



Grand Bay Office Park

For Lease

6900-7000 S Edgerton Road, Brecksville, OH 44141



OFFERING SUMMARY

AVAILABLE: 1,532 - 2,017 SF

RATE: \$15.00/SF

**AVAILABLE
GB1 - 6970:** ~4,500 SF

RATE: \$12.00/SF

LEASE TYPE: Modified Gross

TOTAL SF: 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
- 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)
GB 1 Level 1 Unit 6960	Reaching New Heights	5,381 SF
GB 1 Level 1 Unit 6970	Available	4,551 SF
GB 1 Level 1 Unit 6980	Reaching New Heights	4,691 SF
GB 1 Level 2 Unit 100	Arise Incorporated	6,597 SF
GB 1 Level 2 Unit 102 & 107	59 Grafton LLC	2,467 SF
GB 1 Level 2 Unit 104	Available	1,532 SF
GB 1 Level 2 Unit 106	Bialosky Insurance	1,707 SF
GB 1 Level 2 Unit 108	Available	2,017 SF
GB 2 Level 1 Unit 6930	World Mission Church	5,929 SF
GB 2 Level 1 Unit 6940	8191 Broadview	1,720 SF



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SUITE	TENANT	SIZE (SF)
GB 2 Level 1 Unit 6940B	Storm Guard	1,263 SF
GB 2 Level 1 Unit 6950	Suburban Physical Therapy	6,417 SF
GB 2 Level 2 Unit 100	Request A Test	7,595 SF
GB 2 Level 2 Unit 104	Available	1,728 SF
GB 2 Level 2 Unit 107	Precision Machined	4,002 SF
GB 2 Level 2 Unit 109	Perfect Pressure	1,707 SF



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Floor Plans - Grand Bay One

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GRAND BAY ONE

Level 1



GRAND BAY ONE

Level 2



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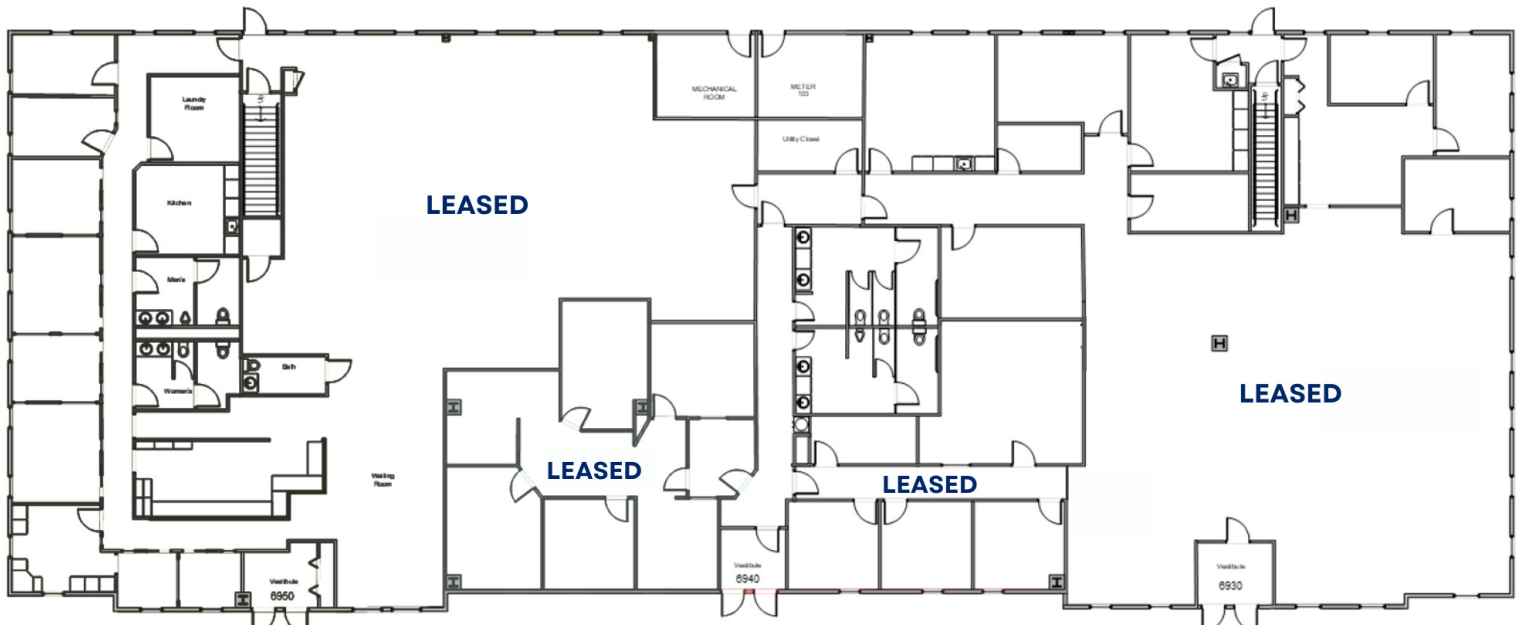


