | 1989 | 2011 | 96.5% | 16 | 11 |

Brecksville Corporate Center | 6650-6670 W Snowville Road

PROPERTY DESCRIPTION

Confidential Offering Memorandum



INVESTMENT HIGHLIGHTS



Strategic Regional Connectivity

Brecksville Corporate Center commands a premier logistical advantage, situated perfectly between the major economic hubs of Akron and Cleveland. The asset provides immediate access to the region's primary transportation arteries, located just minutes from the interchange of Interstate 77 and the Ohio Turnpike (I-80). This superior positioning ensures efficient distribution and effortless regional accessibility for all tenants.



Blue-Chip Demand Generator Proximity

Investors benefit from an unparalleled location less than one mile from Sherwin-Williams' monumental new 600,000-square-foot Global Research and Development Center, which is surrounded by amenity retail, hospitality options, and new residential apartments. This world-class facility and surrounding amenities act as a powerful long-term economic catalyst, driving high-intensity commercial demand and substantial value appreciation for industrial assets in the immediate corridor.



Exceptional High-Occupancy Stability

The property demonstrates remarkable operational strength, maintaining a robust 96.5% occupancy rate with high-quality tenants. This diverse and resilient tenant roster, which includes industry leaders such as Johnson Controls Security and Stryker, provides an immediate and highly reliable cash flow stream. Professional management and a prestigious corporate park environment ensure consistent long-term performance and minimal downtime. A lack of quality competitors in the market ensure limited supply in a market with long term, sustained demand from a variety of office, retail, and industrial tenants.



Versatile High-Image Utility

Brecksville Corporate Center offers elite functional utility through two well-maintained buildings featuring high-image corporate aesthetics and flexible floor plates. The facility is equipped with 16 dock-high doors, 11 drive-in doors, and clear heights reaching 20 feet, meeting the exact specifications of modern industrial and flex users. Abundant on-site parking further enhances the property's status as a top-tier asset in a high-demand submarket. The property benefits from a corporate image while still achieving the functionality of an industrial property, widening the potential tenant pool.

| | |
|--------------------------|--|
| Property Name | Brecksville Corporate Center |
| Address | 6650-6670 West Snowville Road Brecksville, OH 44141 |
| Property Type | Flex - Industrial |
| Owner of Record | RL Snowville LLC |
| Tax ID | 604-25-003 |
| Land Area | 10.43 Acres (454,548 SF) |
| Gross Building Area (SF) | 117,970 SF |
| Rentable Area (SF) | 117,970 SF |
| Percent Leased | 96.5% |
| Year Built | 1989 |
| Year Renovated | 2011 |
| Zoning Designation | M-D, Manufacturing-Distribution District |



PROPERTY AERIAL



**6670
CURRENT
TENANTS**

Orkin

Mira
Home

Kone
Elevators

6670 BUILDING

6650 BUILDING

**6650
CURRENT
TENANTS**

Johnson
Controls

Stryker

Checkpoint
Surgical

Turk +
Hillinger

Brecksville Corporate Center | 6650-6670 W Snowville Road

PROPERTY PHOTOS

Confidential Offering Memorandum



PROPERTY PHOTOS



**DRIVE TIME TO
DOWNTOWN CLEVELAND:
25 MINUTES**

**DRIVE TIME TO
CLEVELAND AIRPORT:
25 MINUTES**

INTERIOR PHOTOS



Brecksville Corporate Center | 6650-6670 W Snowville Road

FINANCIALS

Confidential Offering Memorandum

**FULL FINANCIALS
AVAILABLE UPON REQUEST**

Brecksville Corporate Center | 6650-6670 W Snowville Road

LEASE COMPARABLES

Confidential Offering Memorandum



LEASE COMPARABLES



**6650-6670 W Snowville Rd
Brecksville, OH**

| | |
|---------------------|-------------------|
| SF | 117,900 SF (100%) |
| Built | 1989 |
| Asking Rent | — |
| Clear Height | 14' - 20' |



