FOR LEASE

10219 BRECKSVILLE ROAD
BRECKSVILLE, OHIO 44141

A turnkey office suite is available for lease
located near I-77 & I-80 in busy Brecksville, Ohio.
Join recently completed developments like Valor Acres &
the Sherwin-Williams R&D facility



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PROPERTY **INFORMATION**

- Close proximity to recently completed developments such as Sherwin-Williams R&D facility and Valor Acres
- Ease of access to I-77, I-80 and a skilled workforce
- Exposure on main thoroughfare — 7,000 vehicles per day
- Ideal configuration for professional service companies
- Functional layout with private offices, conference rooms, bullpen area, and break room
- On-site ownership and management

QUICK STATS

Building SF	6,428 SF
Floors	One (1)
Year Built	1979
Land Area	1.83 AC
Parking	Above Average
Roof	Shingle (Replaced in 2023)
Lighting	Fluorescent
A/C & Heat	HVAC 100% (Replaced in 2022)

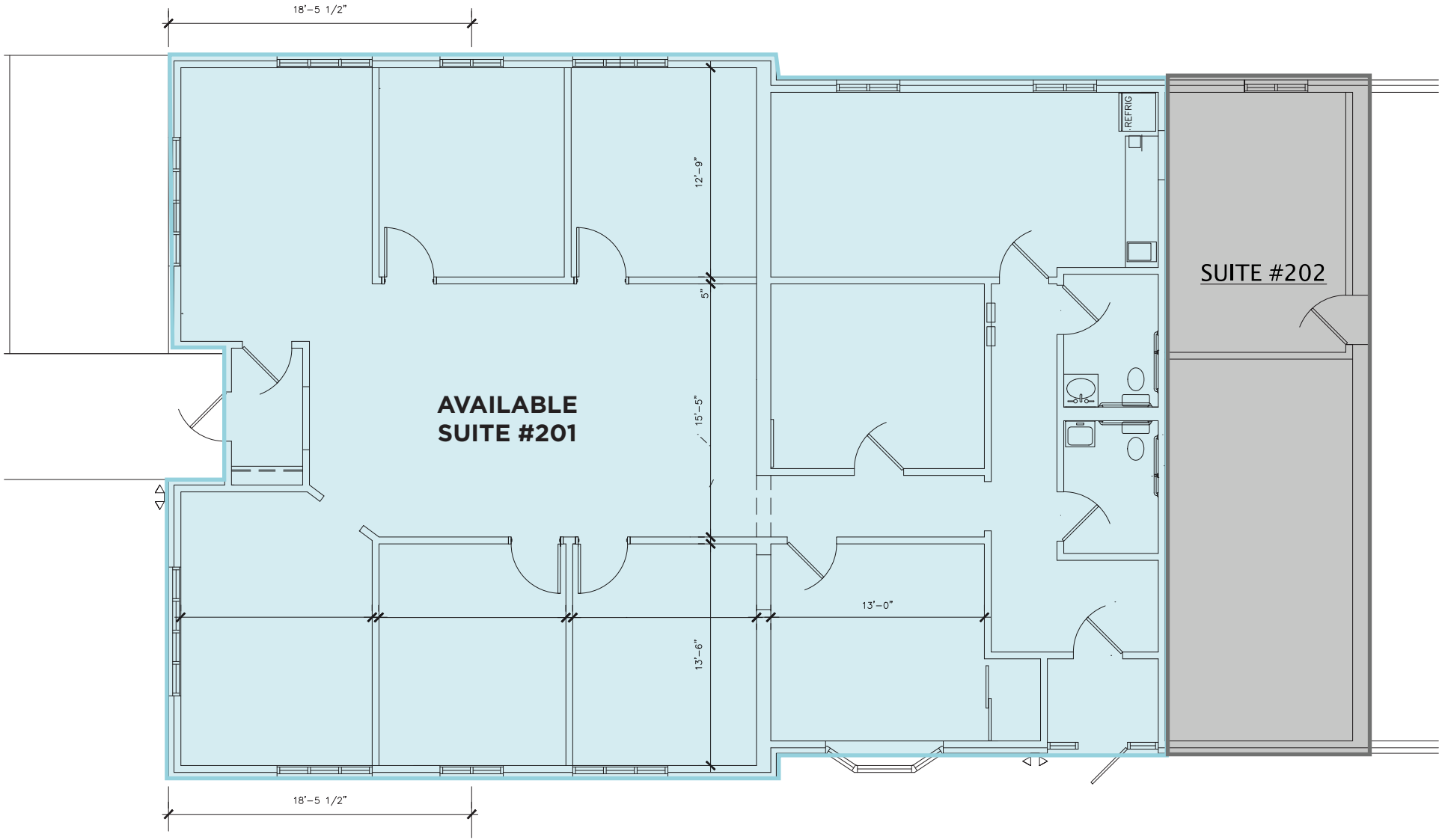
SITE AVAILABILITY

Suite 201	2,571 SF



Lease Rate: $14.50/SF MG

BUILDING
FLOOR PLAN



PROPERTY **PHOTOS**









PROPERTY **PHOTOS**









AREA
AMENITIES MAP





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