



FOR LEASE

Grand Bay Office Park

6900-7000 SOUTH EDGERTON RD
BRECKSVILLE, OH



PRESENTED BY:

NICHOLE BOOKER, PHD
SENIOR ADVISOR

C: 330-475-5500

NICHOLE.BOOKER@SVN.COM

JENNA THARP
ADVISOR

C: 231-633-1642

JENNA.THARP@SVN.COM



GRAND BAY OFFICE PARK | BRECKSVILLE, OHIO



LEASING SUMMARY

AVAILABILITY:	1,263 SF - 4,500 SF
STANDARD LEASE RATE:	\$15.50/SF
SUITE 6980:	\$12.00/SF
LEASE TYPE:	MG
DELIVERY:	Build to Suit
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

GRAND BAY OVERVIEW

Grand Bay Office Park is conveniently located right off of I-77 at Miller Rd in Brecksville. Grand Bay consists of two buildings in a park-like setting with plenty of on-site parking and accessibility on every floor directly from the parking lot.

Under new ownership and new management, the complex is proving to be an excellent setting for medical, office and other uses.

LEASING HIGHLIGHTS

- New ownership; New professional management
- Lobby and interior common areas renovated; new roof on Grand Bay 1; new cooling tower Grand Bay 1
- New exterior lighting upgrades in process
- New building directional signage coming soon
- A couple of build to suit and turn-key options remaining
- One larger low-rent as-is unit available
- Competitive leasing packages
- Convenient accessibility via I-77 and I-80
- Located between Akron (28 min) and Cleveland (24 min)

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AVAILABLE SPACES FOR LEASE



AVAILABLE SPACES SUITE

TENANT

SIZE (SF)

LEASE RATE

Building 1 - L1 - 6960	Reaching New Heights	5,703 SF	\$15.50 SF/yr
Building 1 - L1 - 6970	Available	4,500 SF	\$12.00 SF/yr
Building 1 - L1 - 6980	Reaching New Heights	4,800 SF	\$15.50 SF/yr
Building 1 - L2 - 100	Arise Incorporated	6,991 SF	\$15.50 SF/yr
Building 1 - L2 - 102	59 Grafton LLC	1,683 SF	\$15.50 SF/yr
Building 1 - L2 - 102B	59 Grafton LLC	932 SF	\$15.50 SF/yr
Building 1 - L2 - 104	Available	1,532 SF	\$15.50 SF/yr
Building 1 - L2 - 106	Bialosky Insurance	1,707 SF	\$15.50 SF/yr
Building 1 - L2 - 108	Available	2,017 SF	\$15.50 SF/yr
Building 2 - L1 - 6930	World Mission Church	5,929 SF	\$15.50 SF/yr
Building 2 - L1 - 6940	8191 Broadview	1,720 SF	\$15.50 SF/yr

