



GRAND BAY OFFICE PARK

NEW OWNERSHP!

FOR LEASE

6900-7000 SOUTH EDGERTON RD
BRECKSVILLE, OH



PRESENTED BY:

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GRAND BAY OFFICE PARK | BRECKSVILLE, OHIO



LEASING SUMMARY

AVAILABILITY:	1,169 SF - 4,451 SF
LEASE RATE:	\$15.75/SF
LEASE TYPE:	MG
TI ALLOWANCE:	Available
BUILDING SIZE:	60,720 SF
LOT SIZE:	5 Acres

DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	6,971	21,271	161,297
TOTAL POPULATION	17,655	51,613	378,791
AVERAGE HH INCOME	\$173,448	\$150,650	\$106,701

NEW OWNERSHIP @ GRAND BAY

Grand Bay Office Park is a superbly located professional center right off of I-77 at Miller Rd in Brecksville, Ohio. Grand Bay consists of 2 buildings and plenty of parking. This is a premier business setting for a variety of businesses and several sized suites to choose from.

LEASING HIGHLIGHTS

- Convenient accessibility via I-77 and I-80
- Located between Akron (28 min) and Cleveland (24 min)
- Well maintained property & after hours entry system
- Both floors accessible directly from parking lot
- New ownership; updates planned include new LED lighting, updated common areas/entryways and restrooms and more
- Competitive leasing packages for qualified tenants
- 300 surface parking spaces (5.3 spaces/1,000 SF)
- 10,100 VPD [Miller Road] & 63,000 VPD [I-77]
- Located near new Valor Acres [1.2 mi] new mixed-use development (townhomes, hospitality, retail, and new Sherwin Williams R&D Center)

