

For Sale or Lease
Gateway Center
6750 Miller Road & 6770 Southpointe Parkway
Brecksville, Ohio

**CLICK HERE
FOR DRONE
VIDEO**



6750 Miller Road



6770 Southpointe Parkway

Your Premier Work Destination

NEWMARK

Terry **COYNE**.com

6750 Miller Road

Brecksville, Ohio

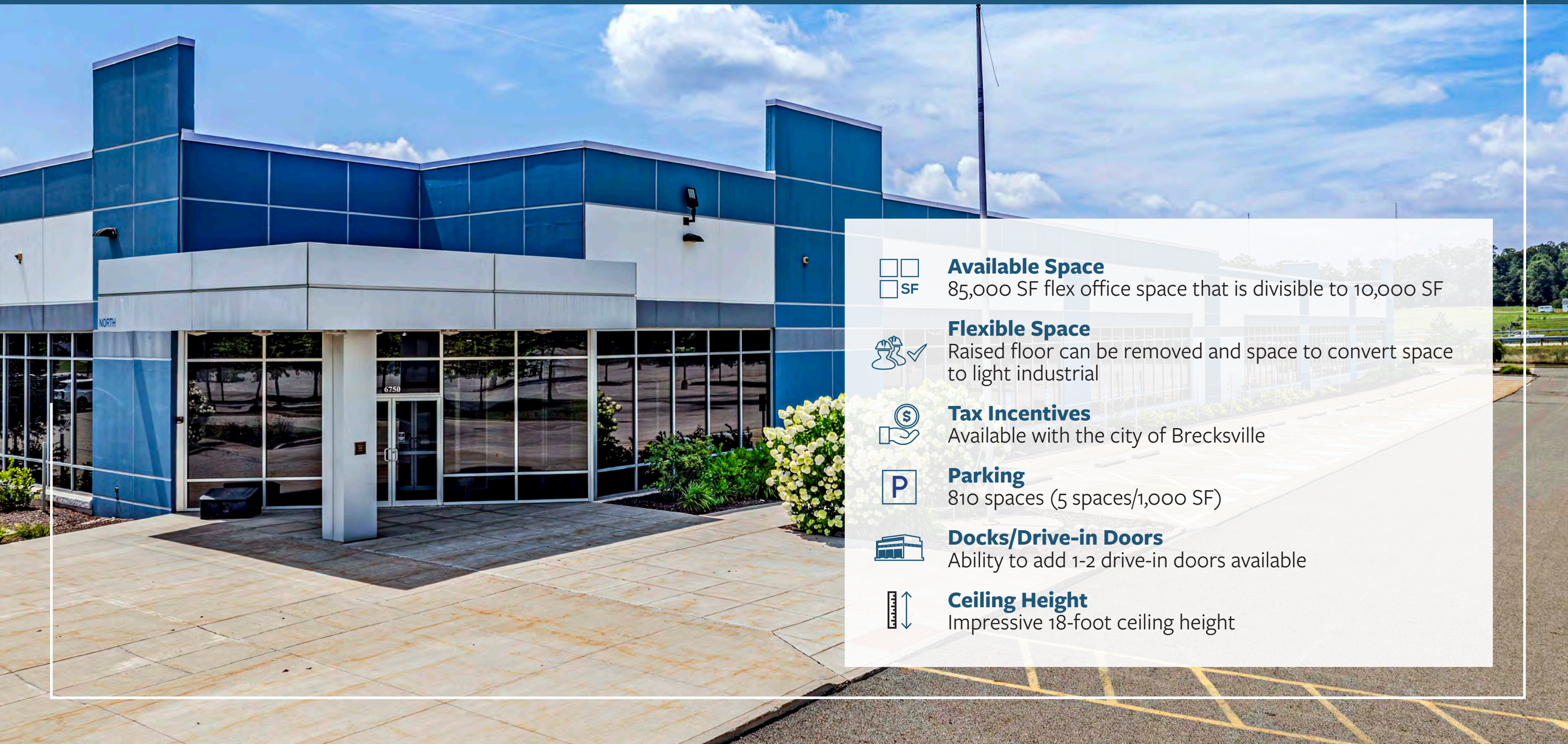
LEASE RATE: \$12.50/SF NNN

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



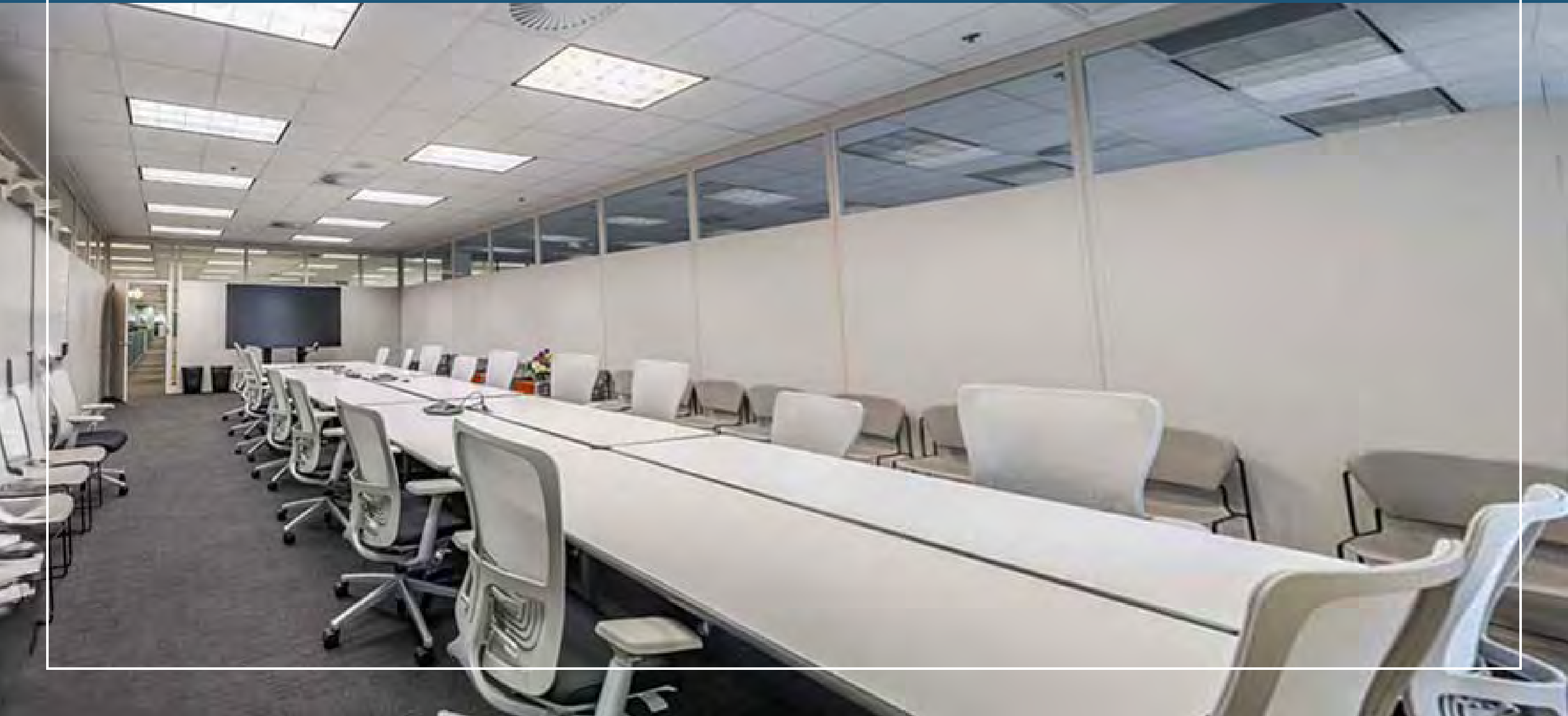
