

# BRECKSVILLE CORPORATE CENTER

6650 - 6670 W. Snowville Road  
Brecksville, Ohio 44141

*Traffic  
Count  
at I-77 is  
52,300+  
Vehicles  
Per Day*





# high image corporate park

## Highlights

Park like setting /campus. Logistically and strategically located between Akron and Cleveland. Just minutes off I-77 and I-80. Join national and local tenants in this professionally managed corporate park.

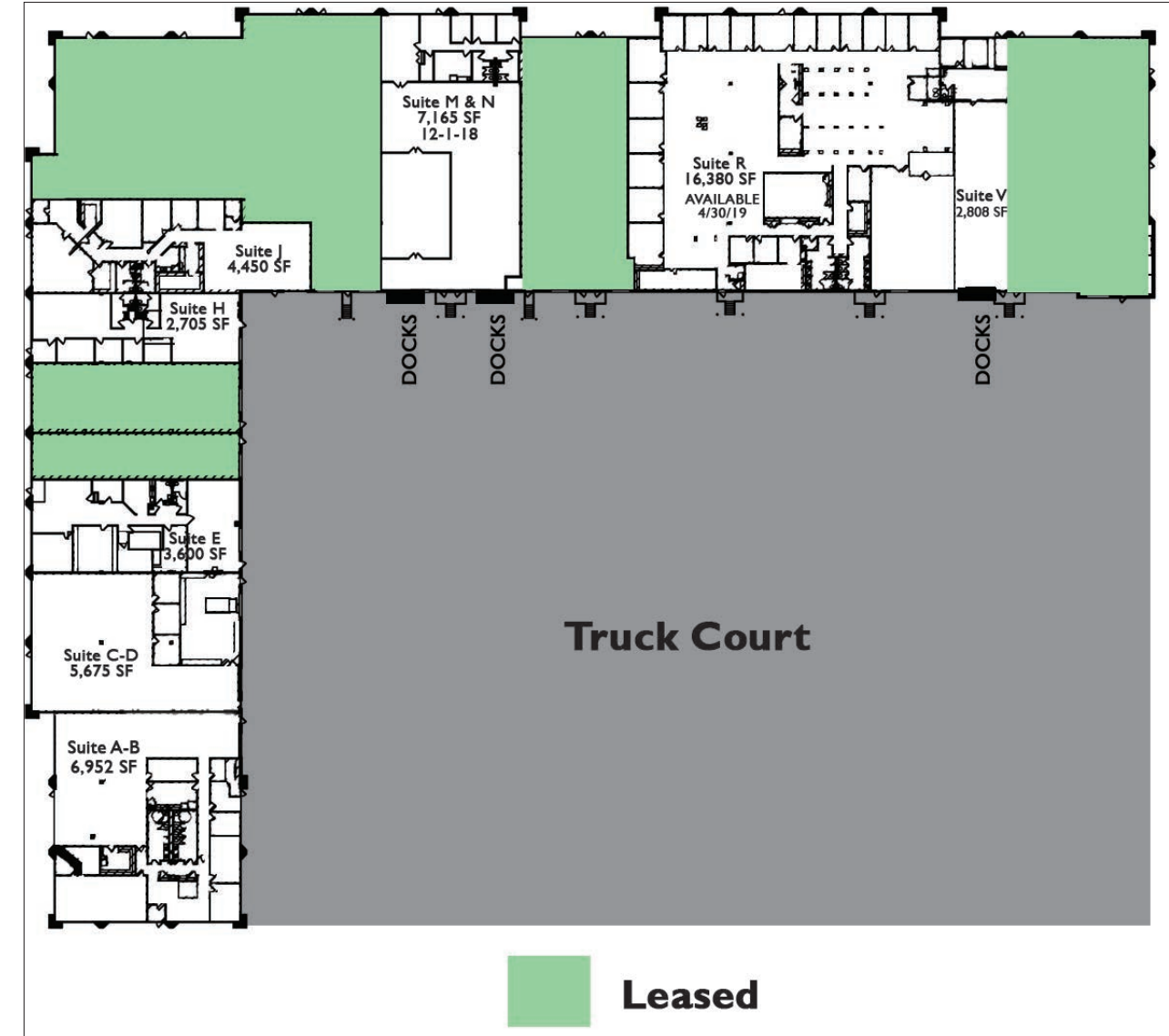
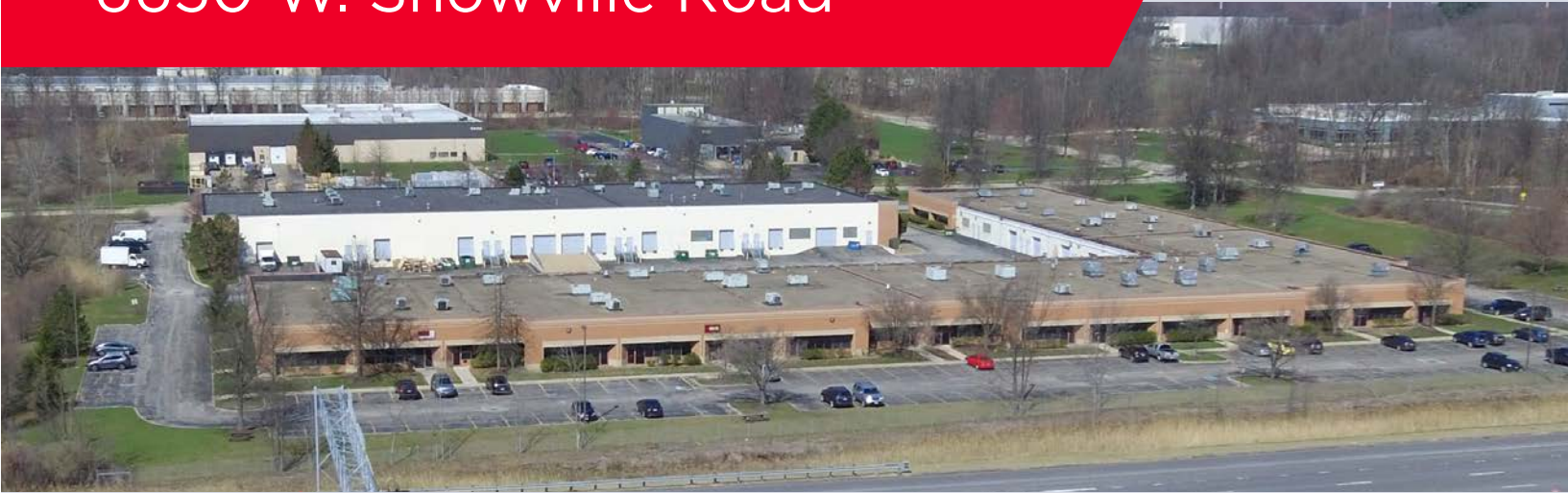
TOTAL SF	117,970 SF
LAND	10.45 acres
CONSTRUCTED	1989
REFURBISHED	2011
CEILING HEIGHT	14' (6650)   20' (6670)
DOCKS	Fifteen (15)
DRIVE-IN DOORS	Twelve (12)
SPRINKLER	Yes
LIGHTING	Fluorescent   T-8
HEAT	HVAC   Radiant   Unit Heaters
AIR-CONDITIONING	Varies per Unit
PARKING	Abundant - 3+ per 1,000
ASKING LEASE RATE	\$5.00 NNN   \$10.00 NNN