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AVAILABLE SPACES FOR LEASE



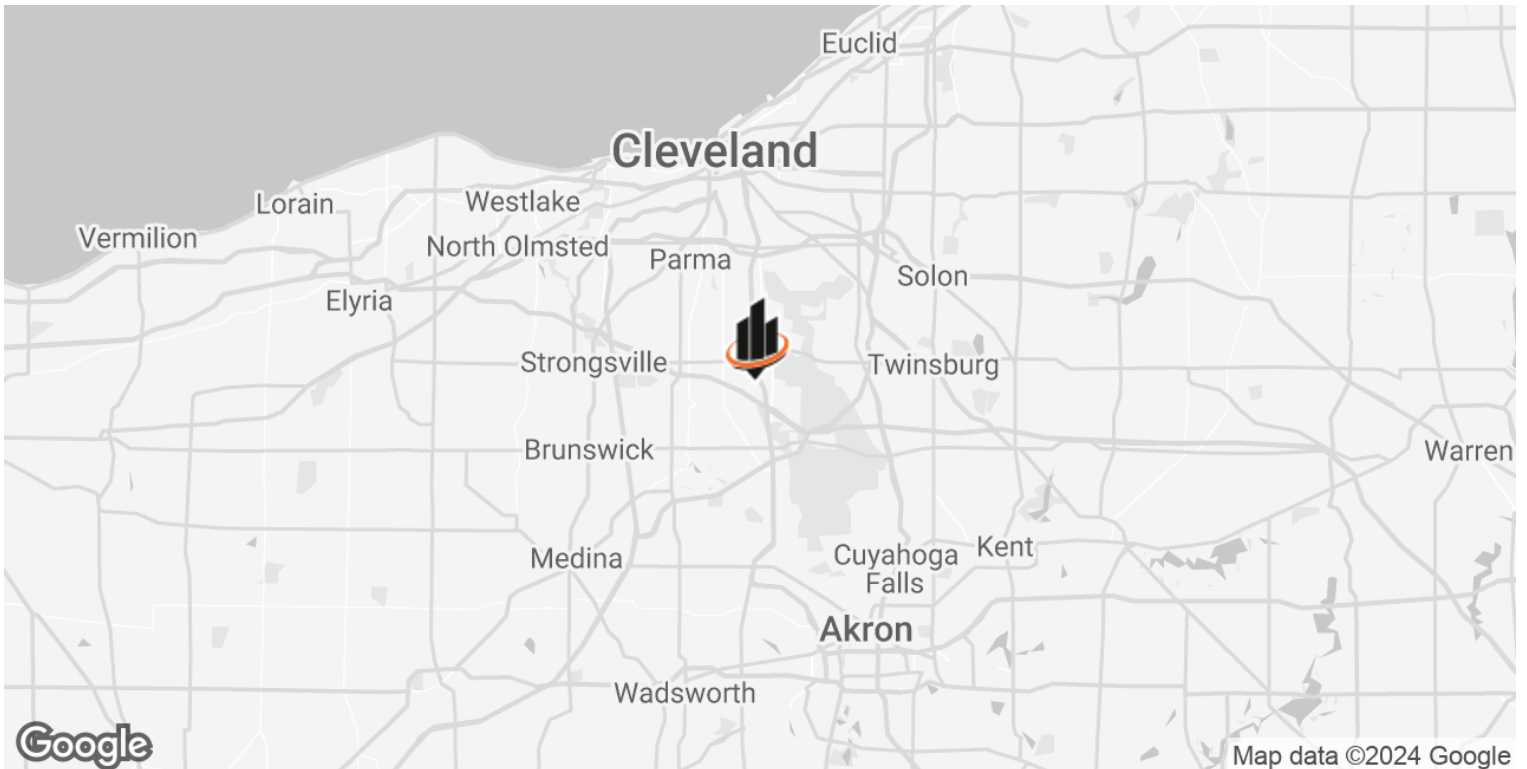
AVAILABLE SPACES SUITE

SUITE	TENANT	SIZE (SF)
Building 1 - 108	Available	1,903 SF
Building 1 - 6970	Available	4,551 SF
Building 2 - 104	Available	1,599 SF
Building 2 - 109	Available	1,580 SF
Building 2 - 6940B	Available	1,169 SF

