

The Breck Building

6909 Royalton Road

Brecksville, Ohio 44141

Property Overview

Renovated and updated three and half story brick colonial office building. Strategically located in the heart of Brecksville, providing ample free surface parking in two easily accessible lots. Now offering Executive Suites!

Available Spaces

- + First Floor - Suite 101
 - 2,940 RSF
- + Second Floor - Suite 202
 - 1,518 RSF
- + Third and Fourth Floor - Executive Suites

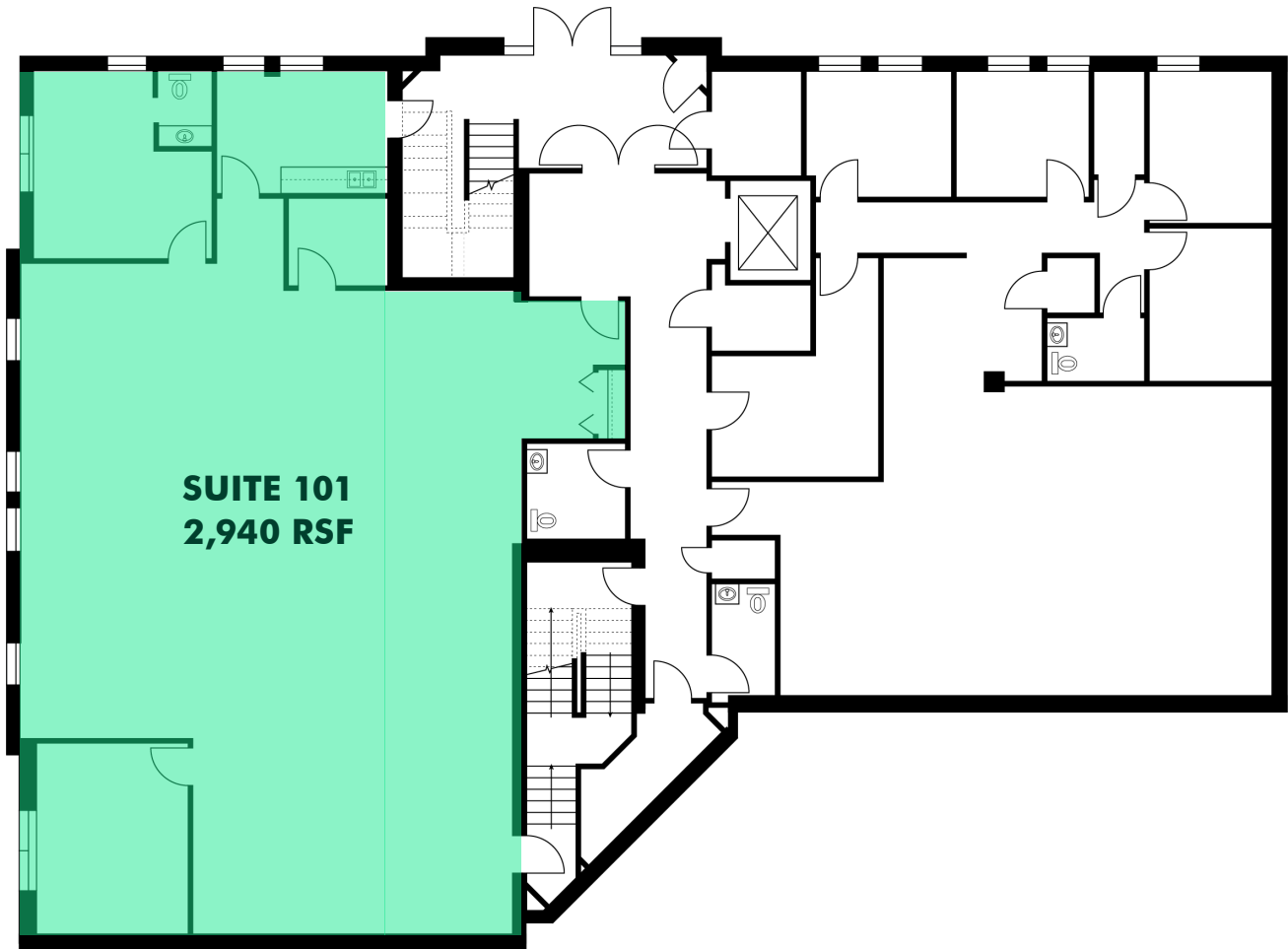
Suite A - 160 RSF: \$500/MTH	Suite F - 250 RSF: \$450/MTH
Suite B - 254 RSF: \$700/MTH	Suite G - 121 RSF: \$300/MTH
Suite C - 140 RSF: \$520/MTH	Suite H - 223 RSF: \$450/MTH
Suite D - 130 RSF: \$500/MTH	Suite I - 366 RSF: \$450/MTH
Suite E - 121 RSF: \$500/MTH	Suite J - Cubical Area: \$100/MTH