52,300 Vehicles Per Day



# Floorplan I-77

## 6650 W. Snowville Road

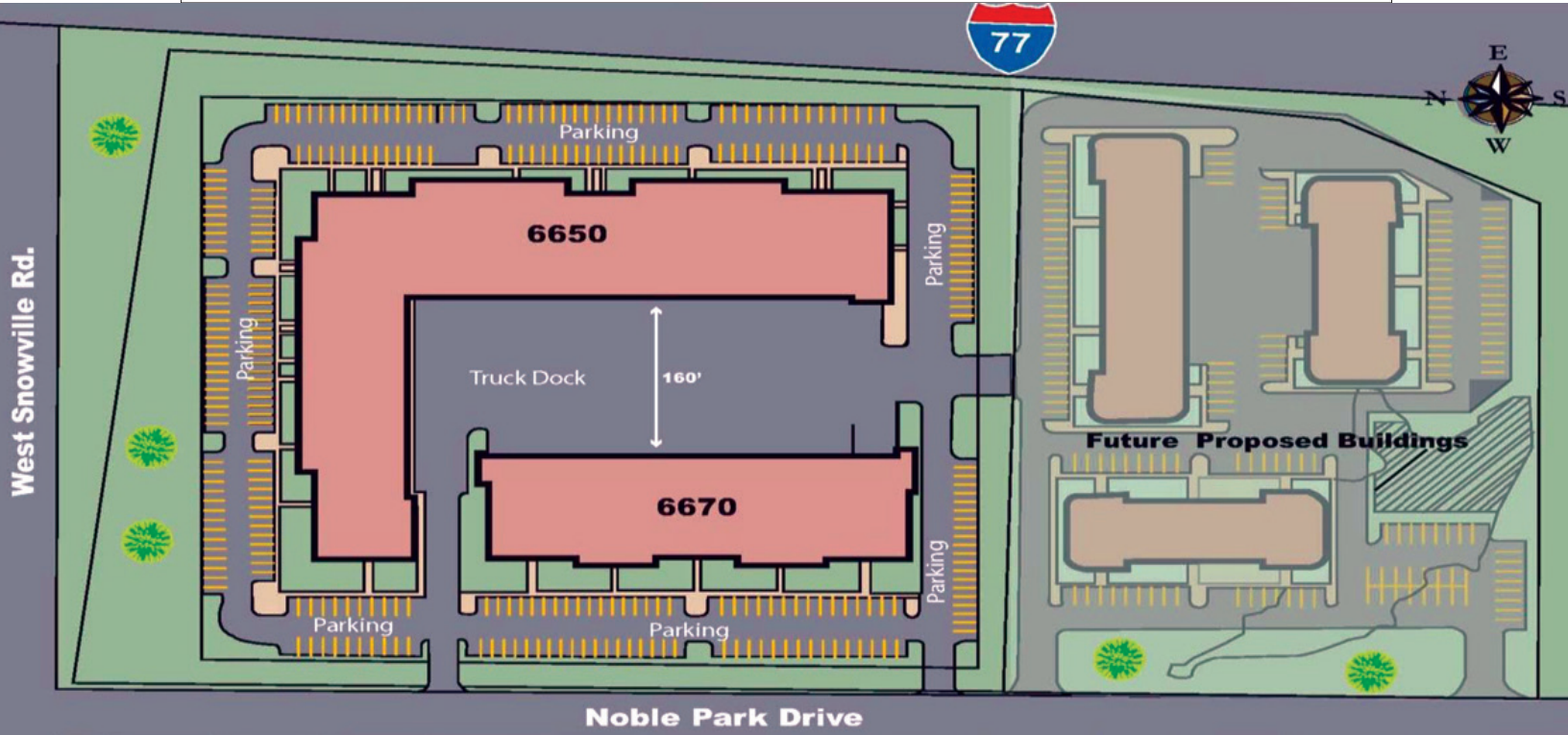


### Property Specifications

YEAR BUILT	1989
REFURBISHED	2011
RENTALBLE AREA	75,584 SF
AVAILABLE	49,730 SF
DIVISIBLE	2,708 SF
MAX CONTIGUOUS	16,380 SF
RENTAL RATES	\$5.00/\$10.00 NNN
HEAT	HVAC - Radiant / Unit Heaters
AIR-CONDITIONING	Varies per Unit
PARKING	Abundant - 3+ per 1,000
CLEAR CEILING HEIGHT	14'