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LOCATION MAP

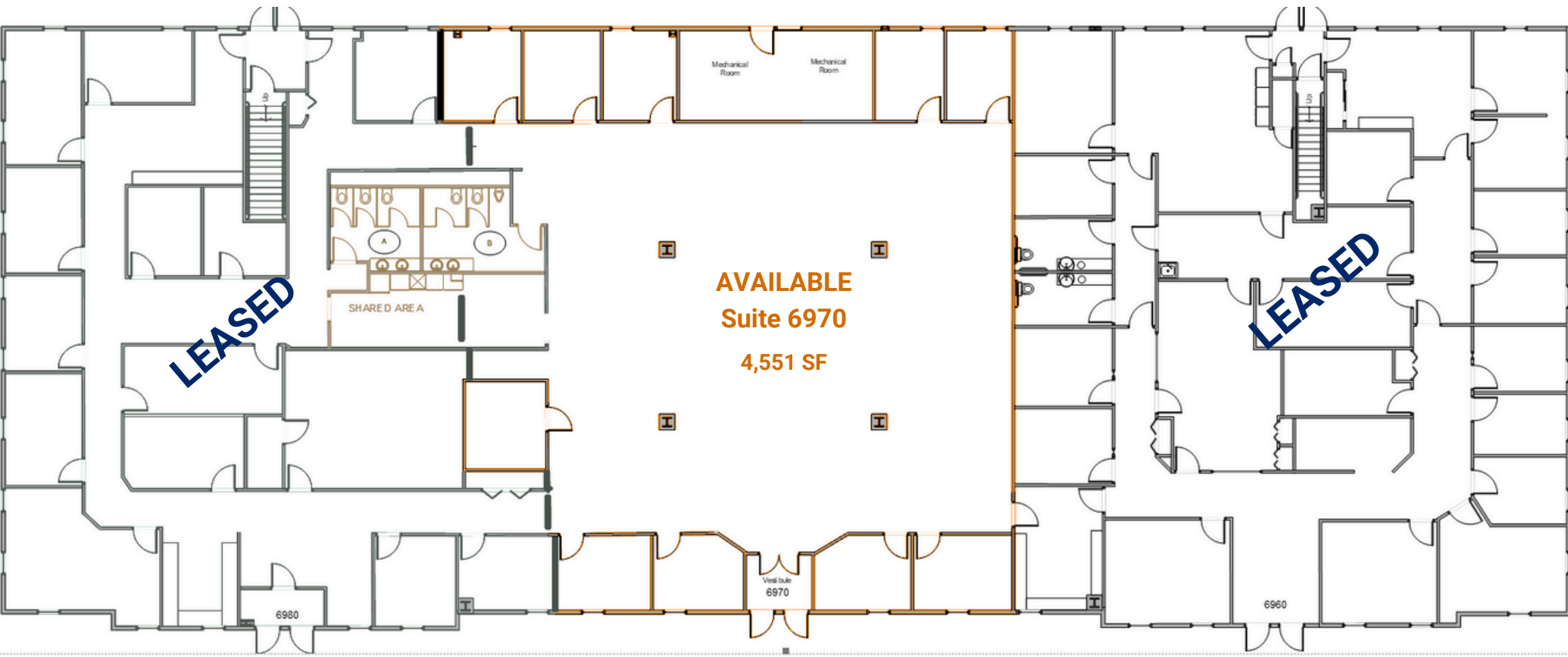


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GRAND BAY ONE

Level 1



GRAND BAY ONE

Level 2



AVAILABLE
Suite 100
1,903 SF

LEASED

LEASED

LEASED

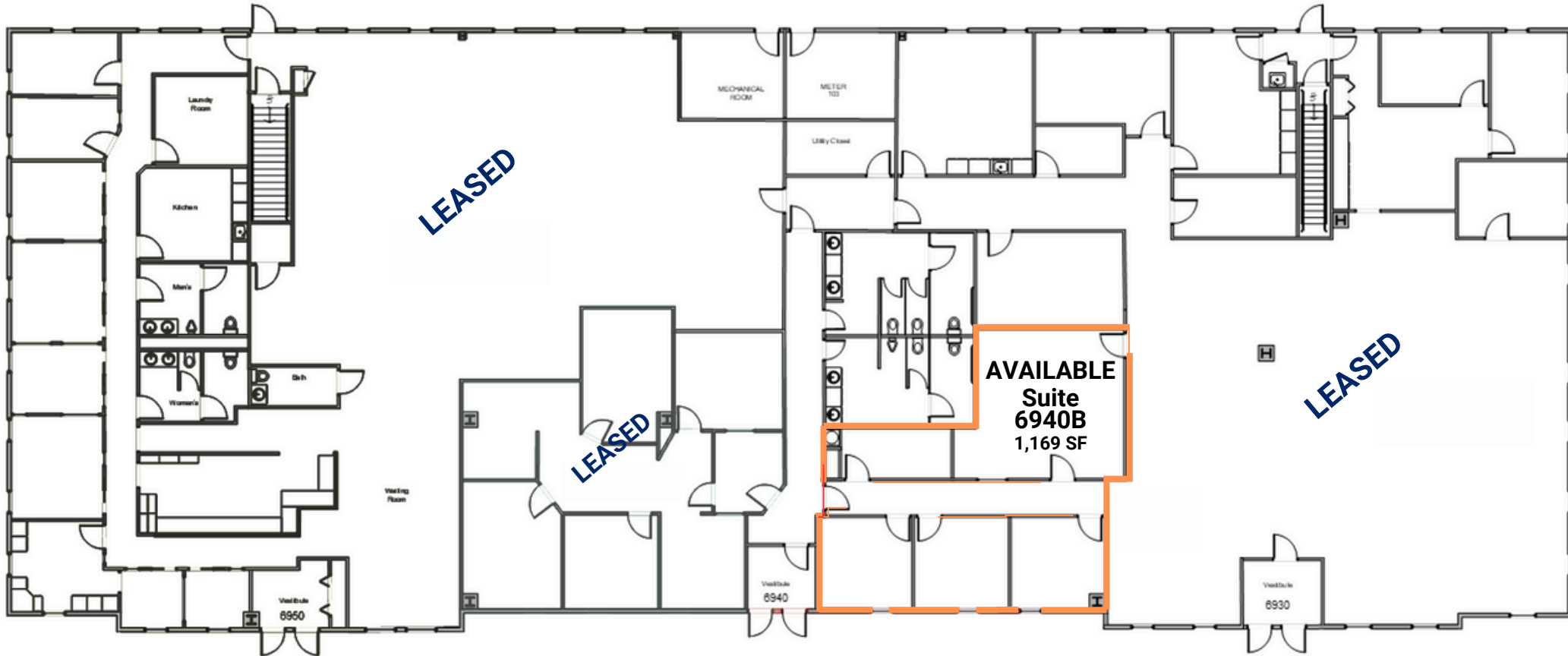
LEASED

LEASED

LEASED

GRAND BAY TWO

Level 1



GRAND BAY TWO Level 2

AVAILABLE

AVAILABLE

Suite 109
1,580 SF

Suite 104
1,599 SF

LEASED

LEASED

9'-4"

WOMENS

MENS

HVAC
207

VESTIBULE