**2307 E Aurora Rd
Twinsburg, OH**

| | |
|---------------------|--------------------|
| SF | 61,600 SF |
| Built | 1993 |
| Asking Rent | \$15.00/SF/Year/FS |
| Clear Height | 17' |



**31225 Bainbridge Rd
Solon, OH**

| | |
|---------------------|---------------------|
| SF | 48,000 SF (68.8%) |
| Built | 1990 |
| Asking Rent | \$14.00/SF/Year/NNN |
| Clear Height | 17' |



**15401 - 15491 Neo Pkwy
Garfield Heights, OH**

| | |
|---------------------|---------------------|
| SF | 42,000 SF (91.7%) |
| Built | 1996 |
| Asking Rent | \$14.00/SF/Year/NNN |
| Clear Height | 15' |



**7630-7650 First Place
Oakwood Village, OH**

| | |
|---------------------|---------------------|
| SF | 55,847 SF (100%) |
| Built | 1990 |
| Asking Rent | \$12.50/SF/Year/NNN |
| Clear Height | 16' |



**6750 Miller Rd
Brecksville, OH**

| | |
|---------------------|---------------------|
| SF | 168,000 SF (49.4%) |
| Built | 1985 |
| Asking Rent | \$12.50/SF/Year/NNN |
| Clear Height | 18' |



**1869 E Aurora Rd
Twinsburg, OH**

| | |
|---------------------|---------------------|
| SF | 24,895 SF (71.1%) |
| Built | 2000 |
| Asking Rent | \$12.00/SF/Year/NNN |
| Clear Height | 18' |



**2057 E Aurora Rd
Twinsburg, OH**

| | |
|---------------------|---------------------|
| SF | 180,000 SF (98.2%) |
| Built | 1978 |
| Asking Rent | \$12.00/SF/Year/NNN |
| Clear Height | 18' |

Brecksville Corporate Center | 6650-6670 W Snowville Road

MARKET OVERVIEW

Confidential Offering Memorandum



BRECKSVILLE

Brecksville, Ohio is a charming and picturesque suburb located in southern Cuyahoga County. Known for its small-town feel and beautiful natural surroundings, Brecksville is just 15 miles from downtown Cleveland, making it a convenient location for both residents and businesses. The city offers a strong sense of community, excellent schools, and a balance of residential neighborhoods and commercial development.

As for things to do, Brecksville is a gateway to the Cuyahoga Valley National Park, offering endless opportunities for hiking, biking, birdwatching, and scenic drives. The city is also home to the Brecksville Reservation, the largest reservation in the Cleveland Metroparks system, where visitors can enjoy trails, fishing, picnicking, and breathtaking views of the Chippewa Creek Gorge. Dining options range from cozy local spots to family-friendly restaurants, and its proximity to nearby retail centers ensures plenty of shopping and entertainment choices. Overall, Brecksville combines natural beauty, convenient access to Cleveland, and a welcoming atmosphere, making it a desirable place to live and work.

Main Attractions

Cuyahoga Valley Scenic Railroad: Take a ride through the heart of the national park and enjoy seasonal events like fall foliage tours and the Polar Express

Brecksville Reservation: Explore miles of trails, scenic overlooks, and the historic Brecksville Nature Center

Sleepy Hollow Golf Course: A top-rated public golf course offering a challenging layout with stunning park views

Brecksville Station: A charming stop on the Scenic Railroad, perfect for a family outing into the park

Chippewa Creek Gorge Scenic Overlook: A must-see spot for breathtaking views of the valley year-round

46,615

Population
(2025 | 5 Mile)

46.4

Median Age
(2025 | 5 Mile)

19,266

Households
(2025 | 5 Mile)

\$165,619

Avg. Household Income
(2025 | 5 Mile)

2,091

Total Businesses
(2025 | 5 Mile)

30,401

Total Employees
(2025 | 5 Mile)



- 100+ acre development
- 160,000+ SF office
- 200 luxury apartments, condos
- 120+ room hotel
- 150,000 SF retail, entertainment