Ceiling Height

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



Miller Road Parking

EXTRA ROOM FOR MORE DOCKS

Southpointe Parkway

77

N

AVAILABLE

LEASED

AVAILABLE SPACE 85,000 SF

LIBRARY

CONFERENCE

OFFICE

RESTROOM

ELECTRICAL

MECHANICAL

STORAGE

VENDING AREA

6750 Miller Road

Location Aerial

ALSO AVAILABLE

6750 MILLER ROAD



6770 Southpointe Parkway

Brecksville, Ohio

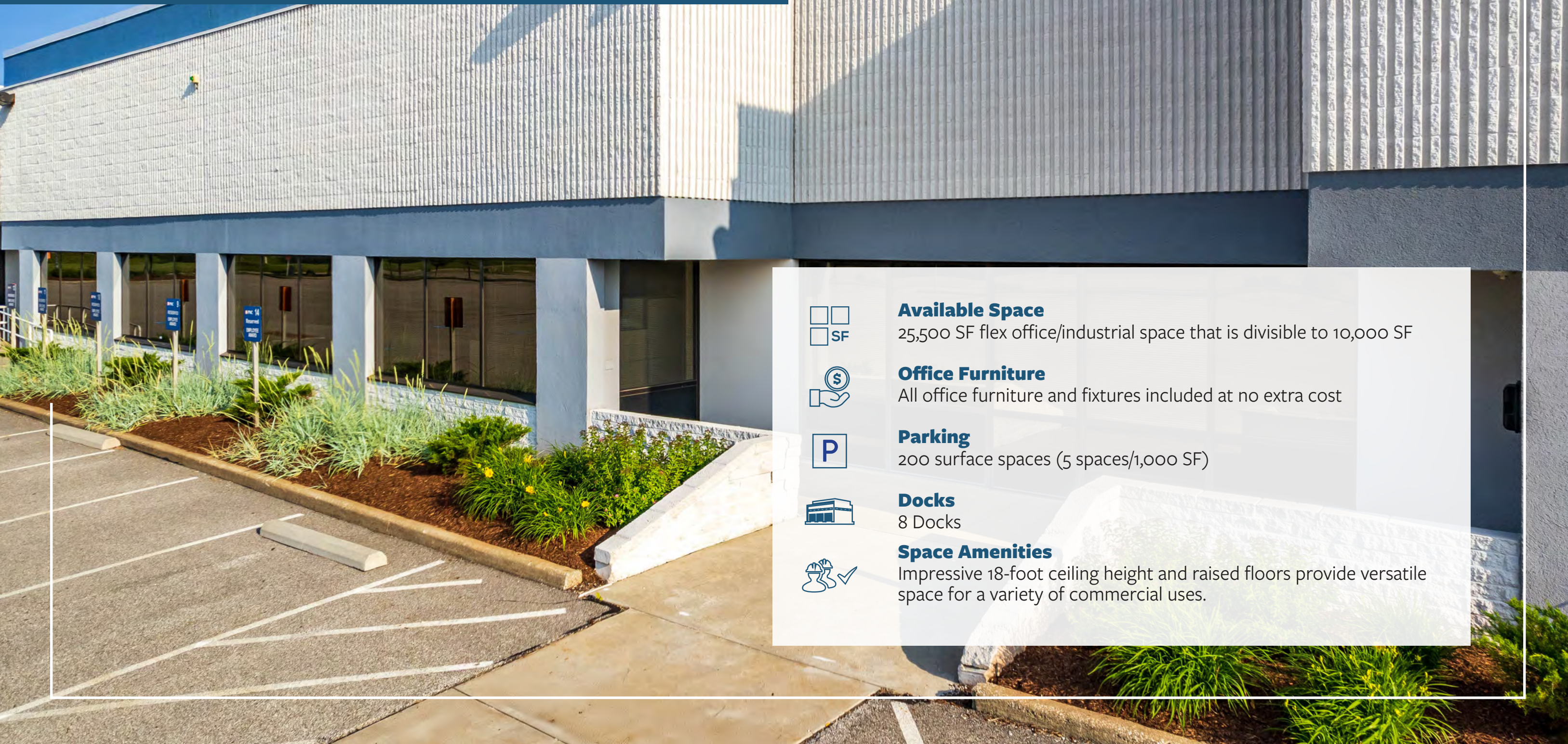
LEASE RATE: \$12.50/SF NNN

EXPENSES: \$4.50/SF NNN



6770 Southpointe Parkway

Building Highlights



Available Space

25,500 SF flex office/industrial space that is divisible to 10,000 SF



Office Furniture

All office furniture and fixtures included at no extra cost



Parking

200 surface spaces (5 spaces/1,000 SF)



Docks

8 Docks



Space Amenities

Impressive 18-foot ceiling height and raised floors provide versatile space for a variety of commercial uses.

