



VALOR ACRES

Live. Work. Enjoy.
Explore What's Next.

DiGERONIMO
COMPANIES

Up to 200,000 SF Class A Office Space
Available for Lease in a Mixed-Use
Lifestyle Destination Development
BRECKSVILLE, OHIO

DiGERONIMO
COMPANIES

CBRE

VALOR ACRES

VALOR ACRES



A Mixed-Use Lifestyle Destination

LIVE. WORK. ENJOY.

200,000
SF OF MODERN CLASS A OFFICE SPACE

150,000
SF OF RETAIL, DINING & ENTERTAINMENT

200+
LUXURY RESIDENTIAL UNITS

120+
UPSCALE BOUTIQUE HOTEL ROOMS

[CLICK ▲ TO VIEW DETAILS](#)





BUILDING I

Floors can be demised to smaller spaces or combined for a 50,000 SF footprint
Efficient design for optimal space configuration
DELIVERING Q4 2024

25,000 SF
FLOOR 2

25,000 SF
FLOOR 3



11,000 SF
FLOOR 2

11,000 SF
FLOOR 4

11,000 SF
FLOOR 3

11,000 SF
FLOOR 5

Floors can be combined for up to 44,000 SF
Efficient design for optimal space configuration
DELIVERING 2025

BUILDING H



Modern Amenities for Your Modern Needs



HIGH-SPEED FIBER
ACCESS AVAILABLE



FREE SURFACE PARKING,
PLUS SELECT GARAGE/
IN-BUILDING EXECUTIVE
PARKING AVAILABLE

RETAIL, DINING AND
ENTERTAINMENT OPTIONS
ON SITE FOR
ADDED CONVENIENCE



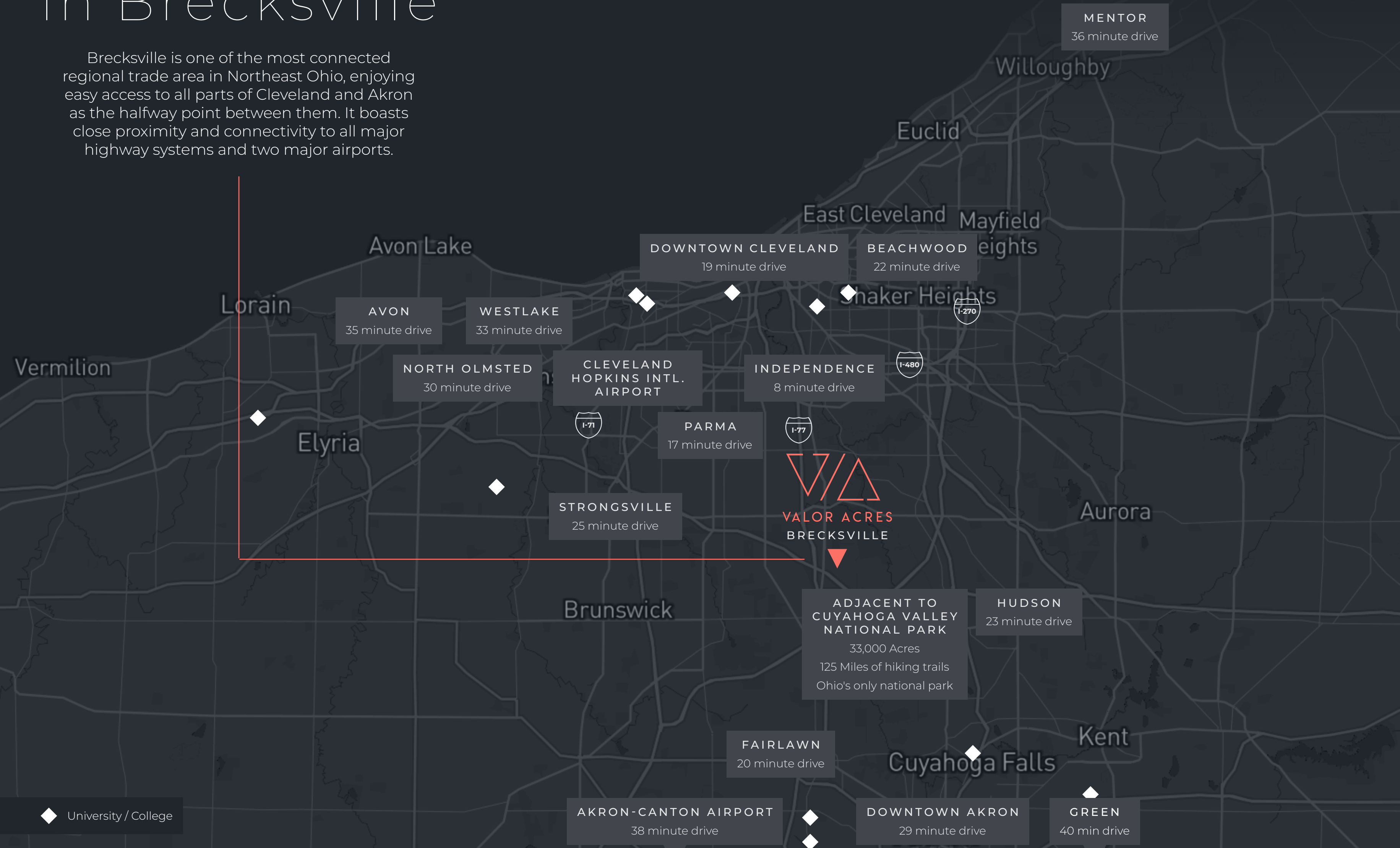
ON-SITE
HOTEL



LUXURY RESIDENTIAL
AVAILABLE FOR A TRUE
LIVE/WORK/PLAY
LIFESTYLE OPPORTUNITY

Perfectly Positioned in Brecksville

Brecksville is one of the most connected regional trade areas in Northeast Ohio, enjoying easy access to all parts of Cleveland and Akron as the halfway point between them. It boasts close proximity and connectivity to all major highway systems and two major airports.



