

**For Sale or Lease**  
**Gateway Center**  
**6750 Miller Road**  
*Brecksville, Ohio*



*Your Premier Work Destination*

**NEWMARK**

*Terry* **COYNE**.com

**6750 Miller Road**  
*Brecksville, Ohio*

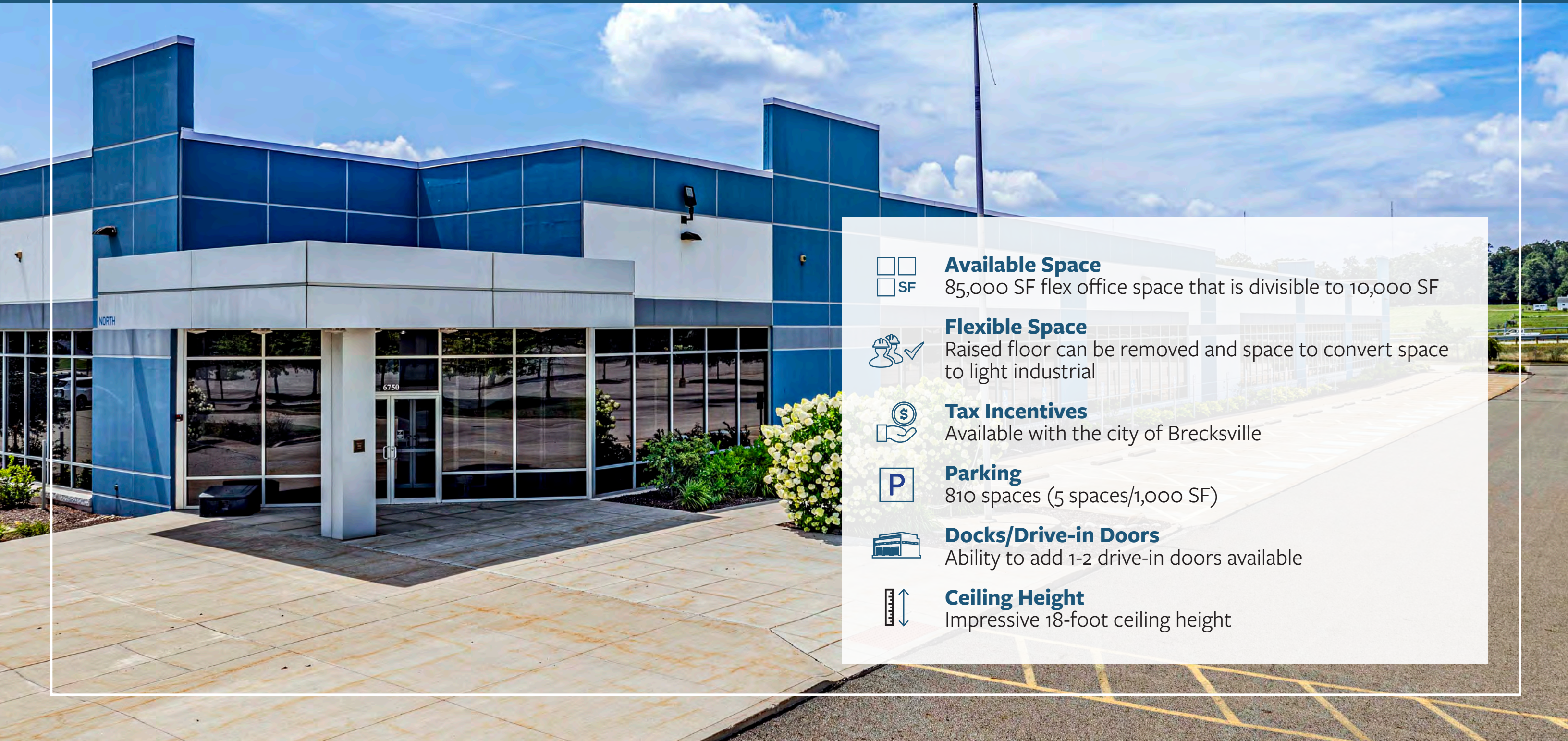
**LEASE RATE: \$12.50/SF NNN**

**EXPENSES: \$4.50/SF NNN**



# 6750 Miller Road

*Brecksville, Ohio*



## Available Space

85,000 SF flex office space that is divisible to 10,000 SF



## Flexible Space

Raised floor can be removed and space to convert space to light industrial



## Tax Incentives

Available with the city of Brecksville



## Parking

810 spaces (5 spaces/1,000 SF)