6770 Southpointe Parkway

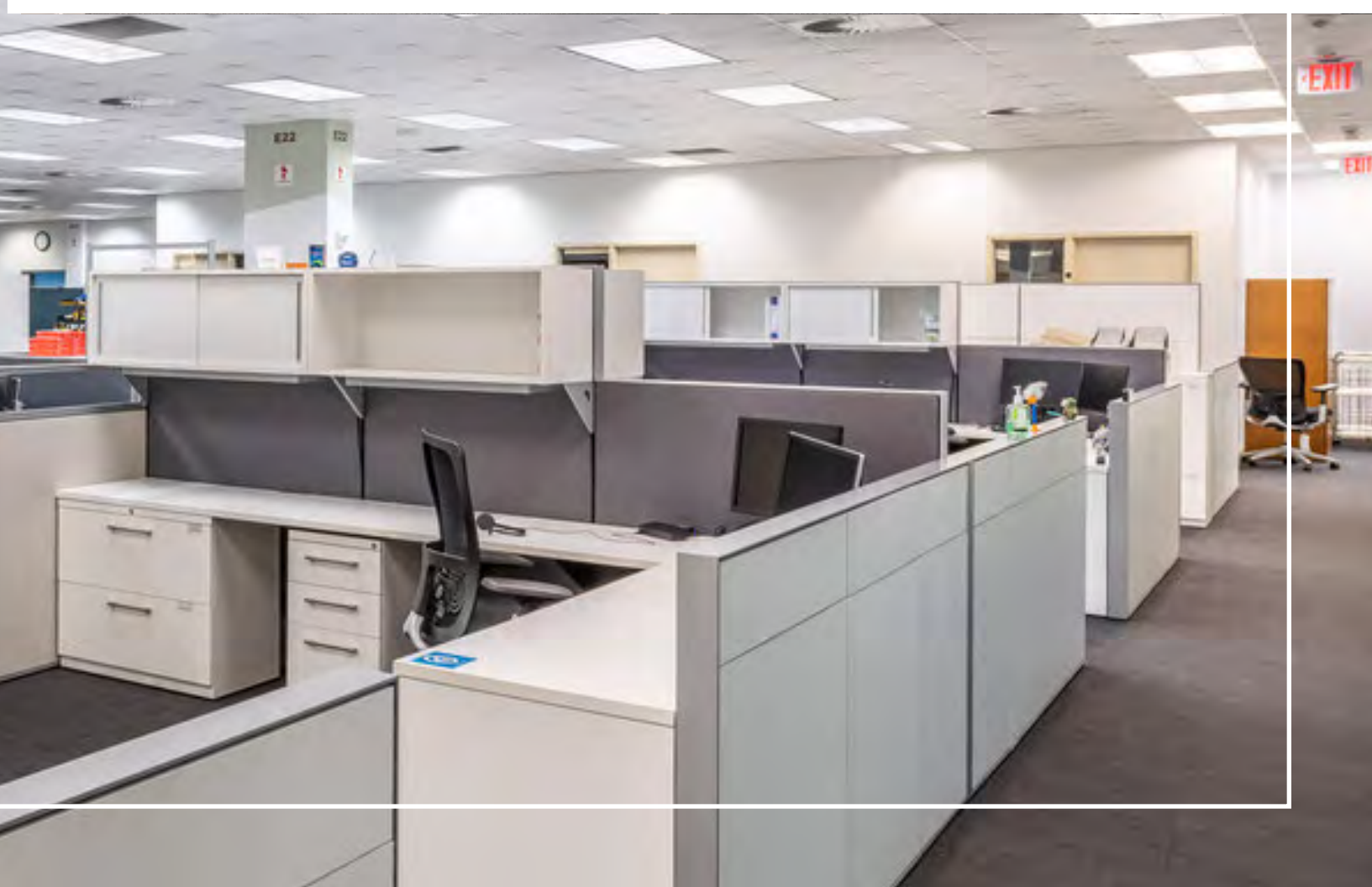
