



GRAND BAY OFFICE PARK

NEW OWNERSHP!

FOR LEASE

6900-7000 SOUTH EDGERTON RD
BRECKSVILLE, OH



PRESENTED BY:

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GRAND BAY OFFICE PARK | BRECKSVILLE, OHIO



LEASING SUMMARY

AVAILABILITY:	1,263 SF - 4,823 SF
LEASE RATE:	\$15.75/SF
LEASE TYPE:	MG
DELIVERY:	Build to Suit
BUILDING SIZE:	60,720 SF
LOT SIZE:	5 Acres

DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	6,971	21,271	161,297
TOTAL POPULATION	17,655	51,613	378,791
AVERAGE HH INCOME	\$173,448	\$150,650	\$106,701

NEW OWNERSHIP @ GRAND BAY

Grand Bay Office Park is a conveniently located office park right off of I-77 at Miller Rd in Brecksville, Ohio. Grand Bay consists of two buildings in a park-like setting with plenty of on-site parking and accessibility on every floor directly from the parking lot. This is a premier business setting for a variety of businesses.

LEASING HIGHLIGHTS

- New ownership; Many updates/renovations underway
- Lobby and common area renovations underway
- Next updates coming soon: New property/building directional signage, landscaping (spring), new exterior lighting and more
- BTS and competitive leasing packages for qualified tenants
- Convenient accessibility via I-77 and I-80
- Located between Akron (28 min) and Cleveland (24 min)
- All levels accessible directly from parking lot
- 300 surface parking spaces (5.3 spaces/1,000 SF)
- 10,100 VPD [Miller Road] & 63,000 VPD [I-77]

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AVAILABLE SPACES FOR LEASE



AVAILABLE SPACES SUITE

	TENANT	SIZE (SF)
Building 1 - L1 - 6970	Available	4,823 SF
Building 1 - L2 - 108	Available	2,017 SF
Building 2 - L1 - 6940B	Available	1,262 SF
Building 2 - L2 - 104	Available	1,728 SF

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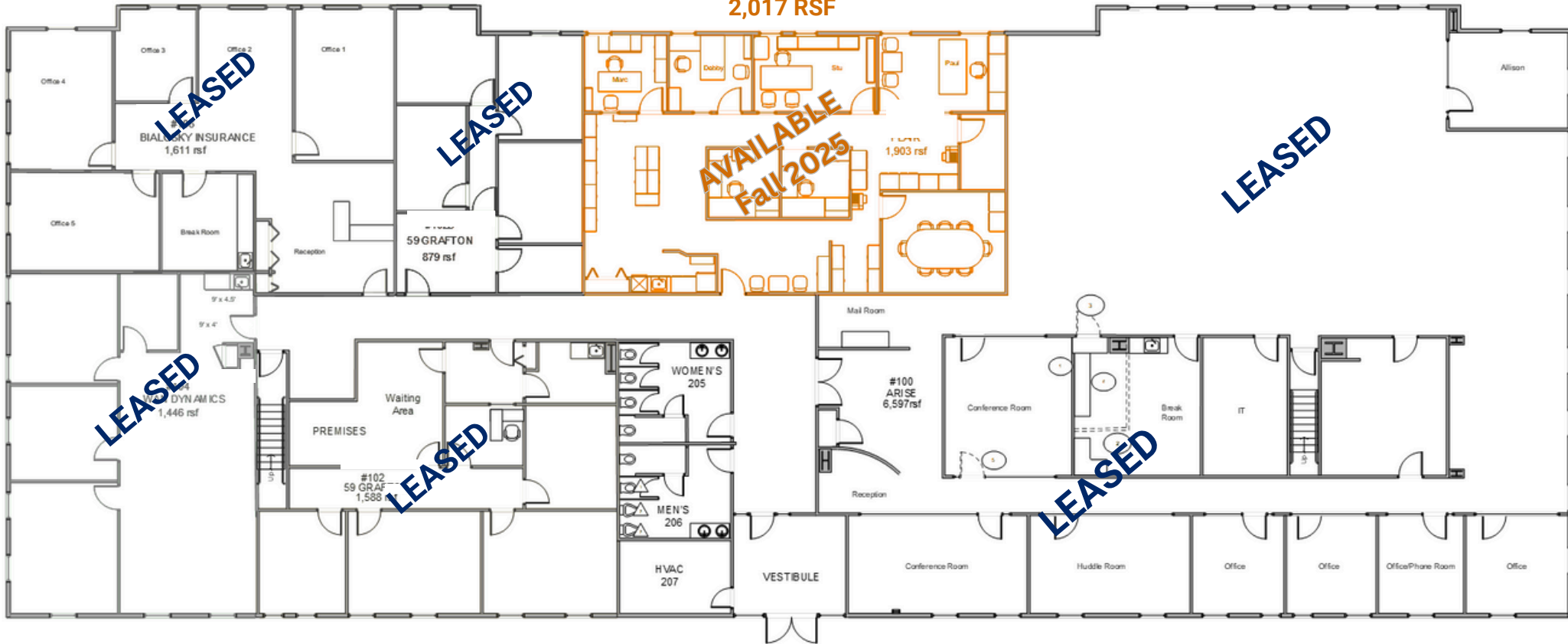
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GRAND BAY ONE Level 1