Property Details

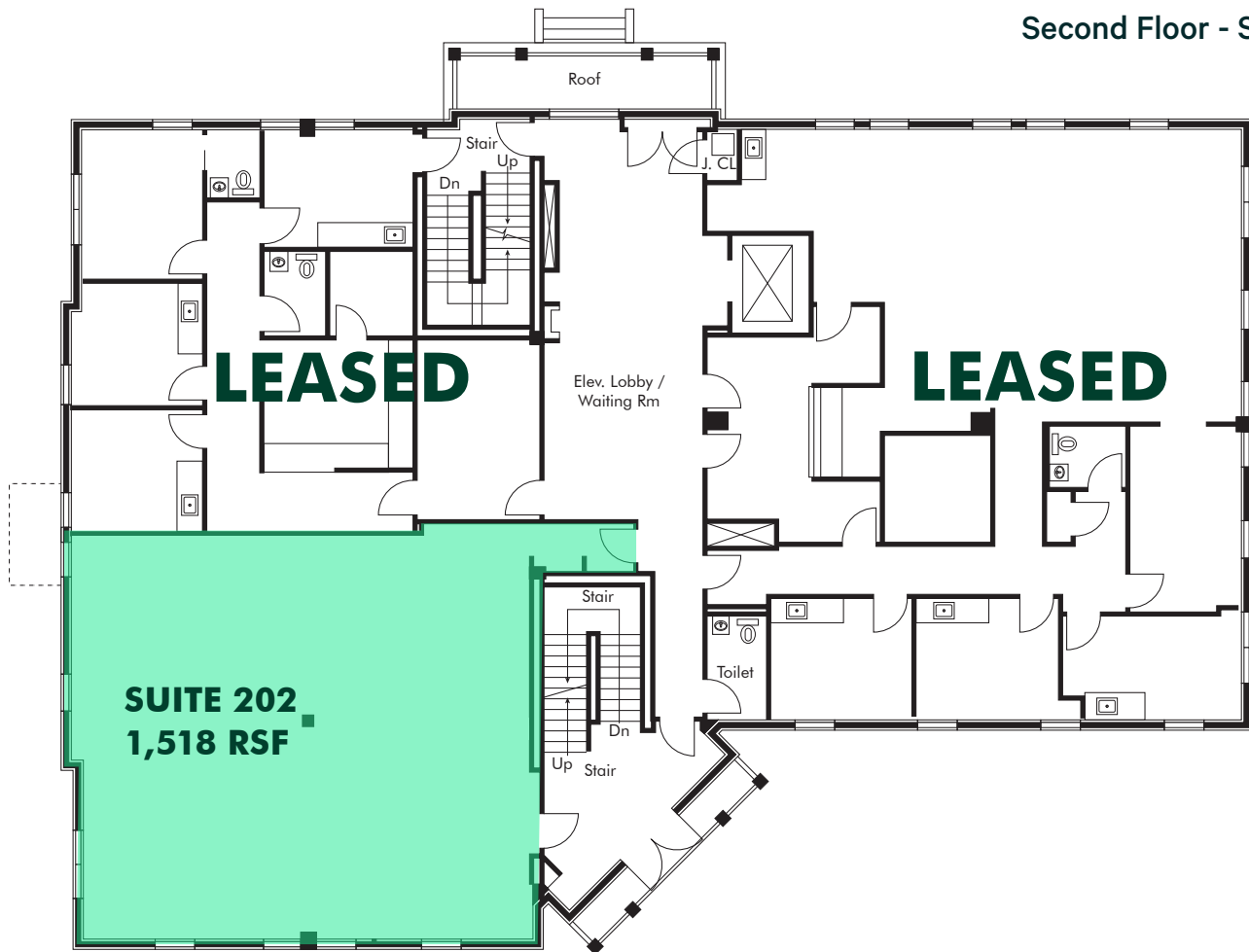
- + Executive Suites - price includes rent, utilities and in-suite cleaning
- + All suites offer plenty of interior light and modern finishes
- + One block from the intersection of Route 21 and Route 82
- + In the heart of Brecksville at Public Square
- + Less than 1 mile to I-77 to Cleveland/Akron
- + Updated lighting and finishes in common area
- + Monument signage available for large tenants
- + Economic incentives available for businesses new to Brecksville
- + In-suite janitorial included in rate
- + Office Suites \$18.00/RSF to \$21.00/RSF plus utilities



First Floor - Suite 101



Second Floor - Suite 202



Third Floor - Suite 302



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For Lease

Brecksville- Broadview Hts. RETAIL TRADE AREA

TRADE AREA INFO

Broadview Road & W Royalton Road
(3 Miles)