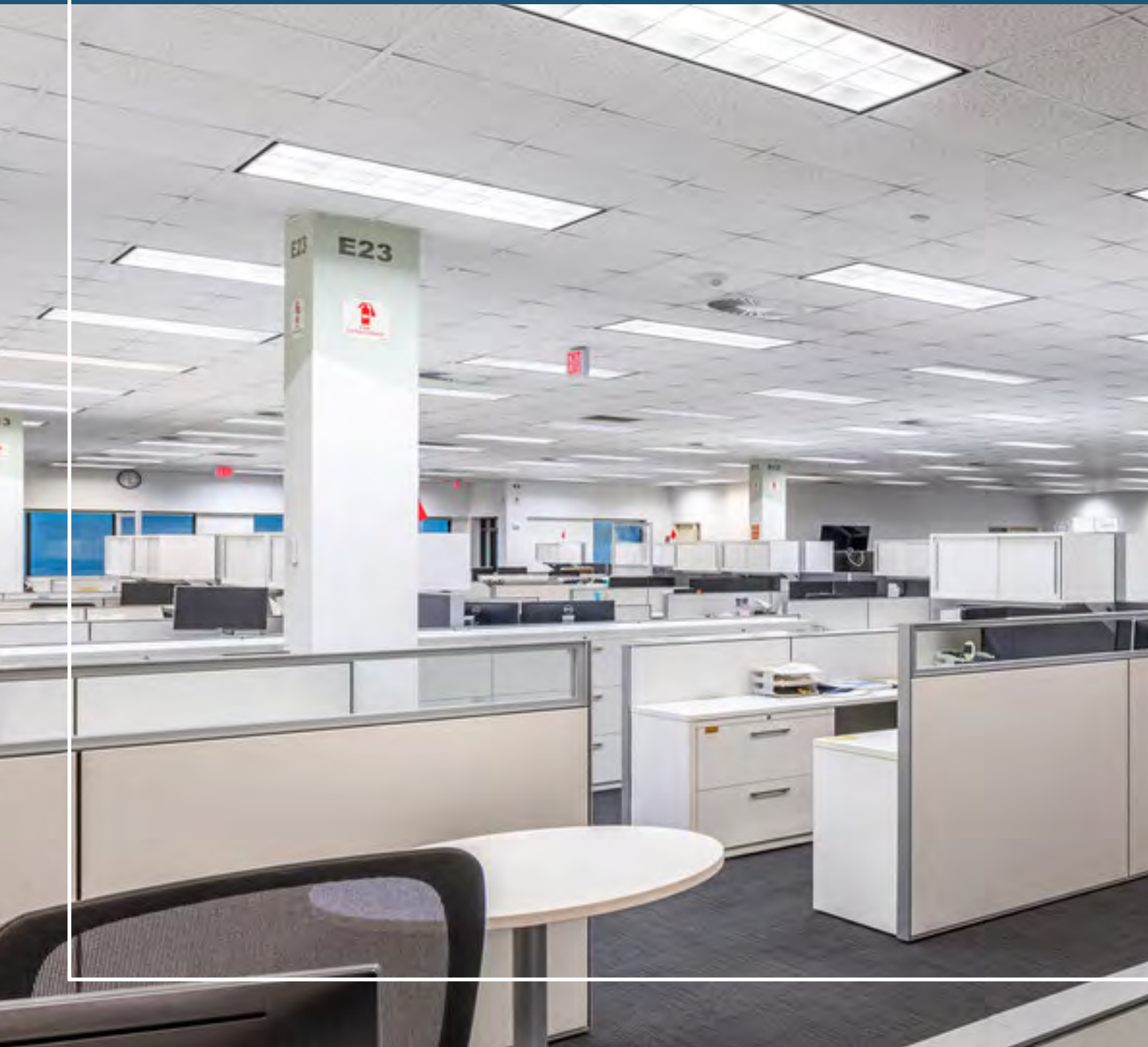
Tenant Conferencing & Break Areas