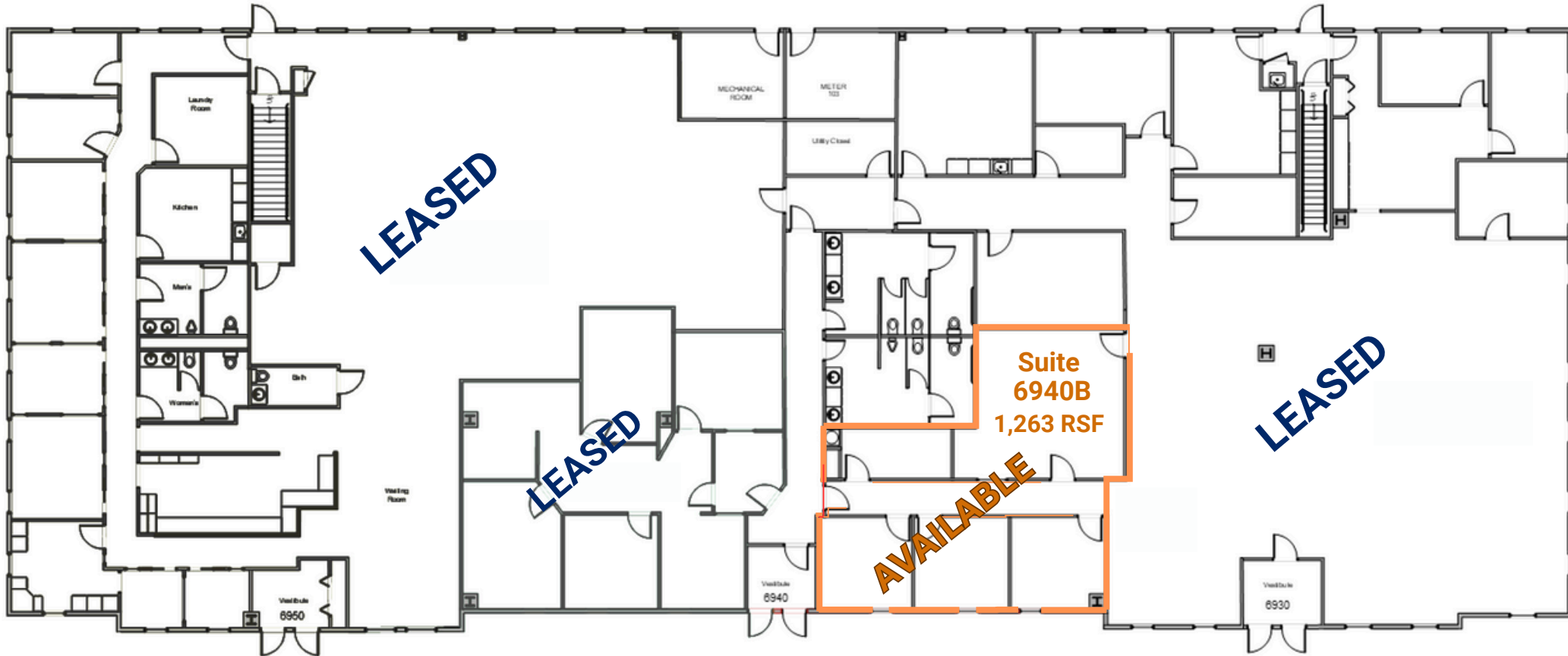
GRAND BAY ONE Level 2

Suite 100
2,017 RSF