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AVAILABLE SPACES FOR LEASE

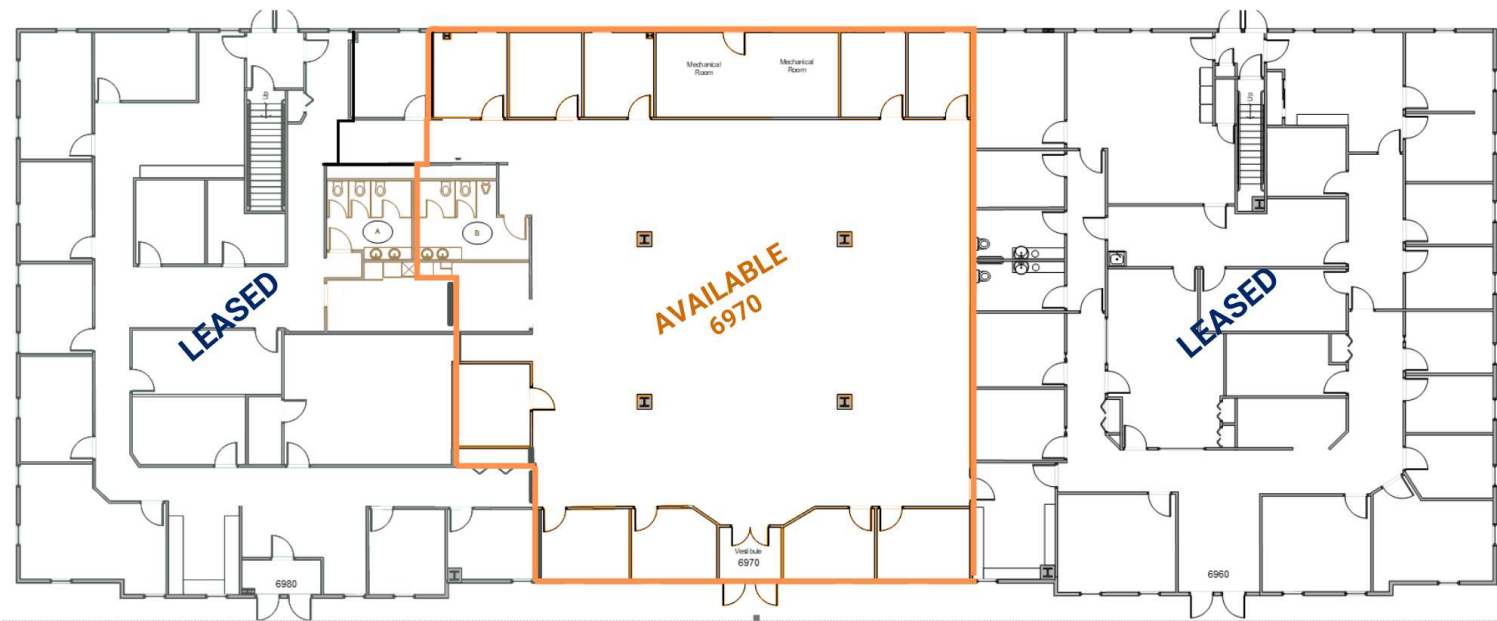


SUITE	TENANT	SIZE (SF)	LEASE RATE
Building 2 - L1 - 6940B	Available	1,263 SF	\$15.50 SF/yr
Building 2 - L1 - 6950	Suburban Physical Therapy	6,417 SF	\$15.50 SF/yr
Building 2 - L2 - 100	Request A Test	7,595 SF	\$15.50 SF/yr
Building 2 - L2 - 104	Available	1,728 SF	\$15.50 SF/yr
Building 2 - L2 - 107	Precision Machined	4,002 SF	\$15.50 SF/yr
Building 2 - L2 - 109	Perfect Pressure	1,707 SF	\$15.50 SF/yr

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GRAND BAY ONE
Level 1

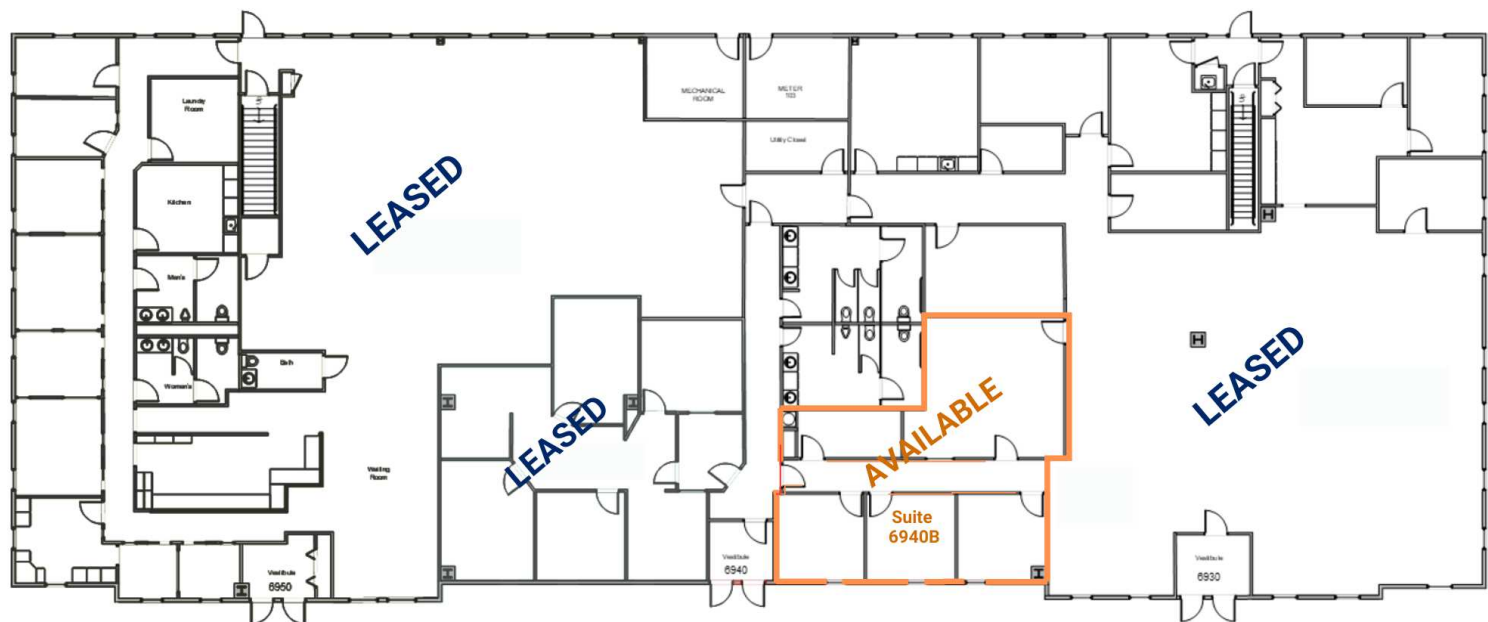


GRAND BAY ONE
Level 2



NICHOLE BOOKER, PHD **JENNA THARP**
Senior Advisor Advisor
C: 330.475.5500 C: 231.633.1642
nichole.booker@svn.com jenna.tharp@svn.com

