

3380 BRECKSVILLE ROAD
RICHFIELD, OHIO 44286

NANCI V. FERRANTE, MCR
Senior Vice President
216.525.1496
nferrante@crescorealestate.com



FOR SALE OR LEASE 30,144 SF CLASS A OFFICE BUILDING

Landlord will work with Tenant to create ideal build-out.
Excellent exposure with monument signage on Brecksville Road.

Conveniently located at the I-77 & I-271 interchange.

Second Floor: 1,023 - 6,549 SF contiguous up to 11,500 SF

Third Floor: 5,046 SF

Suite	Total SF	Office SF	Comments
200	4,917 SF	4,917 SF	2nd Floor
201	5,526 SF	5,526 SF	2nd Floor
202	1,023 SF	1,023 SF	2nd Floor
301	5,046 SF	5,046 SF	3rd Floor - Unfinished

WELCOME TO
3380 BRECKSVILLE

RICHFIELD, OHIO



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INTERIOR
gallery



Building Highlights

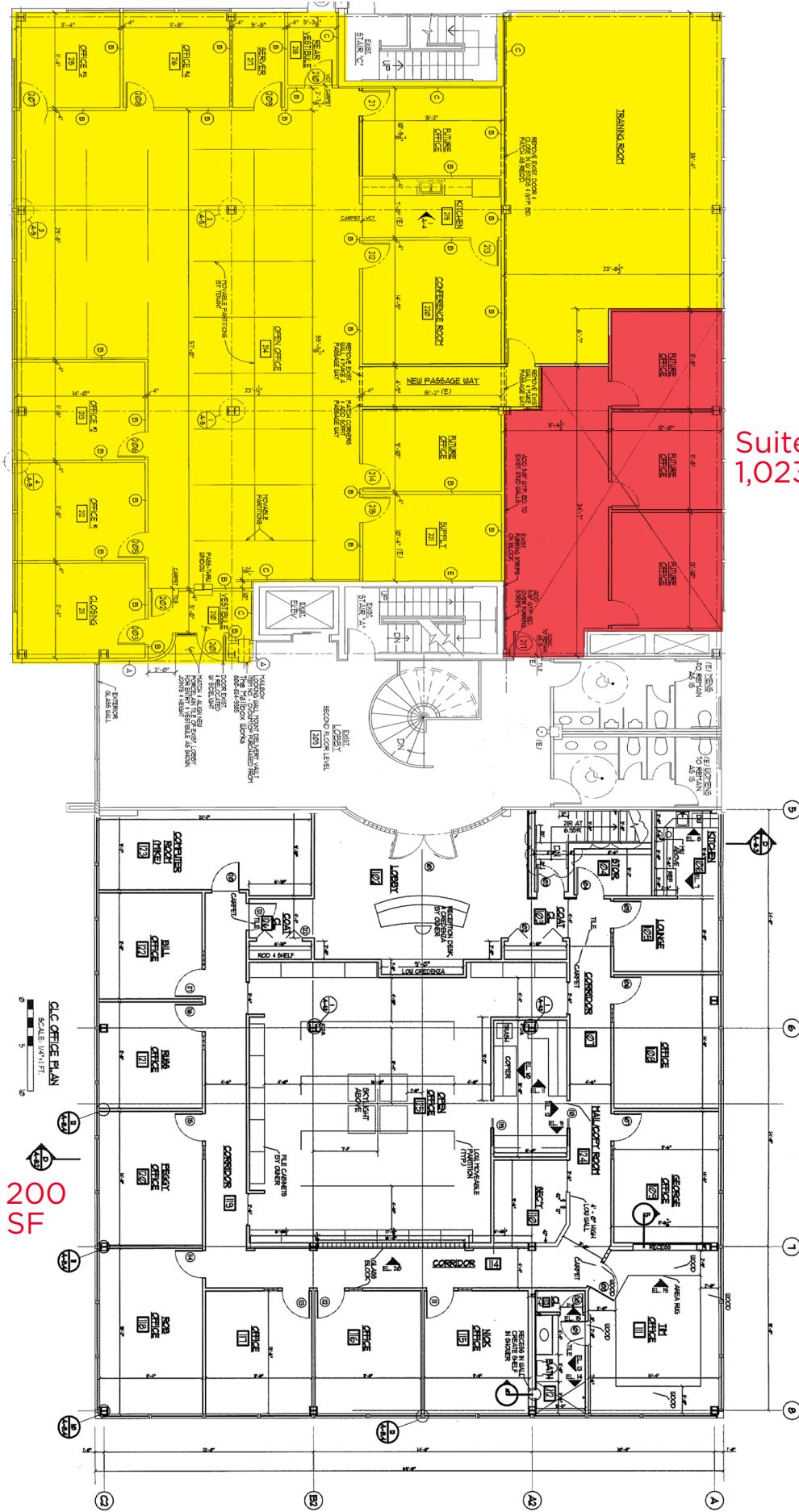
- Rentable Building Area:** Approximately 23,900 SF
- Number of Floors:** Three (3)
- Land Area:** 2 Acres
- Surface Parking:** Up to 55 spaces
- Parking Ratio:** 3 spaces / 1,000 SF
- Rent:** \$19.00/SF including maintenance, real estate taxes, insurance and HVAC
- Additional Charges:** Increase over base year operating expenses and real estate taxes
- Tenant Improvement:** \$25.00/RSF tenant finish allowance (for unfinished space)
- Utilities:** Tenant shall pay for the cost of electricity for in-suite lights and plugs. The suite shall be separately metered. Water/sewer and HVAC are included in the rental rate.
- In-Suite Cleaning:** 5 nights per week available upon request
- HVAC:** Individual zone controlled heating and air conditioning through VAV boxes communicating through a DDC building automations system
- Elevators:** One elevator serves the building
- Security:** Key card access to the building. Tenant, at Tenant's sole expense shall be permitted to install its own security system
- Signage:** Monument signage available
- Fiber Optic:** Connection is available in immediate area. Area served by 3 circuits and local utility is establishing a "smart grid" which would provide automatic switching from one circuit to another in case of power outage