## Docks/Drive-in Doors

Ability to add 1-2 drive-in doors available



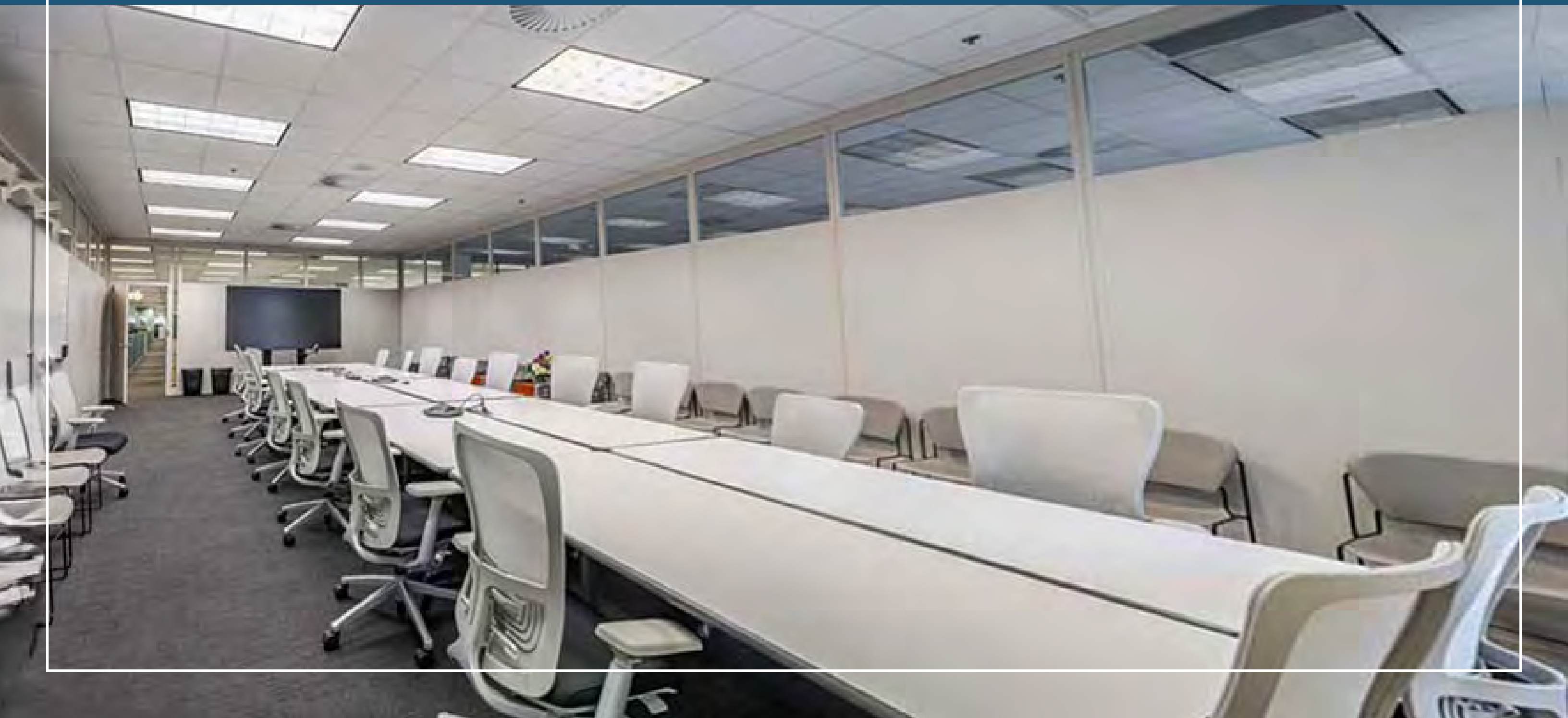
## Ceiling Height

Impressive 18-foot ceiling height

# 6750 Miller Road

## *Flexible Layout*

**6750 Miller