### Amenities

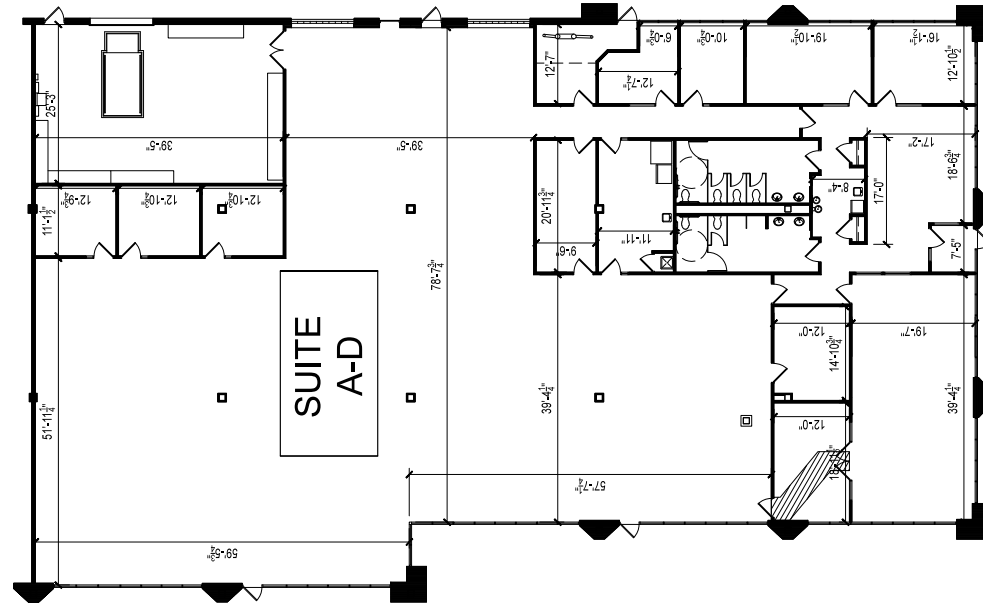
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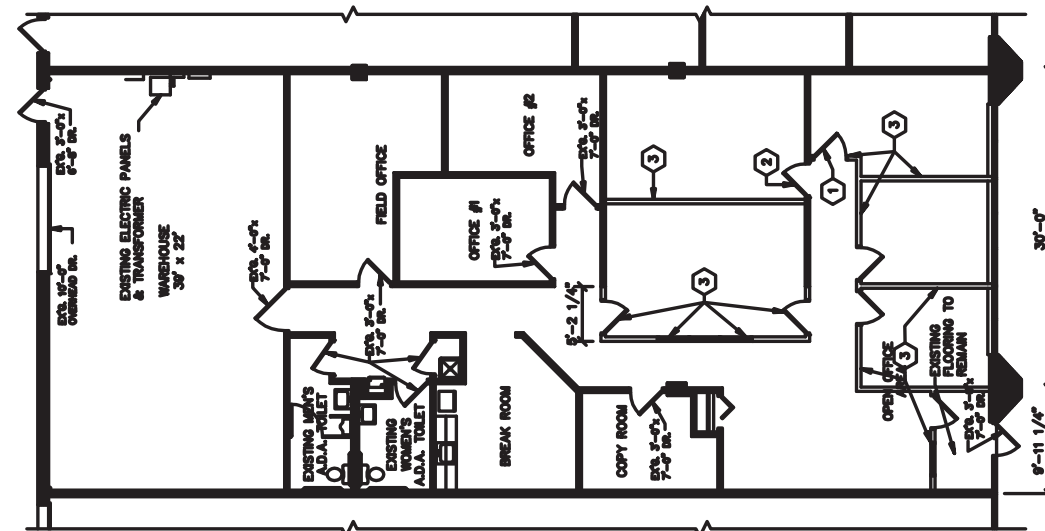
Unit	Total SF	Office SF	Whse. SF	Docks	Drive-In
A - B	6,952 SF	6,952 SF	-0-	-0-	-0-
C - D	5,675 SF	4,675 SF	1,000 SF	-0-	One (1)
E	3,600 SF	2,742 SF	858 SF	-0-	One (1)
H	2,708 SF	1,708 SF	1,000 SF	-0-	One (1)
J	4,450 SF	4,450 SF	-0-	-0-	One (1)
M & N	7,165 SF	1,700 SF	5,465 SF	Two (2)	-0-
R	16,380 SF	13,000 SF	1,380 SF	One (1)	-0-
V	2,808 SF	2,808 SF	-0-	One (1)	-0-

