

For Lease

CBRE

# 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.

## Available Spaces

- + Second Floor - Suite 202
  - 1,518 RSF
  - \$21.00/RSF plus utilities

## Property Details

- + In-suite janitorial included in rate
- + Suite offers plenty of interior light, ready for new tenant's ideal layout
- + 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
- + Economic incentives available for businesses new to Brecksville

## Contact Us

**Katie Thome**  
Senior Associate  
+1 330 670 4411  
katie.thome@cbre.com

**CBRE, Inc.**  
3421 Ridgewood Rd, Suite 150  
Akron, Ohio  
www.cbre.us



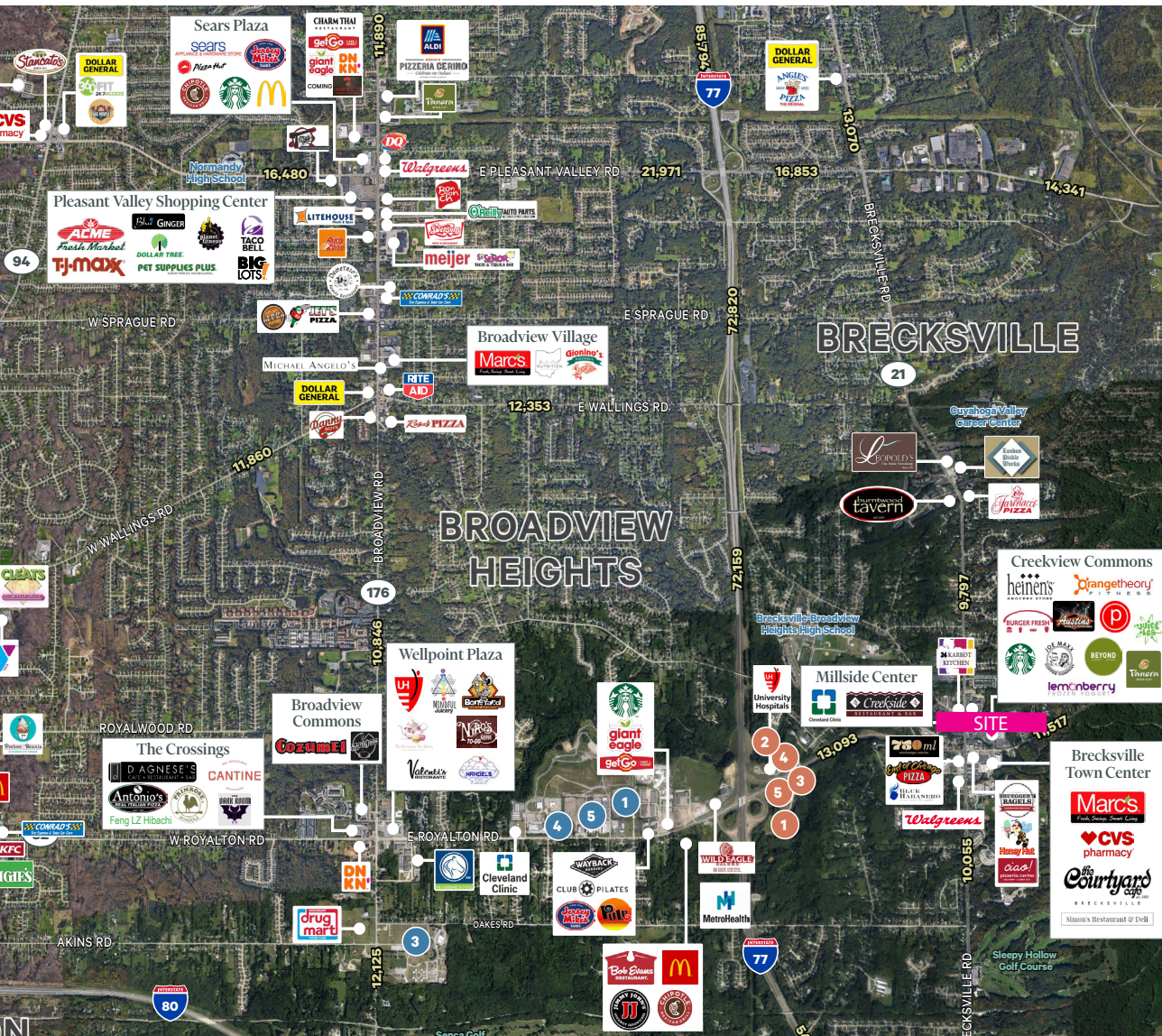
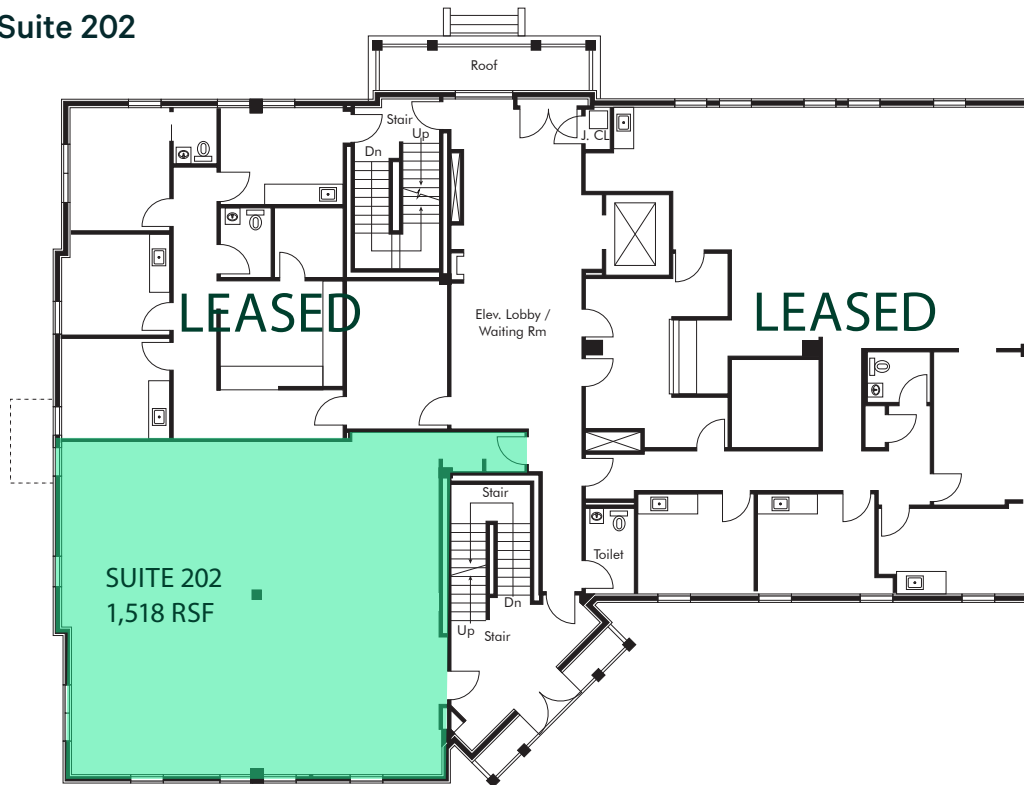


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# Floor Plan

## Second Floor - Suite 202



## 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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