BRECKSVILLE CORPORATE CENTER
6650-6670 W Snowville Road, Brecksville, OH 44141

ECONOMY

Population growth numbers within CBD

5,600

in 2000

9,467

in 2010

12,908

in 2020

15,592

in 2024

16,798

Projected 2029

4.6%

Historic Growth



MSA

2,171,877

34th Largest MSA in the US

MSA GDP

173,135.607

Nearly 50% of US Population Lives within 500 miles of NEO

CSA

3,750,887

18th Largest CSA in the US

DOWNTOWN CLEVELAND STATISTICS

Data from 1 mile of public square

| | | | |
|----------------------------------|------------|-----------------------|--------------------|
| Average Age | 29.8 | Apartment Occupancy | Historically +97% |
| HH Income over \$100,000 | 30% | Water Access | Lake & River Front |
| White collar Workers | 88.4% | Sports Team | 3 Professional |
| Median Age of Housing Structures | 58.5 Years | Construction Projects | \$2.5B Underway |
| Housing Structures over 50 Units | 63.3% | | |

TOP EMPLOYERS

From Cleveland Crain's 2024 Book of Lists

Cleveland Clinic

45,673

Healthcare

Group Management Services Inc.

33,972

Employment Services Firm

Minute Men Cos.

26,578

Staffing Services

University Hospitals

25,029

Healthcare

Amazon

20,000

Online Retailer

MAJOR HEADQUARTERS IN NEO



FORTUNE 500



LARGEST IN NEO



HEALTHCARE CAPITAL

Cleveland is the #1 Concentrated Area of Hospitals and Medical Research Centers in the Nation



- #1 Hospital for Heart Care in US
- #3 Hospital in the Nation
Us News & World Best Hospitals Report
- #2 Best Hospital in the World
Newsweek
- 50,846 Employees
- 13.8% YOY Increase
- 2.4 Million Unique Patients
- 18 Hospitals
- 20 Patient-Centered Institutes



- #2 Hospital in Cleveland
- #3 Hospital in Ohio
- #11 Hospital in Pediatric Orthopedics in the Nation
Us News & World Best Hospitals Report
- 24,462 Employees
- 1.1 Million Unique Patients
- 18 Hospitals
- 3 Joint Ventures



- \$1B New Construction Main Campus Completed in 2023
- #7 Best Physical Rehabilitation Centers
Newsweek
- 6,979 Employees
- 1.5 Million Unique Patients
- 1 Hospitals
- 19 Medical Centers

HOUSING

- Cleveland cost of living is **22.9% lower** than the national average
- **153% lower** than New York, NY
- **110% lower** than San Francisco, CA
- **58% lower** than Boston, MA
- **53% lower** than Los Angeles, CA
- **25% lower** than Chicago, IL
- **19% lower** than Miami, FL
- Average owner occupied housing for Cleveland MSA: \$235,960
- **#5 among best cities for jobs** in 2020 based on hiring, cost of living, and job satisfaction
- Cleveland growth has increased by 9.9% in the last 10 years



COST OF LIVING INDEX: 89.8

#1 Top City
For Fresh Start
Livability

#2 Most Affordable
Cities for Home Buying
Forbes

#1 Most Affordable
Cities to Rent
Gobankingrates.com

#3 Top Cities
to Launch Career
LinkedInNews

CULTURE

Unique Things about The Cleveland Area



Cleveland Orchestra

“America’s Finest”

The New York Times

#7 Best Food City in America

Travel + Leisure



Playhouse Square

The Largest Performing Arts Center in the US Outside of NYC

Towpath Trail

Voted Best Ohio Bike Trail

Ohio Magazine

#4 America’s Best Music Scene

Travel + Leisure



Cedar Point

#2 Best Amusement Park in America

USA Today Top 10 Best

Cleveland Museum of Art

#2 Best Museum in the US

Business Insider



Top 10 Stops Along the Great Lakes

USA Today

METROPARKS

18

Reservations

300

Miles Of Trails

24,000

Acres

8

Golf Courses

8

Lakefront Parks

1

Zoo



ARTS & CULTURE

- Cleveland Museum of Art – Free admission to a world-class collection, including Van Gogh, Monet, and Egyptian artifacts.
- Playhouse Square – The second-largest theater district in the U.S., featuring Broadway shows, comedy, and concerts.
- Rock and Roll Hall of Fame – A must-visit for music lovers, showcasing memorabilia from legendary artists.
- Cleveland Orchestra at Severance Hall – One of the top orchestras in the world, performing classical and contemporary pieces.
- West Side Market – A historic indoor market with vendors selling fresh produce, meats, and international foods since 1912.