Road** features movable walls to create flexibility in layout



# 6750 Miller Road

## *Exterior Photos*



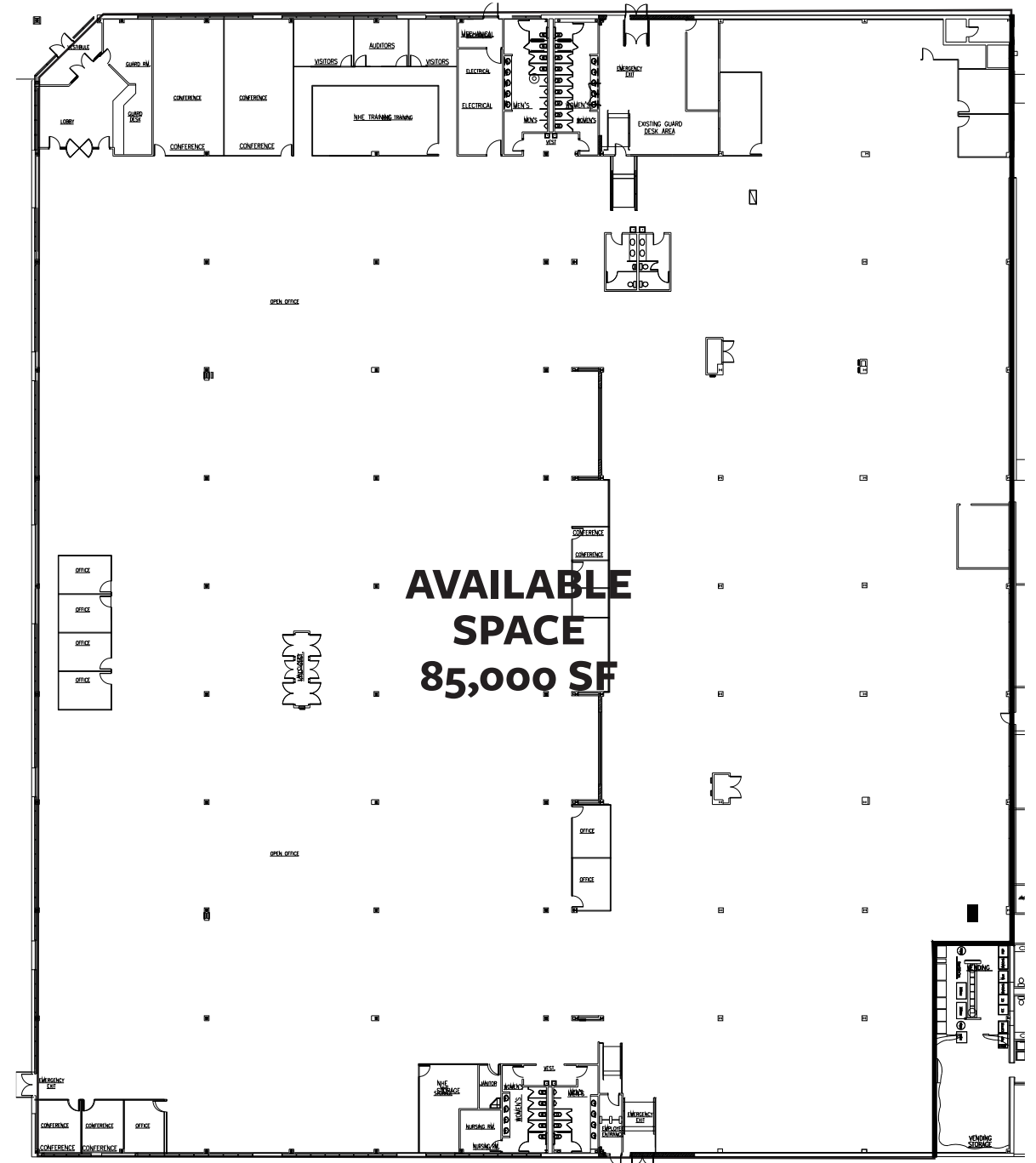
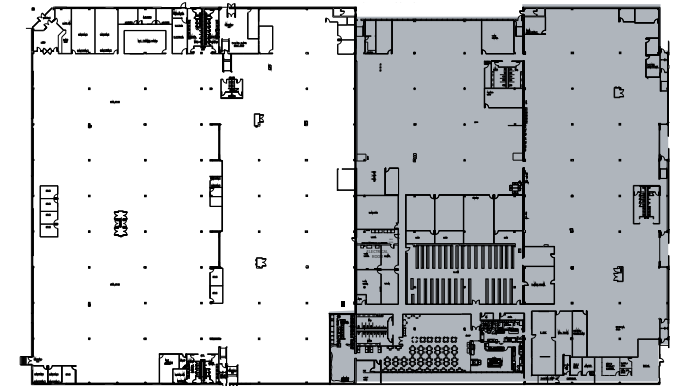
# 6750 Miller Road *Space Availabilities*



