

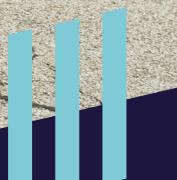


# ORION BUSINESS PARK

6880 W SNOWVILLE ROAD  
BRECKSVILLE, OHIO 44141

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**Flexible Office Space**



# AVAILABLE SPACE

- Surrounded by amenities — restaurants, retail, and fine dining within 10 minutes
- Minutes from Valor Acres and Downtown Brecksville
- Ample parking
- Divisible suites starting at  $\pm 2,500$  SF
- Owned and professionally managed by Dalad Group
- Convenient access to I-77, I-480, and the Ohio Turnpike

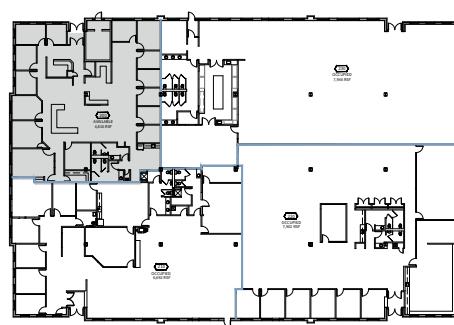
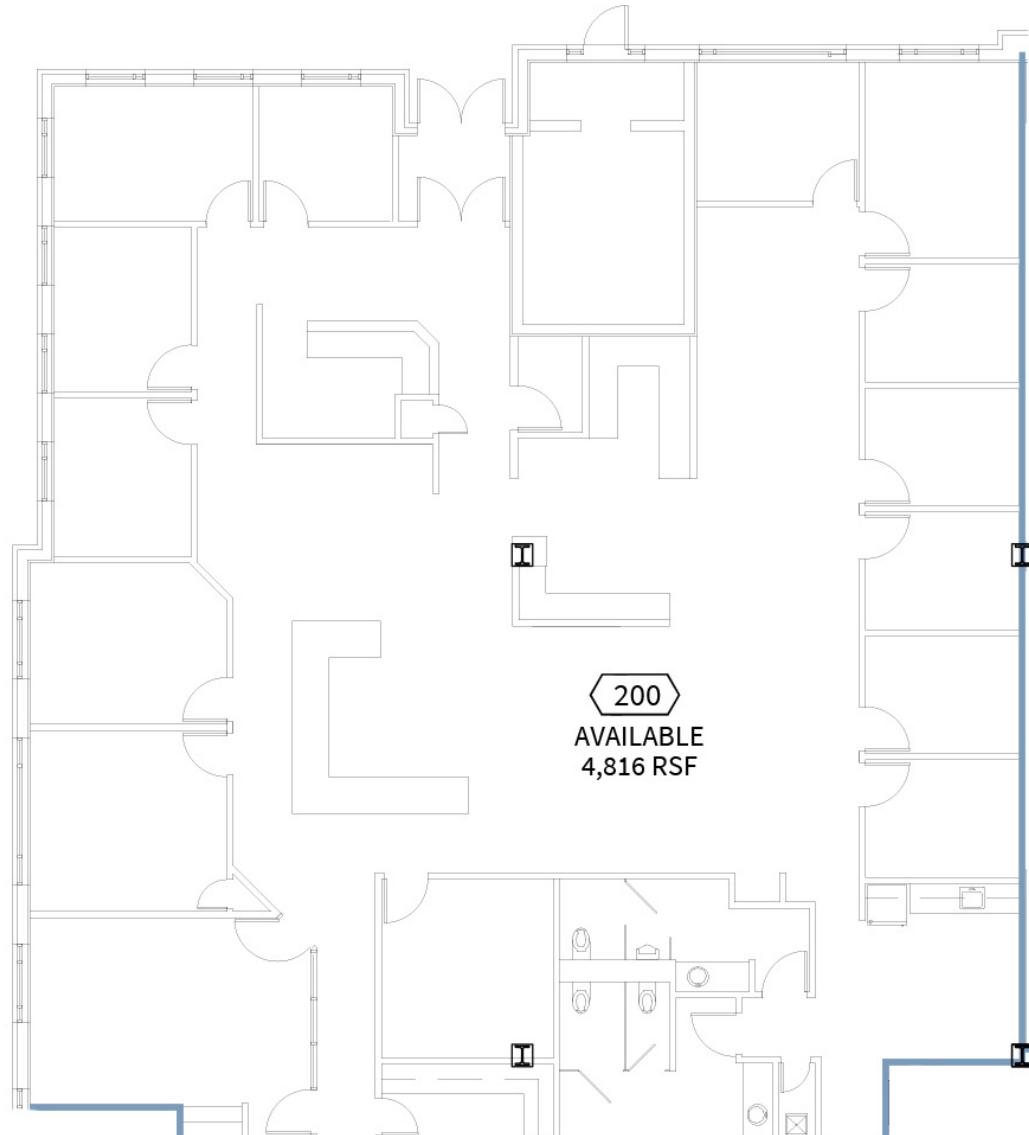
## SUITE 200

$\pm 4,816$  SF (2,500 SF MIN DIV)