OUTDOOR & NATURE

- Cuyahoga Valley National Park – Just outside Cleveland, this park offers scenic hiking trails, waterfalls, and the historic Ohio & Erie Canal Towpath.
- Edgewater Park & Beach – A great spot for picnicking, swimming, and catching beautiful Lake Erie sunsets.
- Cleveland Metroparks Zoo – Home to a rainforest exhibit and over 600 animal species.
- Lake View Cemetery – A picturesque, historic cemetery with beautiful monuments and the James A. Garfield Memorial.

SPORTS & ENTERTAINMENT

- Progressive Field – Home of the Cleveland Guardians (MLB), known for its great views and fan-friendly atmosphere.
- Rocket Mortgage FieldHouse – Catch the Cleveland Cavaliers (NBA) and Cleveland Monsters (AHL) in action, as well as concerts and events.
- Cleveland Browns Stadium – Experience the passion of the Dawg Pound at a Cleveland Browns (NFL) game.
- JACK Cleveland Casino – Located downtown with slots, table games, and nightlife.



TO DO

FOOD & DRINK

- East 4th Street - A lively area with top restaurants like Mabel's BBQ (celebrity chef Michael Symon's spot) and The Greenhouse Tavern.
- Little Italy - Home to classic Italian eateries like Mia Bella and Presti's Bakery.
- Ohio City & Tremont - Neighborhoods known for trendy bars, breweries, and eateries like The Flying Fig and Market Garden Brewery.
- The Flats - A revitalized district along the Cuyahoga River with waterfront bars, restaurants, and live music.

QUIRKY & OFFBEAT ATTRACTIONS

- A Christmas Story House - Tour the actual house from the classic holiday movie, complete with the iconic leg lamp.
- Superman House - The childhood home of Superman creators Jerry Siegel and Joe Shuster.
- The UFO Memorial in Lakewood Park - Commemorating a 1973 UFO sighting over Lake Erie.
- The Buckland Museum of Witchcraft & Magick - A fascinating collection of occult artifacts.

TRANSPORTATION

METRO HEALTHLINE

The HealthLine, recognized by the Institute of Transportation and Policy as North America's premier bus rapid transit system, celebrated its 10th anniversary in 2018. Operating 24/7, it seamlessly connects Downtown Cleveland and University Circle—home to Ohio's first and fourth-largest employment hubs.

This bus rapid transit service transforms Historic Euclid Avenue into a pedestrian- and transit-friendly corridor, blending the city's rich history with modern landmarks like The Beacon and The Lumen. Enhancements include dedicated bus lanes, upgraded hybrid-electric vehicles, and synchronized traffic signals for peak-hour efficiency.

RTA RAPID

Cleveland's light rail system—comprising the Blue, Green, and Waterfront lines—runs every 15 minutes, providing convenient access to key entertainment and cultural destinations, including the Flats, FirstEnergy Stadium, Great Lakes Science Center, and the Rock & Roll Hall of Fame.

DOWNTOWN TROLLEY

Offering free rides throughout downtown, the trolley service connects all major districts and venues. Originally a weekday-only operation, it quickly expanded to evenings and weekends, making parking and city exploration more convenient.

BURKE LAKEFRONT AIRPORT

Located along Cleveland's waterfront, Burke Lakefront Airport offers a safe, hassle-free travel experience with unmatched views of the city skyline. It serves as the region's premier hub for business and private aviation.

PEDESTRIAN & BIKE-FRIENDLY INITIATIVES

With an expanding bike-share program and dedicated bike lanes, Cleveland continues to promote recreation, healthy living, and alternative transportation options.