# Individual Floorplan - 6650

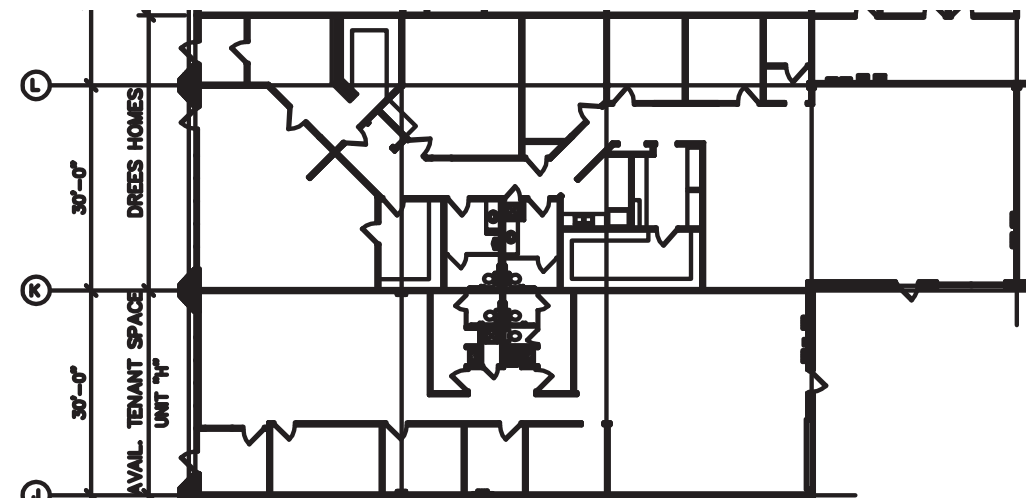
SUITE A - D  
12,627 SF



**SUITE E**  
**3,600 SF**

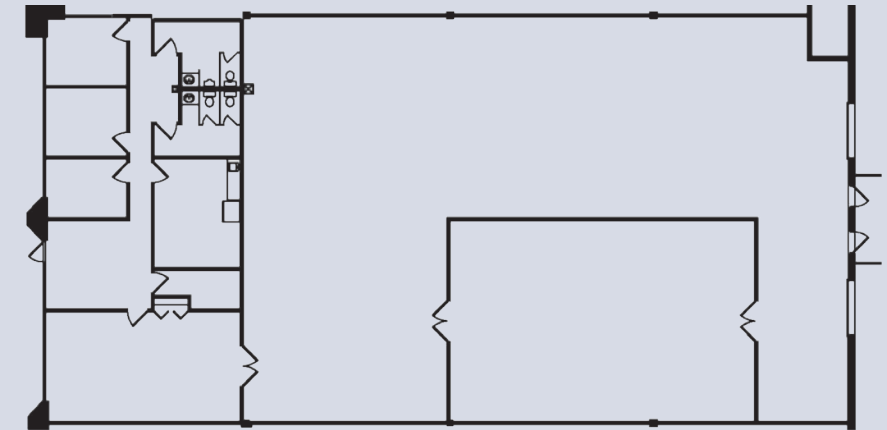


SUITE H & J  
7,158 SF

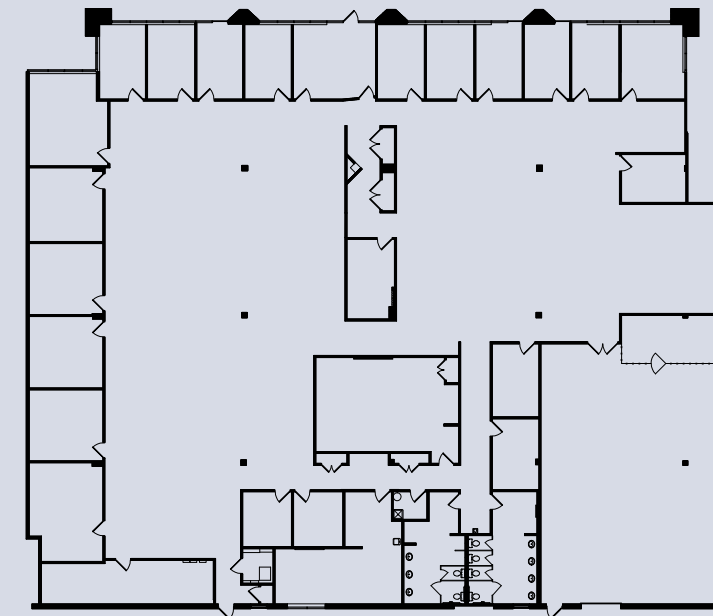


6650 W. Snowville Road

SUITE M & N  
7,165 SF



SUITE R  
16,380 SF

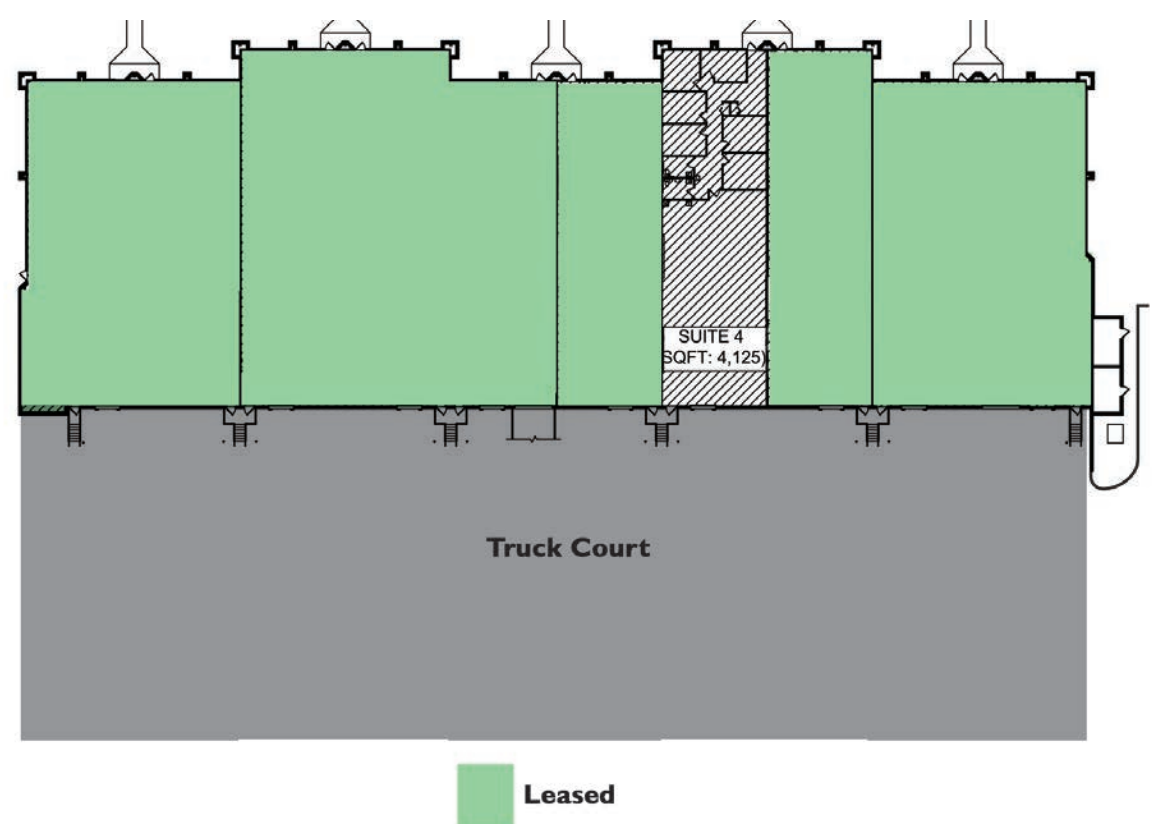


SUITE V  
2,808 SF

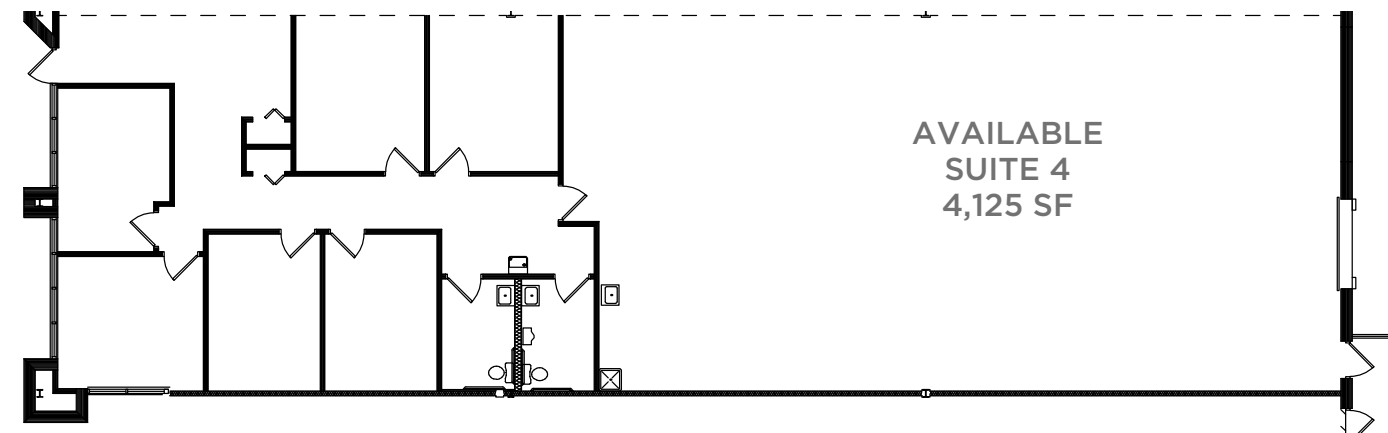




Floorplan



Individual Floorplan - 6670



6670 W. Snowville Road



Property Specification

YEAR BUILT	1989
REFURBISHED	2011
RENTALBLE AREA	39,600 SF
AVAILABLE	8,250 SF
DIVISIBLE	4,125 SF