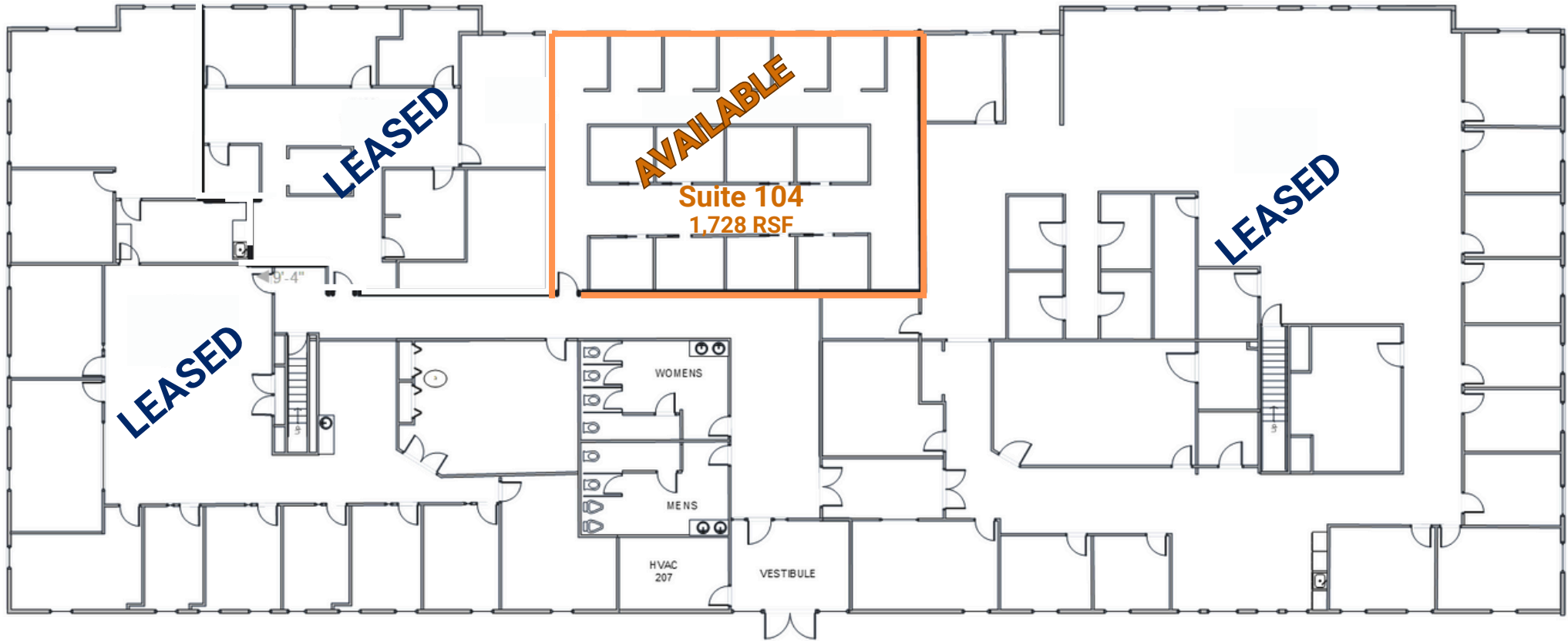
GRAND BAY TWO

Level 1

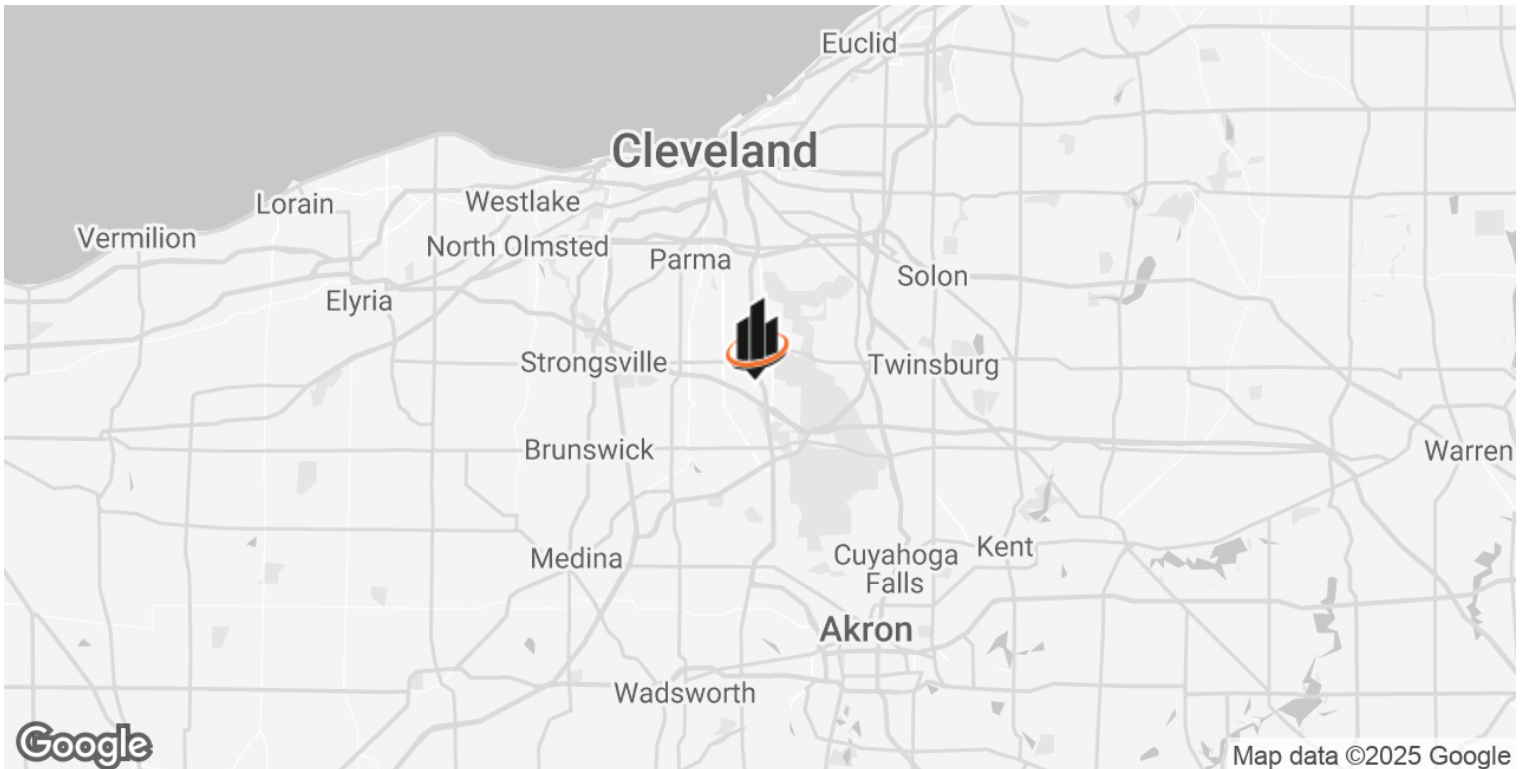


GRAND BAY TWO

Level 2



LOCATION MAP



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