PORT OF CLEVELAND - AN ECONOMIC DRIVER

One of the largest ports on the Great Lakes, the Port of Cleveland plays a vital role in regional commerce and infrastructure:

- **20,273 jobs** supported by maritime activity
- **\$3.5 billion** in total economic impact (Port of Cleveland, 2021)
- **13 million tons** of cargo transported annually
- **\$4.5 billion** in bonds issued
- **\$6.1 billion** leveraged in construction
- **150+ projects** since 1993

The port offers multiple financing and tax-exemption opportunities, including sales-tax breaks for new construction materials.

KEY IMPORTS & EXPORTS

- **Bulk Cargo:** Iron ore, limestone, cement, salt
- **Breakbulk & Project Cargo:** Capital equipment, heavy machinery, power generators, steel, wind turbines
- **Containers** for various goods

Located on Lake Erie, Cleveland is one of four major U.S. cities on the Great Lakes, benefiting from access to fresh water and international shipping routes.

CLEVELAND NATIONAL AIR SHOW

Hosted annually over Labor Day weekend, the Cleveland National Air Show features breathtaking performances by the U.S. Navy Blue Angels and the U.S. Air Force Thunderbirds.

AIRPORTS SERVING THE REGION

- Cleveland Hopkins International Airport
- Akron-Canton Airport
- Cleveland Burke Lakefront Airport

Brecksville Corporate Center | 6650-6670 W Snowville Road

INDUSTRIAL MARKET REPORT

Confidential Offering Memorandum

INDUSTRIAL MARKET OVERVIEW

MARKETBEAT CLEVELAND INDUSTRIAL Q4 2025



MARKET FUNDAMENTALS

| | YOY Chg | Outlook |
|--|---------|---------|
| 3.9% Vacancy Rate | ▲ | ■ |
| -3.3M YTD Net Absorption, SF | ▼ | ▼ |
| \$5.78 Asking Rent, PSF <i>(Overall, Net Asking Rent)</i> | ▼ | ■ |

ECONOMIC INDICATORS

| | YOY Chg | Outlook |
|--|---------|---------|
| 1.1M Cleveland Employment | ▲ | ▼ |
| 4.0% Cleveland Unemployment Rate | ▲ | ▲ |
| 4.6%* U.S. Unemployment Rate <i>Source: BLS *Stats representative of Q3</i> | ▲ | ▲ |

MARKET RESET, RENT RESILIENCE: Q4 2025 INDUSTRIAL RECAP

Fourth quarter 2025 finished with the market in a more traditional place than where we ended 2024. Vacancy moved to 3.9%, up from 2.8% at year end 2024, and year-to-date net absorption closed at negative 3.3 million square feet (msf) versus positive 1.1 msf at year end 2024. After a run of exceptional years, the numbers are telling us the market is catching its breath, absorbing what was built, and moving back toward more traditional fundamentals. The encouraging takeaway is that pricing has remained resilient, asking rents ended 2025 at \$5.78 per square foot (psf), only modestly below the \$5.91 psf record set at year end 2024, and up from \$5.59 psf in the third quarter.

Leasing tells a similar story, the market stayed active, but it came off the historic pace we saw in 2024. Last year set a record with 12.6 msf leased across 443 transactions. In 2025, leasing volume fell to approximately 7.4 msf, about a 52% drop year-over-year and the lowest annual total since 2018, even though the number of deals was essentially flat at 436. Fourth quarter was a strong finish with 2.3 msf of new lease activity, led by Plastic Express taking 302,000 square feet (sf) at 1400 Lowell Street in Elyria. Overall, the mix continues to skew toward smaller users and steady, day-to-day needs, while larger requirements are taking longer to finalize as occupiers put more weight on fundamentals like power, labor, and tenant improvement costs.