Floor Plans - Grand Bay Two

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GRAND BAY TWO Level 1



GRAND BAY TWO Level 2



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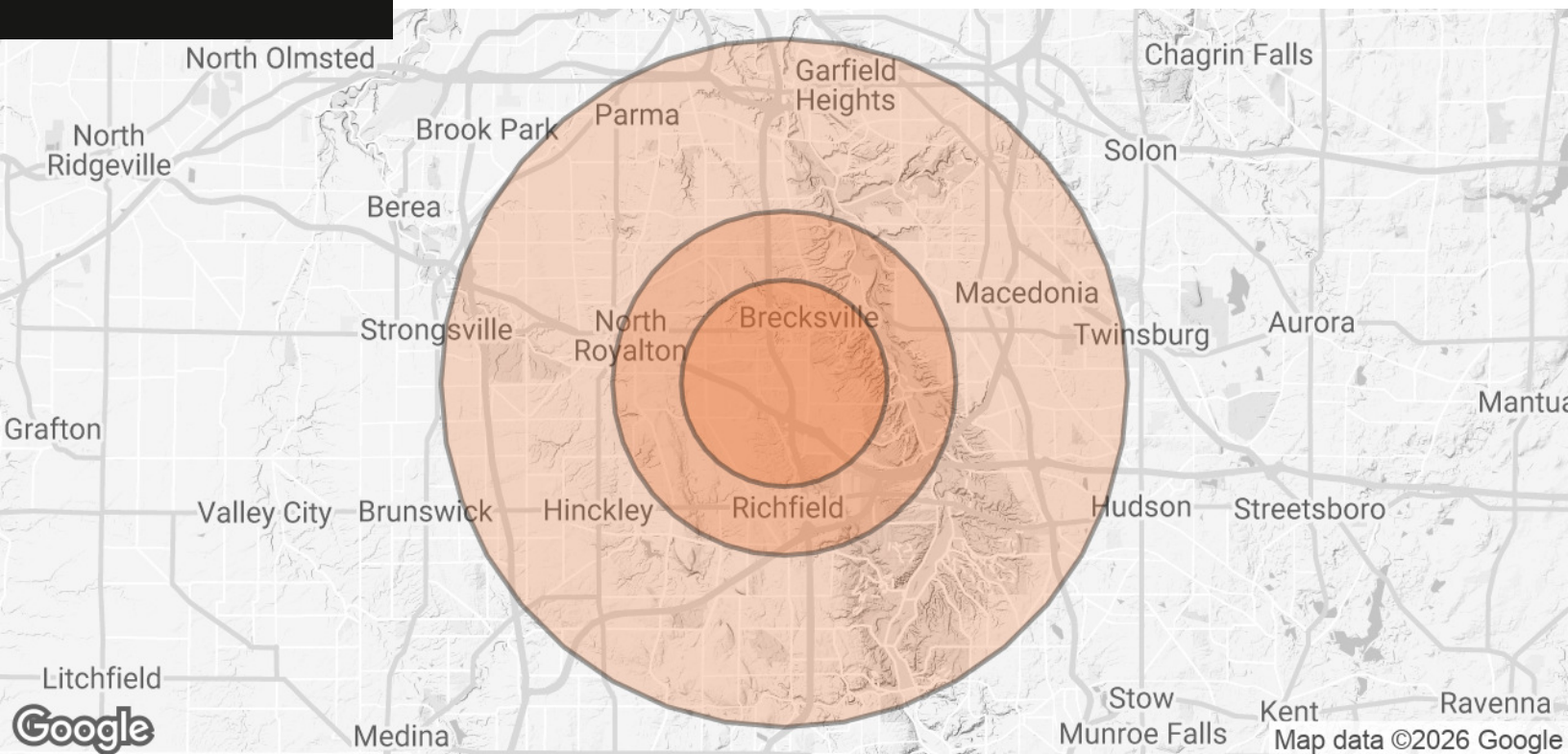
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	17,655	51,613	378,791
AVERAGE AGE	45	45	44
AVERAGE AGE (MALE)	44	44	42
AVERAGE AGE (FEMALE)	46	46	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	6,971	21,271	161,297
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$173,448	\$150,650	\$106,701
AVERAGE HOUSE VALUE	\$442,768	\$402,036	\$264,792

2020 American Community Survey (ACS)



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