## 6750 Miller Road Floor Plan

Legend for floor plan:

- AVAILABLE
- LEASED



# 6750 Miller Road

*Location Aerial*



**6750 MILLER ROAD**





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# Surrounding Amenities



# Valor Acres Corporate Campus

## Brecksville, Ohio

### Property Description

A mixed-use development that is the new home to Sherwin-Williams' R&D Facility, DiGeronimo Companies and The CSA Group that is located across the street from **Gateway Center**

### Highlights

Valor Acres has an on-site hotel with 120+ upscale boutique hotel rooms, 150,000 square feet of dining, retail and entertainment options, luxury residential with 250+ units for work/life balance and 250,000 square feet of modern Class A office space.



# Valor Acres Site Aerial

CANVAS



**SHERWIN-WILLIAMS.**

(Approx. 600,000 SF)  
900 Employees



**CSA GROUP™**

**Building Site**  
Office/Flex/Build-To-Suit

**DiGERONIMO**  
COMPANIES  
**Building I**

**150K**

Sq. Ft. of Shops, Restaurants & Entertainment

**200+**

Luxury Residential Units

**200K**

Sq. Ft. of Modern Class A Office Space

**120+**

Upscale Boutique Hotel

Miller Rd

Brecksville Rd

# Gateway Center Brecksville, Ohio



**SITE**  
Future Home of Sherwin-Williams' 600,000 SF R&D Facility, DiGeronimo Companies & The CSA Groups' 294,000 SF Office/R&D Facility

**CANVAS**

  
**BUILDING SITE**  
(Approx. 294,000 SF)  
Office/R&D Facility

  
**BUILDING I**

**Gateway Center**

  
**SHERWIN-WILLIAMS**  
(Approx. 600,000 SF)  
900 Employees



# Gateway Center

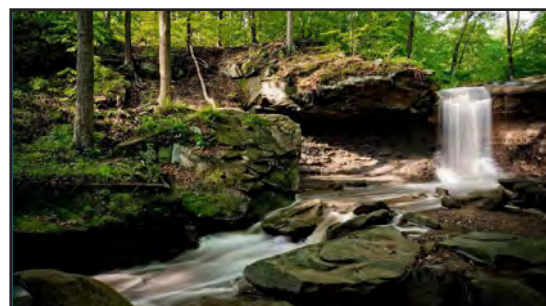
## Area Facts and Drive Time Map

### Brecksville Highlights

- Central location to other cities and major airports
- Deep talent pool from multiple area universities
- Highly educated and affluent population
- Ranked 2nd safest community in the state of Ohio