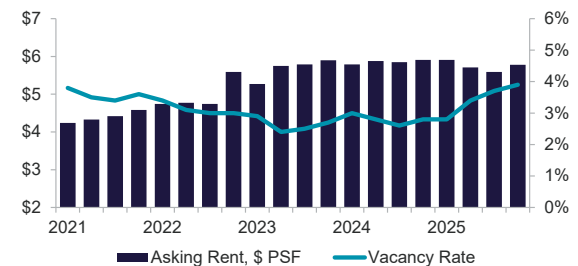
New construction is where the reset is easiest to see. Fourth quarter 2025 completions were the lowest of the year at 562,181 sf, including 315,211 sf of speculative product. Even with a slower finish, 2025 still totaled roughly 5.3 msf of completions, a historic high and a big jump from 1.8 msf in 2024. The largest delivery was Fogg Building Method's 250,211-sf speculative project at 600 Seasons Road in Stow, another example of the momentum they are seeing in that corridor. Looking ahead, the pipeline has cooled, with about 950k sf under construction heading into 2026, though we are tracking another 1.1 msf in planned projects. With occupancy in the newer bulk distribution segment above 95%, several submarkets, including the Southwest, Lake County, Medina County, and Stark County, could support additional well-located speculative construction.

In 2025, user sales held firm, totaling 6.8 msf. Fourth quarter activity came in at 1.4 msf, consistent with the year's quarterly rhythm. Looking into 2026, the outlook remains constructive, manufacturing demand continues to be the backbone of the region, the older, less functional buildings will feel the most pressure, and disciplined development should keep the market from getting ahead of itself. We also expect more sale opportunities on both the user and investment sides, and lower interest rates should improve financing conditions and support more deal volume.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT