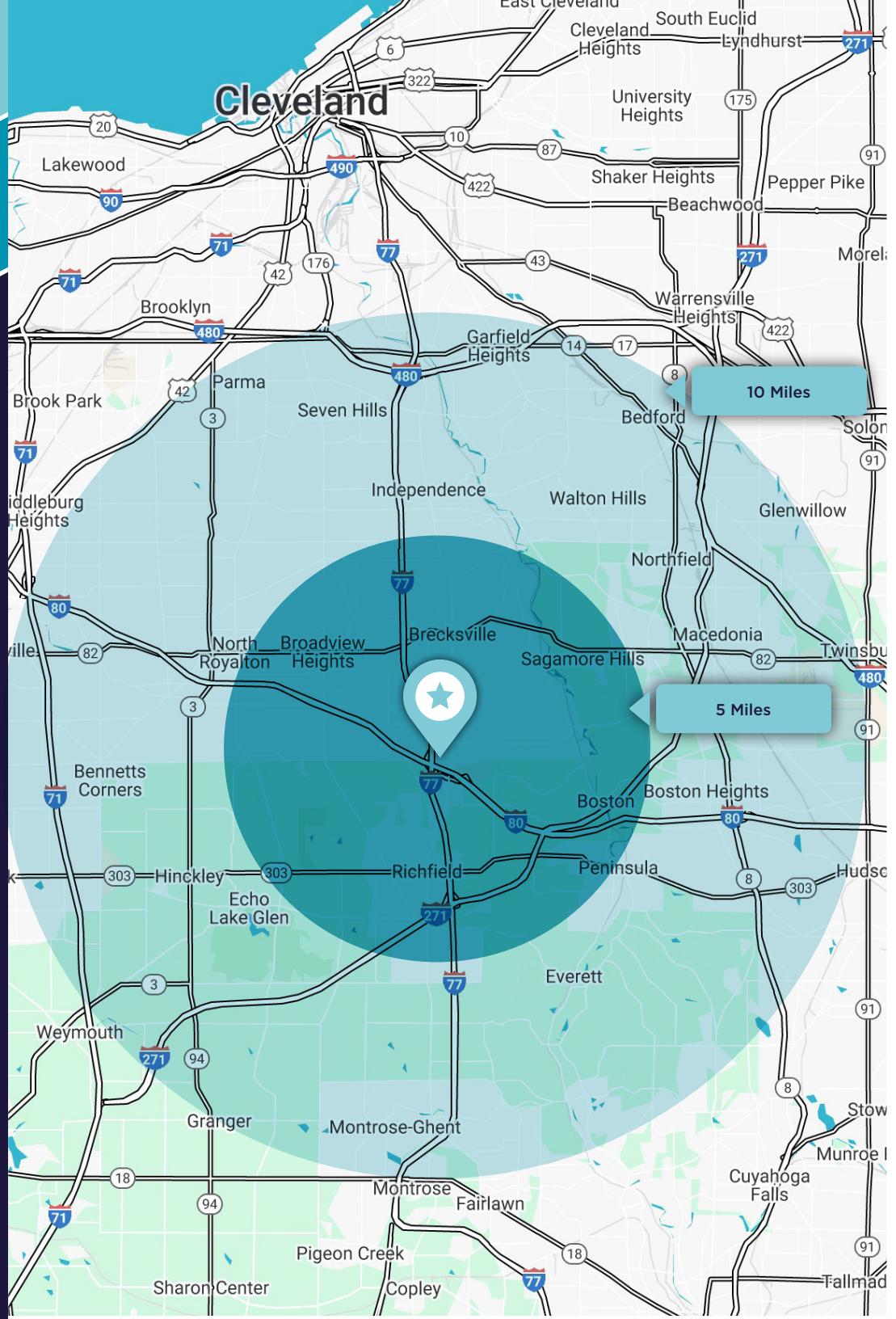
\$12.95 /SF NNN

[SUITE 200 WALKTHROUGH](#)

[TENANT GYM WALKTHROUGH](#)



# LOCATION MAP



## DEMOGRAPHICS (5 MILE | 2025)

<b>46,323</b>	<b>\$166,368</b>
POPULATION	AVG. HH INCOME
<b>2,079</b>	<b>30,241</b>
BUSINESSES	EMPLOYEES
<b>46.5</b>	<b>19,235</b>
MEDIAN AGE	HOUSEHOLDS



# WHY BRECKSVILLE?

Once known for its scenic parks and residential neighborhoods, Brecksville has quietly become one of Northeast Ohio's strongest suburban business communities. Located at the midpoint between Cleveland and Akron with immediate access to I-77, the city offers the same convenience that has long made Independence a corporate favorite, but with a modern, master-planned feel that's attracting a new generation of employers.

The centerpiece of Brecksville's growth is Valor Acres, a 100-acre mixed-use campus that combines Class A offices, apartments, retail, hotel, and dining. National companies such as Sherwin-Williams and Hylant have already committed to space there, signaling major confidence in the city's future.

Beyond Valor Acres, Brecksville is home to a growing number of regional employers and professional service firms who value its easy highway access, high-quality workforce, and beautiful setting. The Brecksville Road corridor features a mix of corporate offices, medical facilities, and technology users, while nearby developments like the VA Medical Campus, the Cleveland Clinic Family Health Center, and the Brecksville Community Center continue to draw investment and daily traffic.

Surrounded by the Cuyahoga Valley National Park and Cleveland Metroparks, Brecksville offers a unique balance of business opportunity and lifestyle appeal. Its strong schools, safe neighborhoods, and steady infrastructure investment make it a natural choice for companies seeking the same regional reach as Independence in a newer, more livable environment.

Brecksville is quickly becoming the next great suburban office destination in Northeast Ohio.





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