### Regional College Talent Pool

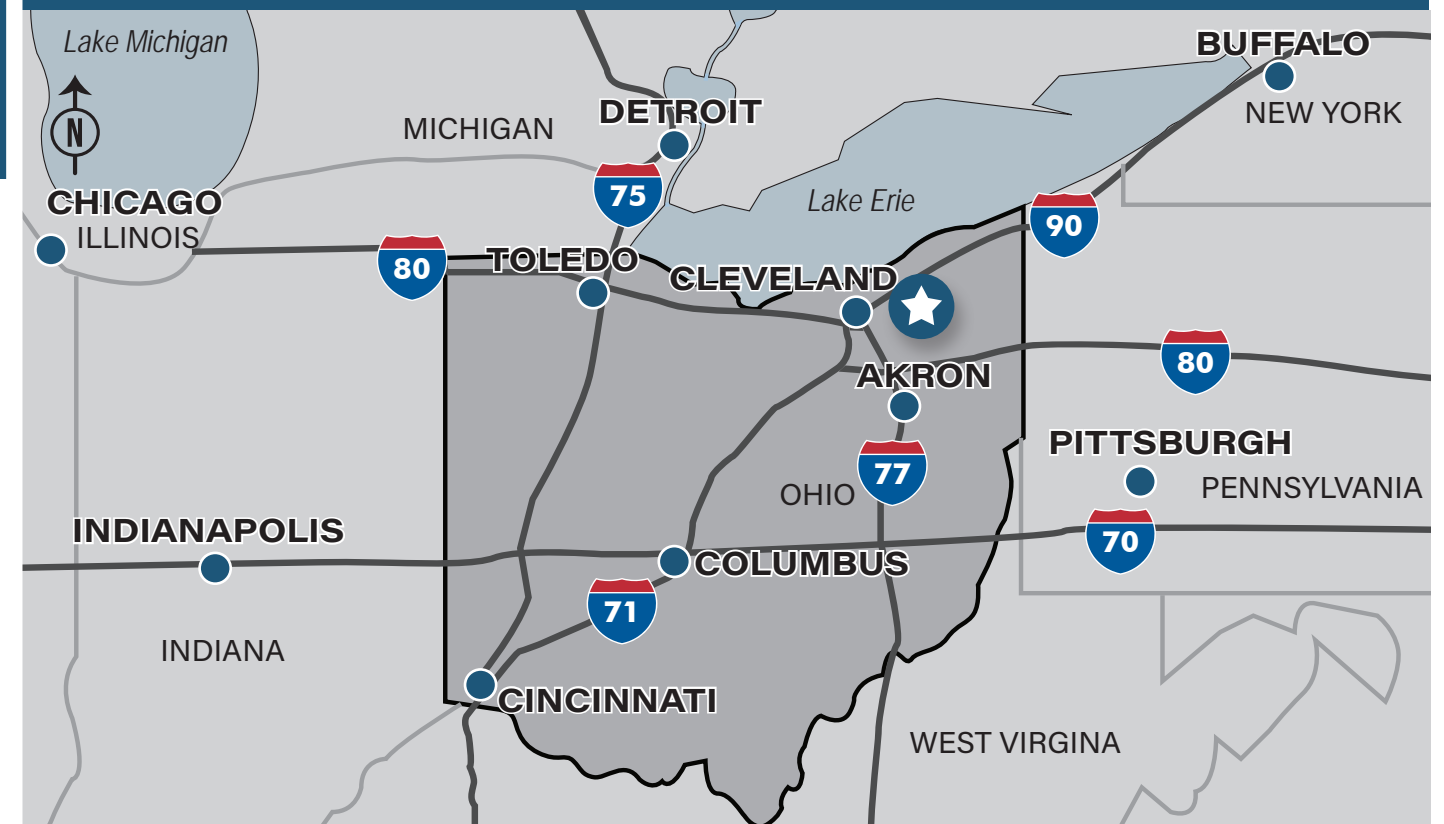
- Total Number of Students: 78,091
- 61% of Brecksville residents have a higher education



### Brecksville has direct access to the Cuyahoga Valley National Park

- 33,000 acre park
- 125 miles of hiking trails

### Drive Time Map



LOCATION	DRIVING TIME	DRIVING DISTANCE
I-77	2 minutes	.6 miles
I-80	15 minutes	12 miles
<b>DOWNTOWN CLEVELAND, OH</b>	<b>22 minutes</b>	<b>16.4 miles</b>
AKRON, OH	31 minutes	22.7 miles
TOLEDO, OH	1 hour 43 minutes	118 miles
PITTSBURGH, PA	1 hours 48 minutes	118 miles
COLUMBUS, OH	1 hours 55 minutes	127 miles
DETROIT, MI	2 hours 32 minutes	173 miles
BUFFALO, NY	2 hours 58 minutes	206 miles
CINCINNATI, OH	3 hours 23 minutes	234 miles

# Gateway Center

## Area Logistics and Industries



### Brecksville, Ohio Trade Area

Brecksville is one of the most connected and regional trade areas in Northeast OH. The area is able to service north, south, east and west parts of Cleveland and Akron due to its proximity and connectivity to all major highway systems. Due to proximity and connectivity to all major highway systems and conveniently located between two major



# Gateway Center 6750 Miller Road Brecksville, Ohio

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