◆ University / College

78,000+
UNIVERSITY
STUDENTS IN
NORTHEAST OHIO

61% OF BRECKSVILLE RESIDENTS
AGE 25+ HAVE A BACHELOR'S
DEGREE OR HIGHER; MORE
THAN TWICE THE ALL-OHIO RATE



About the Developer

DiGERONIMO
COMPANIES

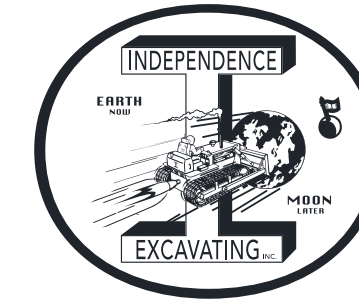


Cafe

Steak House

DiGERONIMO
DEVELOPMENT

Full-scope developer with projects in retail, industrial, student housing and mixed-use developments.



Heavy civil construction, demolition, environmental remediation, concrete construction, aggregate crushing, recycling and concrete paving.

WINTER
CONSTRUCTION

Acquired in 2022, offering expanded construction, demolition, environmental and development offerings.



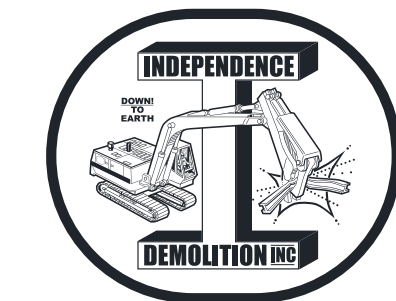
Mobile crushing, demolition and material supplier with multiple locations serving all regions of Florida.

INDEPENDENCE
CONSTRUCTION

Construction management firm specializing in development through pre-construction, construction and commissioning.



Acquired in 2019, Bear IC offers general contracting, construction management and design/build services in Western Pennsylvania, Ohio and West Virginia.



Demolition contractor providing demolition, environmental and site preparation services nationwide.



One-stop shop for construction contractors offering sales and rental of equipment and building supplies.





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