Floorplans

2nd Floor:
1,023 to
11,500 SF

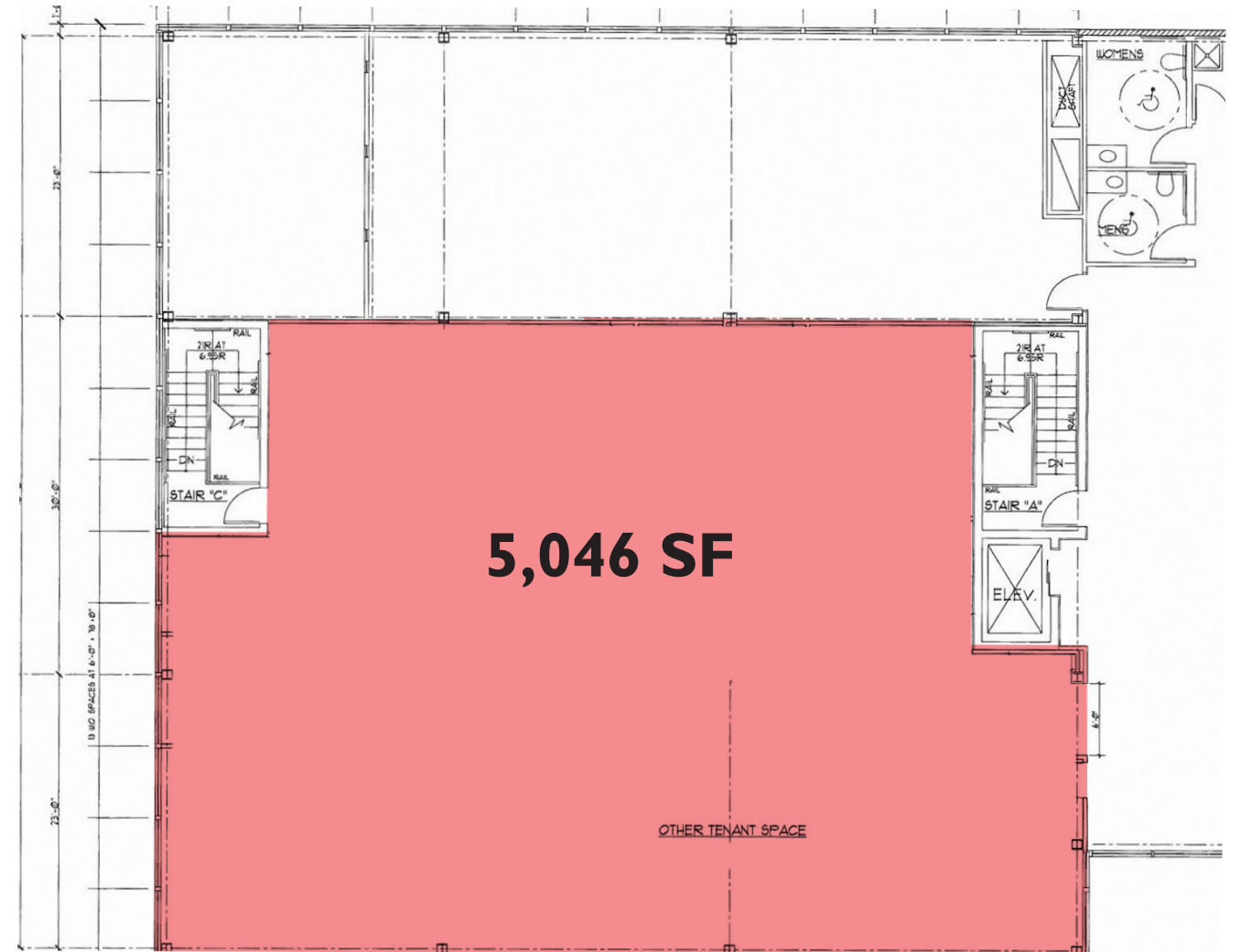
Suite 201
5,526 SF



Suite 202
1,023 SF

Suite 200
4,917 SF

3rd Floor: 5,046 SF



5,046 SF



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**CUSHMAN &
WAKEFIELD**



3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
216.520.1200
crescorealestate.com

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