

FOR LEASE

THE BRECK BUILDING

6909 ROYALTON ROAD

Brecksville, OH, 44141



PROPERTY DETAILS

Renovated and updated three and 1/2 story brick colonial office building. Strategically located in the heart of Brecksville, providing ample free surface parking in two easily accessible lots.

- + Former Medical Suite Available:
 - 3rd floor – 2,395 RSF
- + \$18.00 per SF, plus utilities
- + All suites offer plenty of exterior light and modern finishes
- + One block from the intersection of Route 21 and Route 82 in the heart of Brecksville at Public Square
- + Less than 1 mile from I-77 to Cleveland/Akron
- + Exterior renovations are complete. Interior common areas with new lighting and finishes
- + Economic incentives available for businesses new to Brecksville



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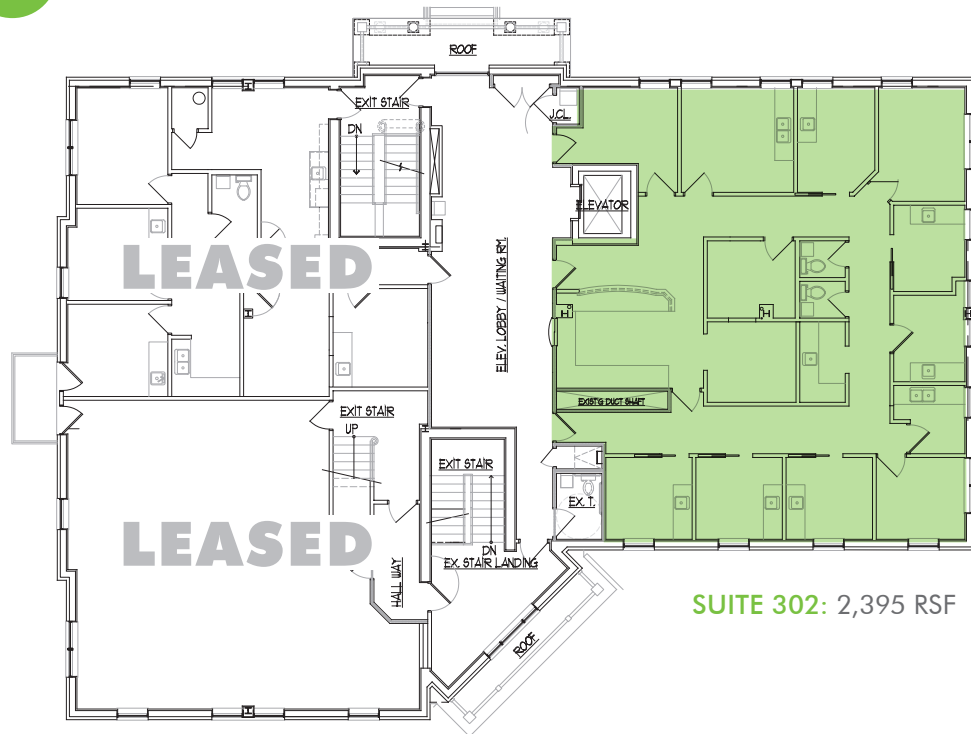
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FLOOR PLAN - THIRD FLOOR



Brecksville has had a solid, diversified economy. It is a financial center with major regional banks, real estate companies and several national financial asset management companies located in the city. Notable companies such as Lubrizol Corporation, Duck Creek Energy, Med Data, Truenorth, Applied Medical Technology and AT&T are either headquartered or have sizable operations in the city. Brecksville is also the center of a burgeoning art and culinary scene with a number of locally owned galleries, restaurants and wine bars.

Major thoroughfares providing access to neighboring communities include State Route 21 (Brecksville Road) and State Route 82 (Royalton Road). I-77 provides access to Cleveland and Akron, while I-80 (Ohio Turnpike) provides access to Toledo and Pennsylvania. Cleveland RTA and Akron Metro bus-lines provide easy access to outlying areas.

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