



OFFERING SUMMARY

AVAILABLE:	1,532 - 4,500 SF
LEASE RATE:	\$15.50 SF/yr
SUITE 6970:	\$10.00 SF/yr
LEASE:	Gross / MG
BUILDINGS:	60,720 SF
COMPLEX:	5 Acres

PROPERTY OVERVIEW

Grand Bay Office Park is a two-building office park in a park-like setting, conveniently located just off I-77 at Miller Road in Brecksville, Ohio, offering abundant on-site parking and direct floor-by-floor access from the parking lot.

PROPERTY HIGHLIGHTS

- Turn-key and build-to-suit options available
- Updated lobby and interior common areas
- Suite 6970 - \$10.00/SF
- Professionally managed office park
- New exterior lighting upgrades in process
- Competitive leasing packages
- Convenient access via I-77 and I-80
- Centrally located between Akron (28 min) and Cleveland (24 min)
- New exterior directional building signage coming soon



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
Bldg 1 Level 1 Unit 6960	Reaching New Heights	5,703 SF	Confidential
Bldg 1 Level 1 Unit 6970	Available	4,500 SF	\$10.00 SF/yr
Bldg 1 Level 1 Unit 6980	Reaching New Heights	4,800 SF	Confidential
Bldg 1 Level 2 Unit 100	Arise Incorporated	6,991 SF	Confidential
Bldg 1 Level 2 Unit 102	59 Grafton LLC	1,683 SF	Confidential
Bldg 1 Level 2 Unit 102B	59 Grafton LLC	932 SF	Confidential
Bldg 1 Level 2 Unit 104	Available	1,532 SF	\$15.50 SF/yr
Bldg 1 Level 2 Unit 106	Bialosky Insurance	1,707 SF	Confidential
Bldg 1 Level 2 Unit 108	Available	2,017 SF	\$15.50 SF/yr
Bldg 2 Level 1 Unit 6930	World Mission Church	5,929 SF	Confidential



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SUITE	TENANT	SIZE (SF)	LEASE RATE
Bldg 2 Level 1 Unit 6940	8191 Broadview	1,720 SF	Confidential
Bldg 2 Level 1 Unit 6940B	Storm Guard	1,263 SF	Confidential
Bldg 2 Level 1 Unit 6950	Suburban Physical Therapy	6,417 SF	Confidential
Bldg 2 Level 2 Unit 100	Request A Test	7,595 SF	Confidential
Bldg 2 Level 2 Unit 104	Available	1,728 SF	\$15.50 SF/yr
Bldg 2 Level 2 Unit 107	Precision Machined	4,002 SF	Confidential
Bldg 2 Level 2 Unit 109	Perfect Pressure	1,707 SF	Confidential



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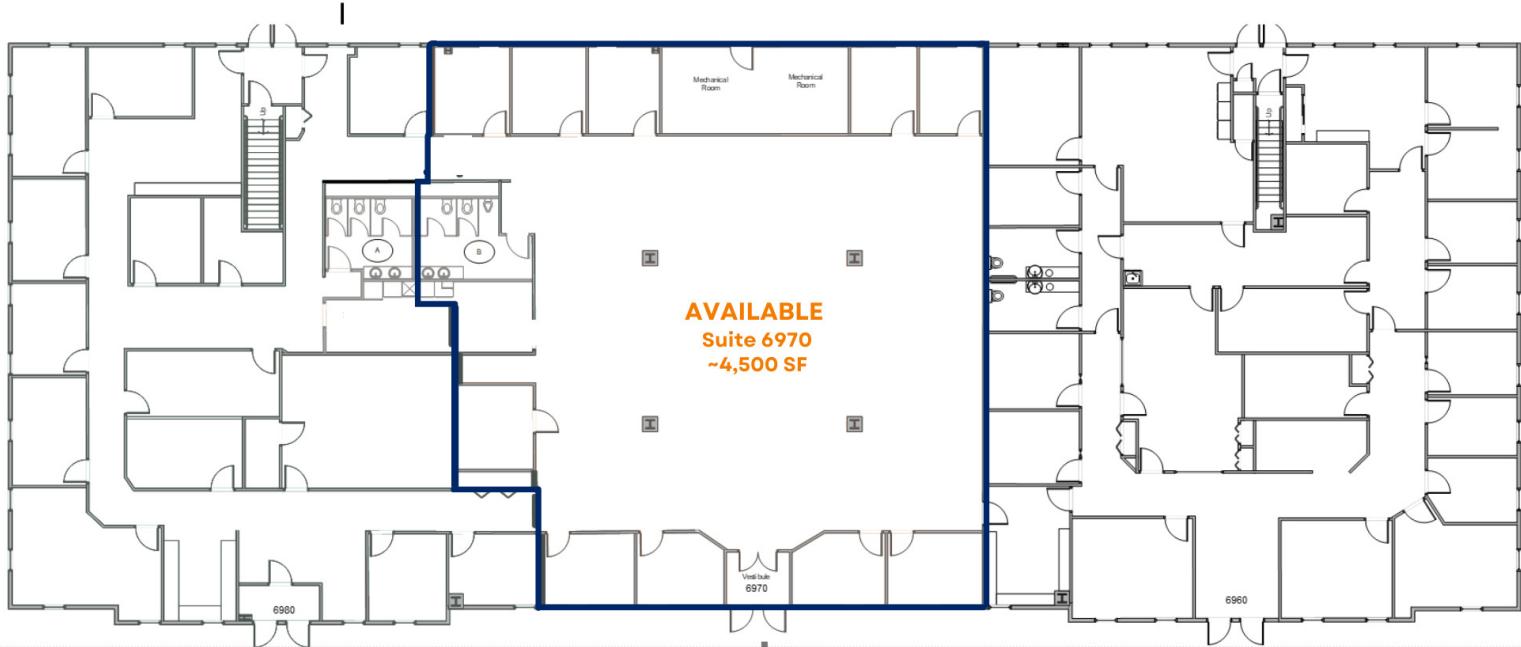
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Floor Plans - Grand Bay One