6770 Southpointe Parkway features premier office space equipped with conference rooms and well-maintained break areas



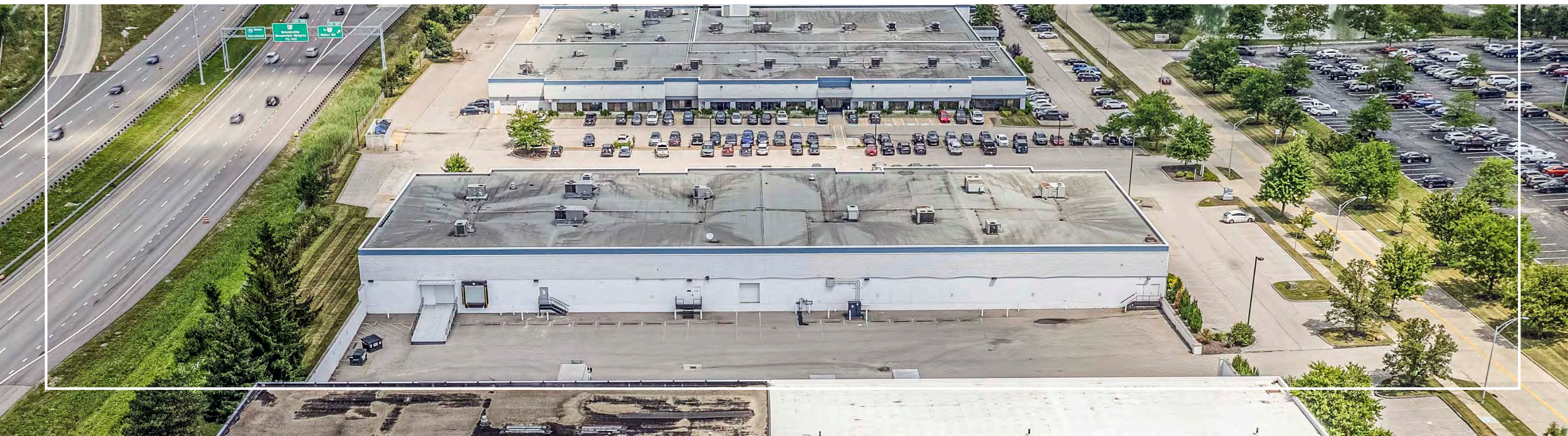
6770 Southpointe Parkway

Typical Building Standard Suites



6770 Southpointe Parkway

Additional Exterior Photos



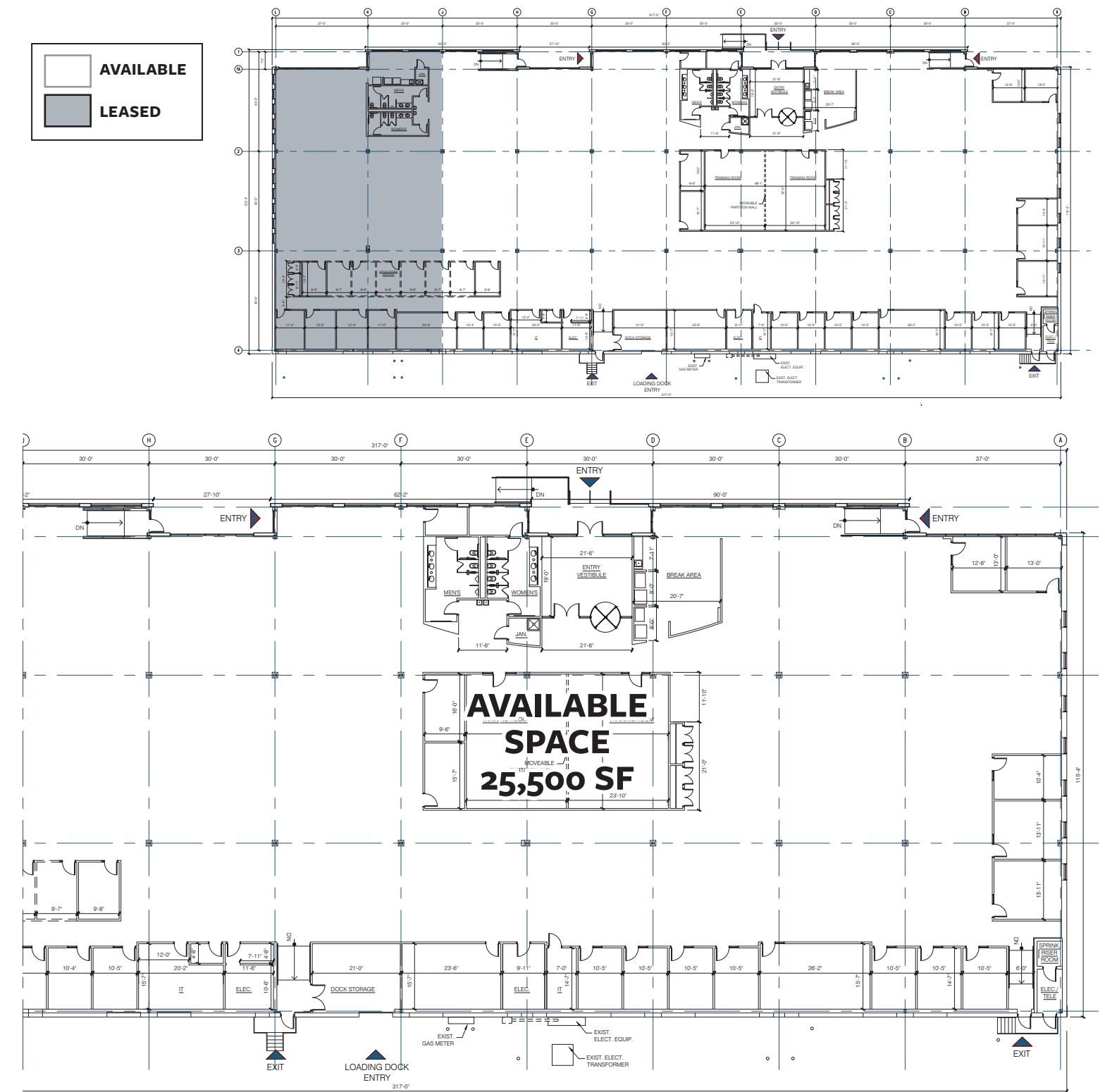
6770 Southpointe Parkway
Office Availabilities

6770 Southpointe Parkway Site Aerial



6770 Southpointe Parkway Floor Plan

The floor plan illustrates the layout of 6770 Southpointe Parkway, divided into two main sections. The top section shows a large area with a grid of rooms, including a central corridor, restrooms, and a break area. A large portion of this section is shaded gray, indicating it is leased. The bottom section shows a long, narrow corridor with several rooms, including a large open area labeled 'AVAILABLE SPACE 25,500 SF'. This area is surrounded by various rooms, including a kitchen, restrooms, and a break area. The plan also includes a legend indicating that white areas are 'AVAILABLE' and gray areas are 'LEASED'. Various labels such as 'ENTRY', 'EXIT', 'LOADING DOCK ENTRY', 'MEN'S', 'WOMEN'S', 'JAN.', 'ELEC.', 'GAS METER', 'EXIST. ELECT. EQUIP.', 'EXIST. ELECT. TRANSFORMER', 'SPRINK. RISER ROOM', and 'ELEC. / TILE' are present throughout the plan. Dimensions are provided for many of the rooms and corridors.