GRAND BAY TWO
Level 1

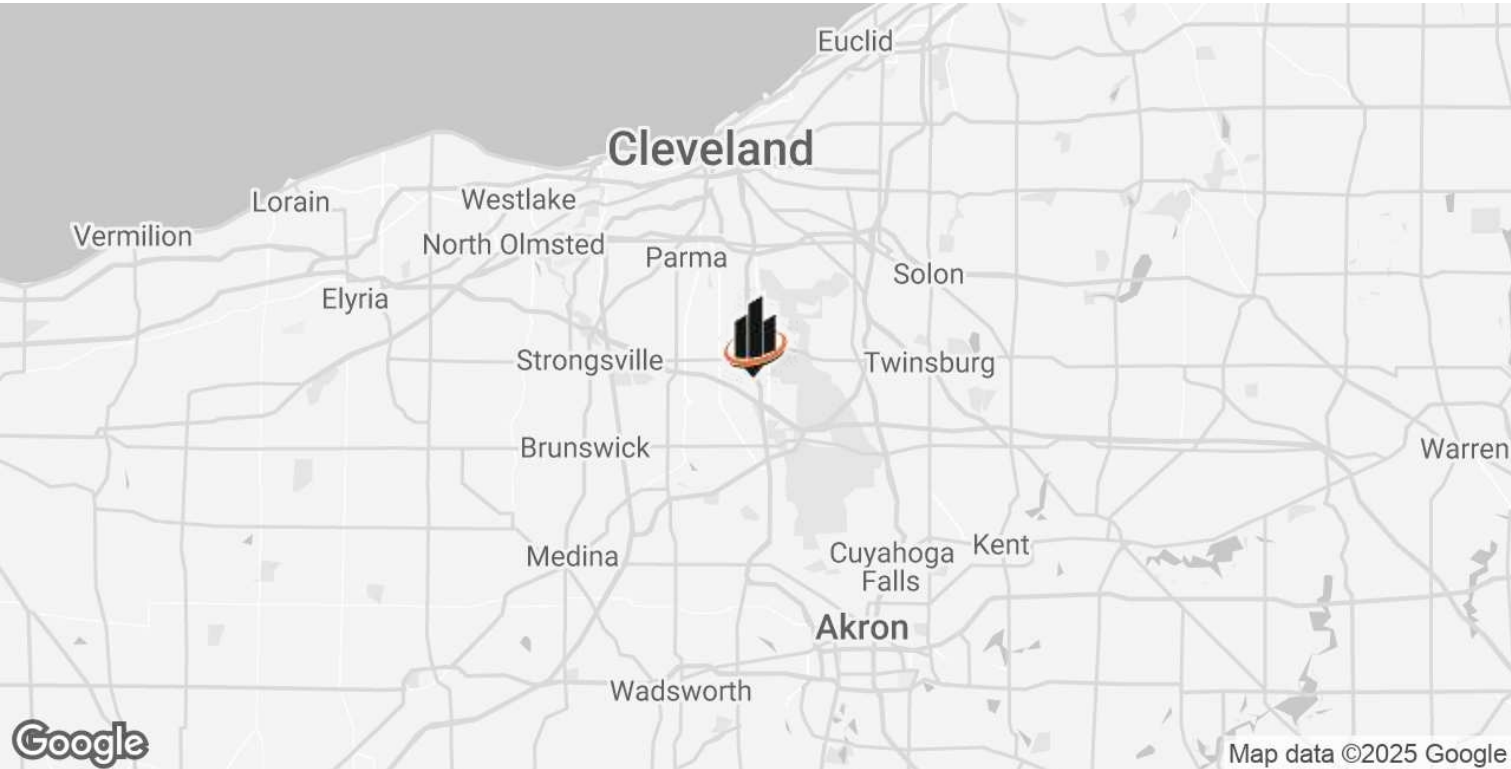


GRAND BAY TWO
Level 2



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Senior Advisor Advisor
C: 330.475.5500 C: 231.633.1642
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LOCATION MAP



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