Grand Bay Office Park

6900-7000 S Edgerton Road, Brecksville, OH 44141

GRAND BAY ONE Level 1



GRAND BAY ONE Level 2



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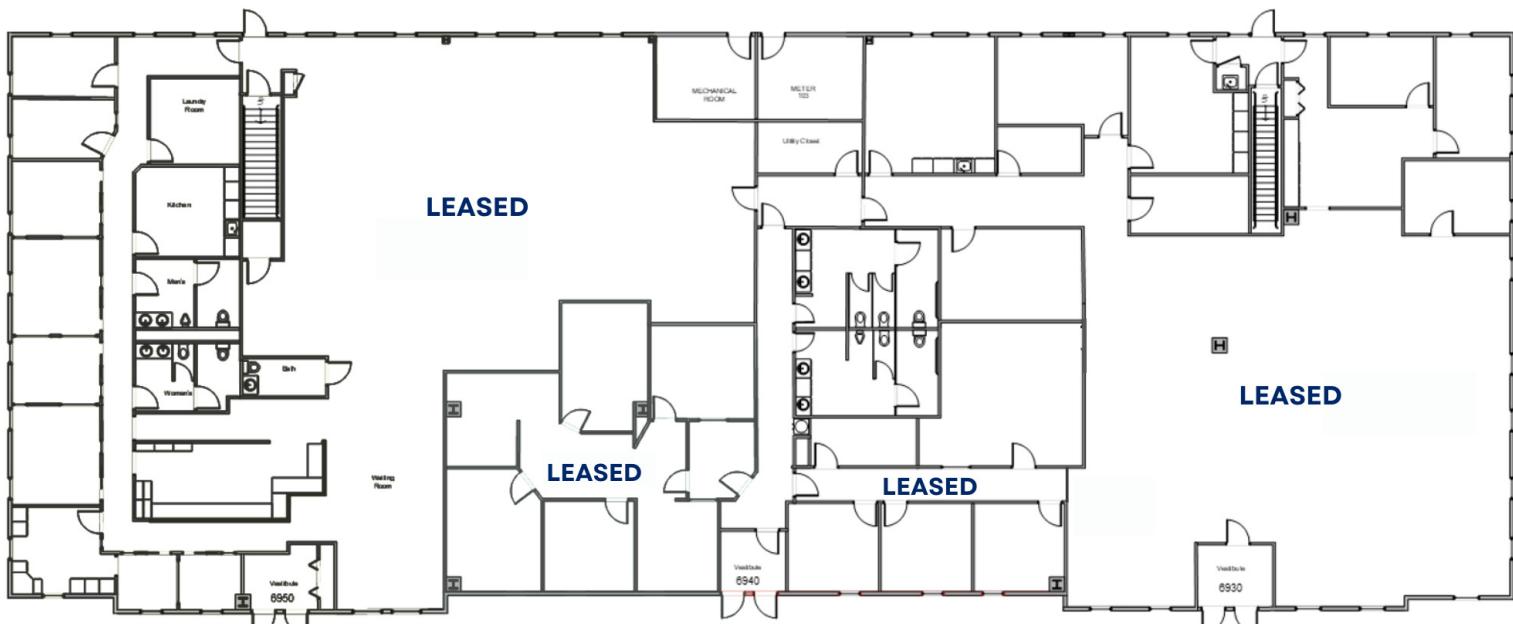
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Floor Plans - Grand Bay Two

Grand Bay Office Park

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GRAND BAY TWO Level 1



GRAND BAY TWO Level 2



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