6770 Southpointe Parkway

Location Aerial



6770 SOUTHPOINTE PARKWAY



ALSO AVAILABLE



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

DiGERONIMO
COMPANIES
BUILDING I

Gateway Center

Brecksville Road

Southpointe Parkway

Miller Road



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

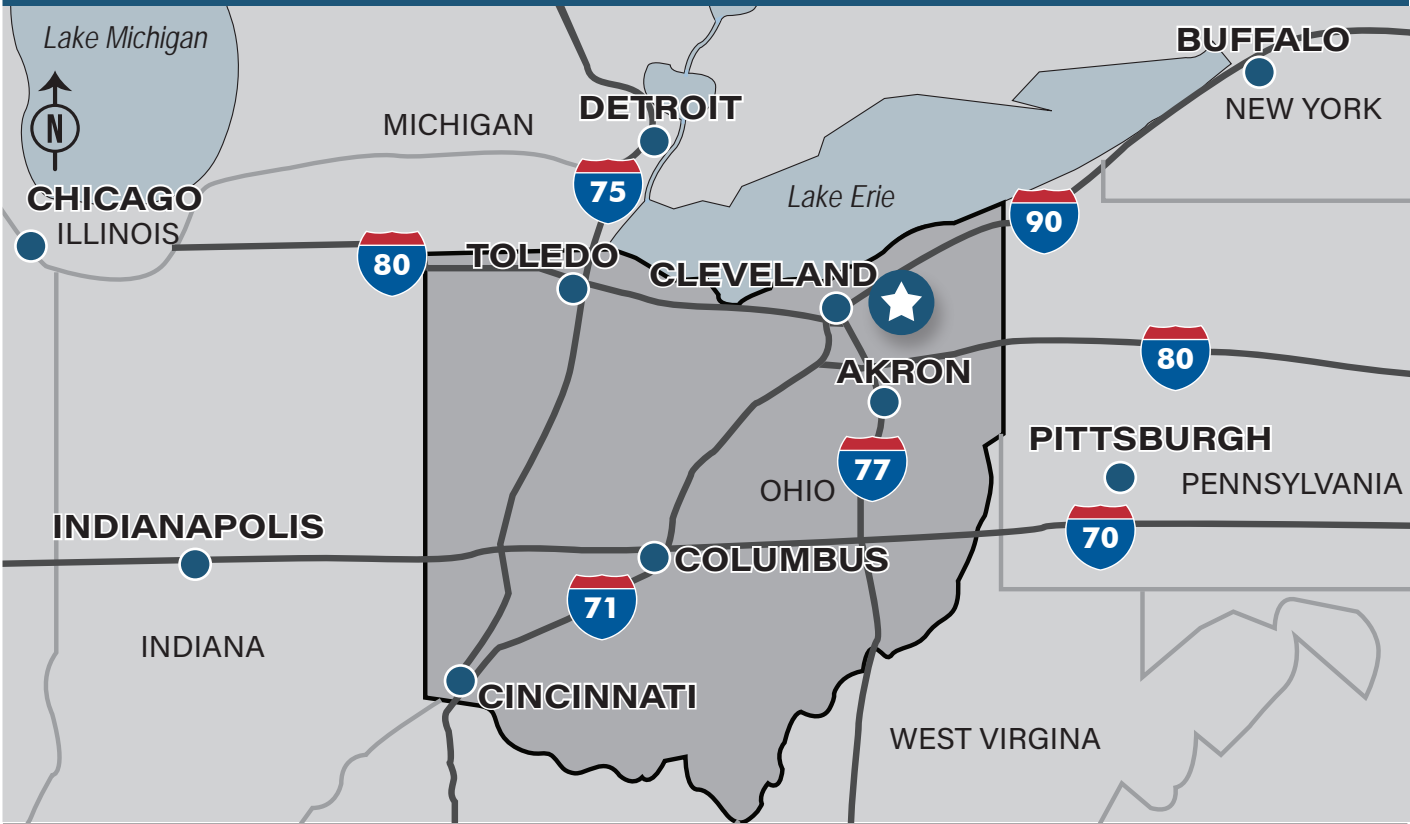
- Total Number of Students: 78,091
- 61% of Brecksville residents have a higher education



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
DOWNTOWN CLEVELAND, OH	22 minutes	16.4 miles
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

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Brecksville, Ohio

CONTACT



Terry Coyne
Executive Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker



Claire Coyne
Director
216.453.3015
Claire.Coyne@nmrk.com
Licensed Real Estate Salesperson

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Terry **COYNE**.com

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