- Population: 38,420
- Daytime Population: 34,611
- Total Households: 15,257
- Median HH Income: \$90,651
- Total Businesses: 1,230
- Total Employees: 13,234

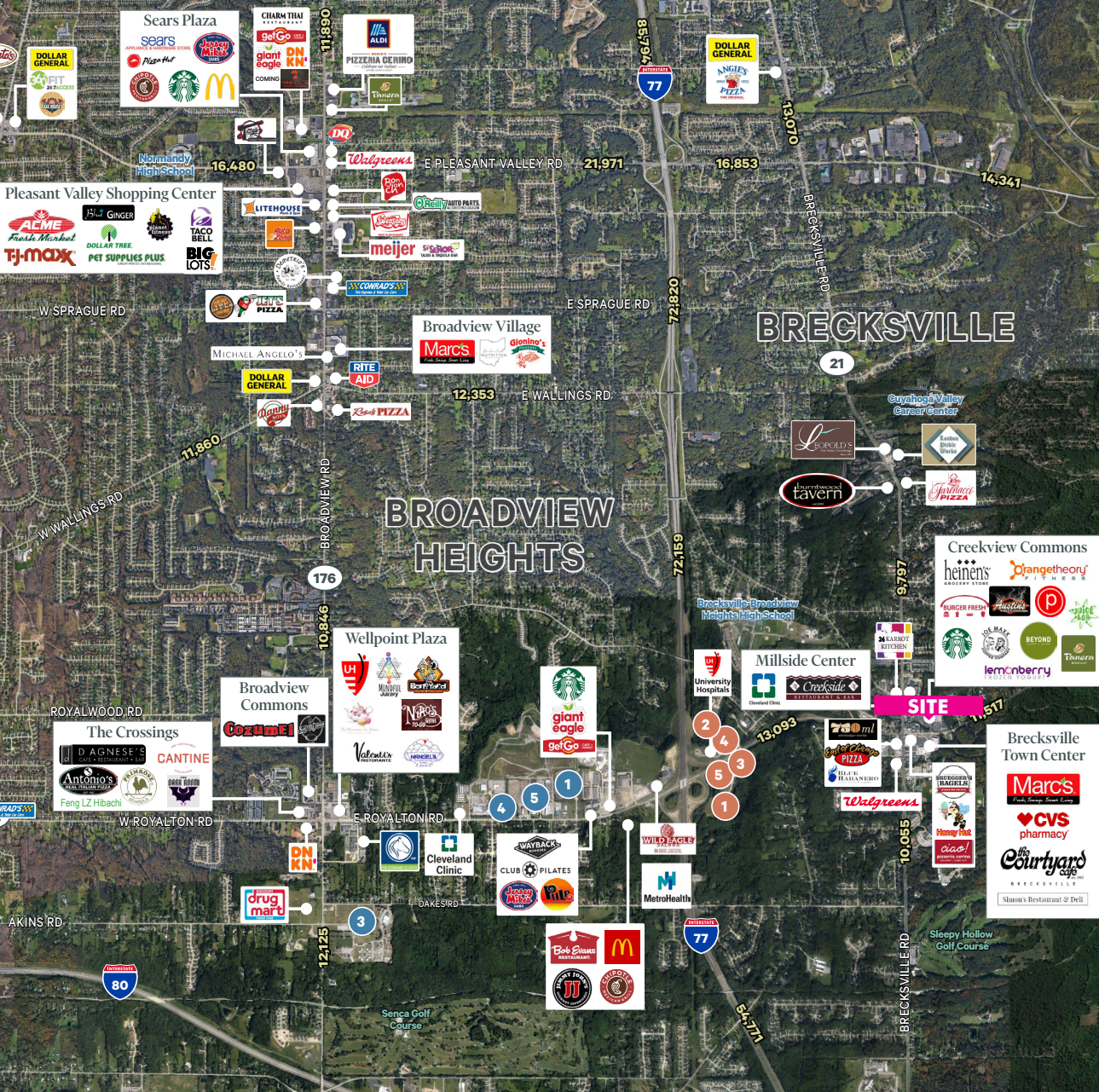
MAJOR OFFICE BUILDINGS

337,519 Total SF
(Source: CoStar)

1. South Hills 3 - 75,026 SF
2. 1 Eagle Valley Ct - 71,665 SF
3. South Hills 2 - 67,000 SF
4. 6001 Royalton Rd - 63,828 SF
5. South Hills 1 - 60,000 SF

MAJOR EMPLOYERS

1. Ohio CAT - 850
2. Applied Medical - 301 (off map)
3. City of Broadview Hts. - 200
4. Heights Care & Rehab - 150
5. ADT - 150



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