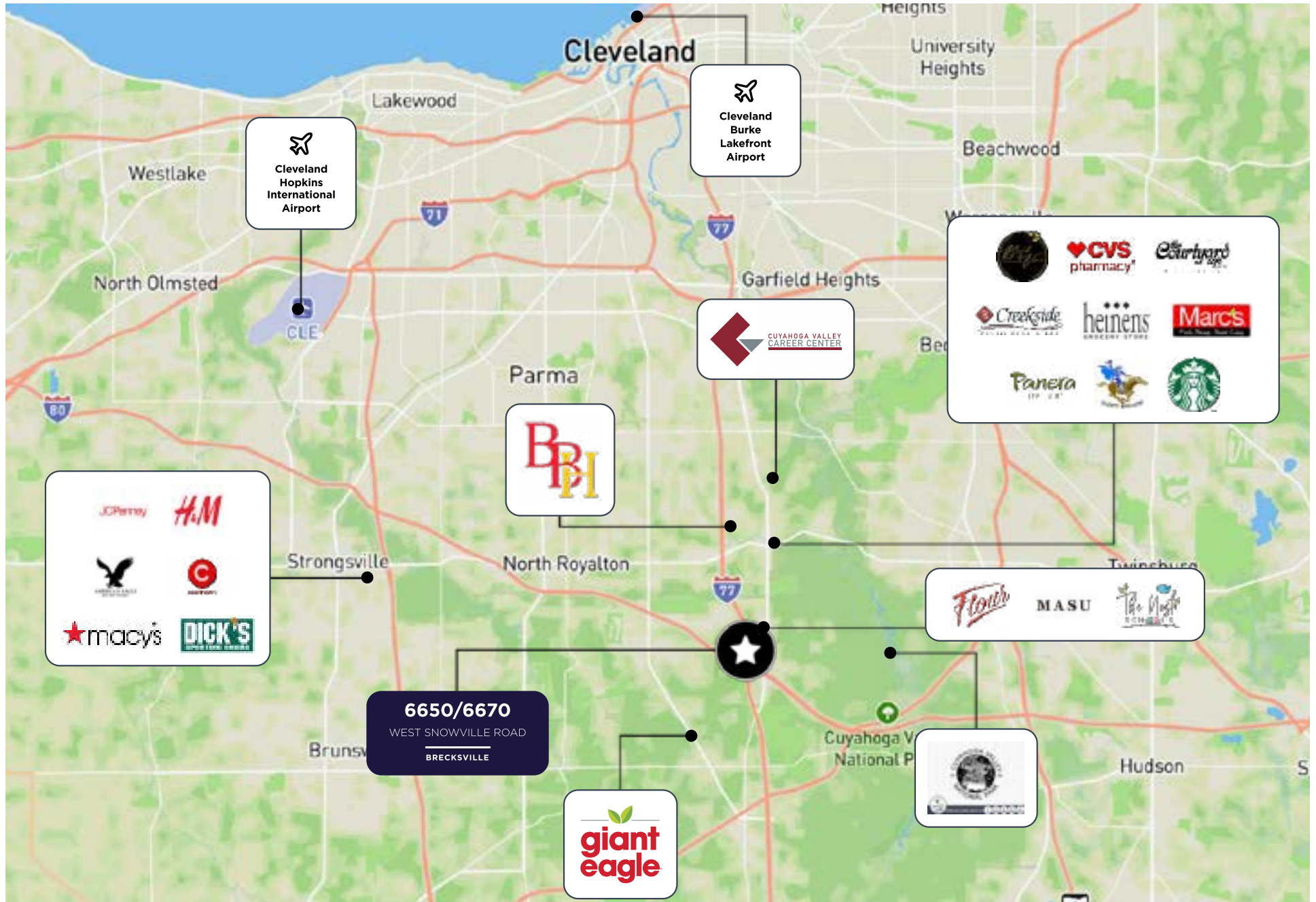


DEMOGRAPHICS

| 6650 W Snowville Rd Brecksville, OH 44141 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 1,132 | 14,467 | 47,392 |
| 2030 Projected Population | 1,096 | 14,112 | 46,056 |
| 2020 Census Population | 1,103 | 15,103 | 49,155 |
| 2010 Census Population | 1,155 | 14,969 | 48,197 |
| Projected Annual Growth 2025 to 2030 | -0.6% | -0.5% | -0.6% |
| Historical Annual Growth 2010 to 2025 | -0.1% | -0.2% | -0.1% |
| 2025 Median Age | 45.3 | 46.7 | 46.3 |
| Households | | | |
| 2025 Estimated Households | 442 | 5,634 | 19,639 |
| 2030 Projected Households | 430 | 5,523 | 19,196 |
| 2020 Census Households | 427 | 5,805 | 20,149 |
| 2010 Census Households | 422 | 5,592 | 19,300 |
| Projected Annual Growth 2025 to 2030 | -0.6% | -0.4% | -0.5% |
| Historical Annual Growth 2010 to 2025 | 0.3% | - | 0.1% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 86.8% | 86.6% | 85.2% |
| 2025 Estimated Black or African American | 2.7% | 4.1% | 5.9% |
| 2025 Estimated Asian or Pacific Islander | 6.0% | 5.3% | 4.7% |
| 2025 Estimated American Indian or Native Alaskan | - | - | - |
| 2025 Estimated Other Races | 4.4% | 4.0% | 4.2% |
| 2025 Estimated Hispanic | 3.4% | 3.2% | 3.6% |
| Income | | | |
| 2025 Estimated Average Household Income | \$196,086 | \$204,512 | \$166,952 |
| 2025 Estimated Median Household Income | \$149,356 | \$147,469 | \$117,425 |
| 2025 Estimated Per Capita Income | \$76,643 | \$79,812 | \$69,350 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 1.4% | 0.6% | 1.2% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 1.0% | 1.5% | 1.5% |
| 2025 Estimated High School Graduate | 11.9% | 17.6% | 20.0% |
| 2025 Estimated Some College | 14.8% | 16.3% | 17.5% |
| 2025 Estimated Associates Degree Only | 8.4% | 7.2% | 7.2% |
| 2025 Estimated Bachelors Degree Only | 32.2% | 29.5% | 28.9% |
| 2025 Estimated Graduate Degree | 30.3% | 27.3% | 23.7% |
| Business | | | |
| 2025 Estimated Total Businesses | 268 | 975 | 2,091 |
| 2025 Estimated Total Employees | 3,488 | 13,314 | 30,436 |
| 2025 Estimated Employee Population per Business | 13.0 | 13.7 | 14.6 |
| 2025 Estimated Residential Population per Business | 4.2 | 14.8 | 22.7 |



AMENITIES MAP



NEW DEVELOPMENTS



Valor Acres Mixed-Use Development

Located just north of the subject property, this large-scale mixed-use project is transforming a 103-acre site previously occupied by the Veterans Affairs Hospital. The development will feature office spaces, retail centers, and residential units, creating a dynamic environment and attracting new businesses to the area. The project is expected to enhance the region's appeal for both businesses and residents, bolstering the local economy.