MAX CONTIGUOUS	8,250 SF
RENTAL RATES	\$5.00/\$10.00 NNN
HEAT	HVAC - Radiant / Unit Heaters
AIR-CONDITIONING	Varies per Unit
PARKING	Abundant - 3+ per 1,000
CLEAR CEILING HEIGHT	20'

Amenities

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Unit	Total SF	Office SF	Whse. SF	Docks	Drive-In
4	4,125 SF	3,521 SF	604 SF	One (1)	-0-





BRECKSVILLE-BROADVIEW HEIGHTS HIGH SCHOOL

BRECKSVILLE-BROADVIEW HTS HIGH SCHOOL

HUMAN SERVICES CENTER

BRECKSVILLE CITY

CITY HALL

The City of Brecksville was founded in 1811. It was incorporated as a village under the laws of the State of Ohio in 1921 and attained City status in 1960 by virtue of its population exceeding 5,000. It is located in Cuyahoga County in northeastern Ohio, in the heart of rolling woodlands approximately fifteen miles south of the City of Cleveland. The City covers 19.54 square miles. In the year 2010 the U.S. Census Bureau reported that Brecksville had a population of 13,656, up from 13,382.



CLEVELAND METROPARKS

BURNTWOOD TAVERN

PUBLIC LIBRARY

HOME DAYS

METRO PARKS RESERVATION

BRECKSVILLE RESERVATION

WINKING LIZARD

CREEKSIDE RESTAURANT



# 6650-6670 W. Snowville Road



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