Sherwin Williams Research & Development Center

A 600,000 square-foot state-of-the-art research and development facility is being built just a mile north of the subject property. This facility will house approximately 900 employees, including chemists, engineers, and technicians. The R&D center is expected to drive economic growth and create additional demand for nearby commercial and industrial spaces, including your property.



Brecksville Town Square Revitalization

A revitalization project for Brecksville's Town Square is underway, focusing on upgrading public spaces, improving pedestrian access, and adding modern amenities. The initiative will make the area more attractive for both residential and commercial tenants, increasing the appeal of Brecksville as a growing community with strong local services.

Brecksville Corporate Center | 6650-6670 W Snowville Road

MAJOR EMPLOYERS

Confidential Offering Memorandum

MAJOR EMPLOYERS



The employment landscape surrounding 6650 W Snowville Rd in Brecksville, OH, is characterized by a highly diversified economic base anchored by leading institutions across healthcare, finance, manufacturing, research, and technology. Major employers such as Cleveland Clinic Main Campus and UH Cleveland Medical Center position healthcare as a dominant sector, while Progressive Insurance, KeyBank, PNC Bank, and Medical Mutual of Ohio underscore the strength of the financial services industry in the region. Advanced manufacturing and engineering are driven by Parker Hannifin, Eaton Electrical, Goodyear Tire & Rubber Company, Lincoln Electric, and Rockwell Automation, reflecting the area's historical and ongoing industrial significance. The presence of major research and education centers like Case Western Reserve University and NASA Glenn Research Center adds further depth, supporting innovation and workforce development. Additional anchors such as Sherwin-Williams, The Lubrizol Corporation, and Parker Hannifin provide job stability and economic resilience. Proximity to major highways and Cleveland's urban core ensures strong transportation connectivity, facilitating labor mobility across Greater Cleveland. Collectively, the area's diverse employer base underpins regional economic stability, mitigates sector-specific risk, and reinforces long-term demand for both commercial and residential properties.

| Employer | Industry | Employees | Distance |
|---------------------------------|-----------------------|-----------|----------|
| Cleveland Clinic | Healthcare | 51,350 | 18.1 mi |
| University Hospitals | Healthcare | 29,590 | 18.7 mi |
| Progressive Corporation | Insurance | 10,000 | 28.3 mi |
| Parker Hannifin | Manufacturing | 8,600 | 23.9 mi |
| Sherwin-Williams | Manufacturing | 6,500 | 30.6 mi |
| Case Western Reserve University | Education | 5,500 | 18.4 mi |
| KeyBank | Financial Services | 5,000 | 17.4 mi |
| Goodyear Tire & Rubber Company | Manufacturing | 5,000 | 25.2 mi |
| Lincoln Electric | Manufacturing | 4,000 | 29.5 mi |
| Medical Mutual of Ohio | Health Insurance | 3,500 | 16.9 mi |
| NASA Glenn Research Center | Aerospace | 3,300 | 21.5 mi |
| Eaton Corporation | Manufacturing | 2,500 | 18.1 mi |
| PNC Bank | Financial Services | 2,000 | 18.9 mi |
| Lubrizol Corporation | Chemicals | 1,800 | 30.7 mi |
| Rockwell Automation | Industrial Automation | 1,200 | 24.2 mi |

Confidential Offering Memorandum

BRECKSVILLE CORPORATE CENTER

6650-6670 West Snowville Road, Brecksville, Oh 44141

DAVID LEB
Vice President
Head of Investment Sales
+1 216 525 1488
dleb@crescorealestate.com

MAX FERGUSON
Associate
+1 216 525 1462
mferguson@crescorealestate.com

RICO A PIETRO
Principal
+1 216 525 1473
rpietro@crescorealestate.com



6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
+1 216 520 1200
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.