

**FOR LEASE
OR SALE**

Great owner/user opportunity
10100 Brecksville Rd., Brecksville, OH 44141



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

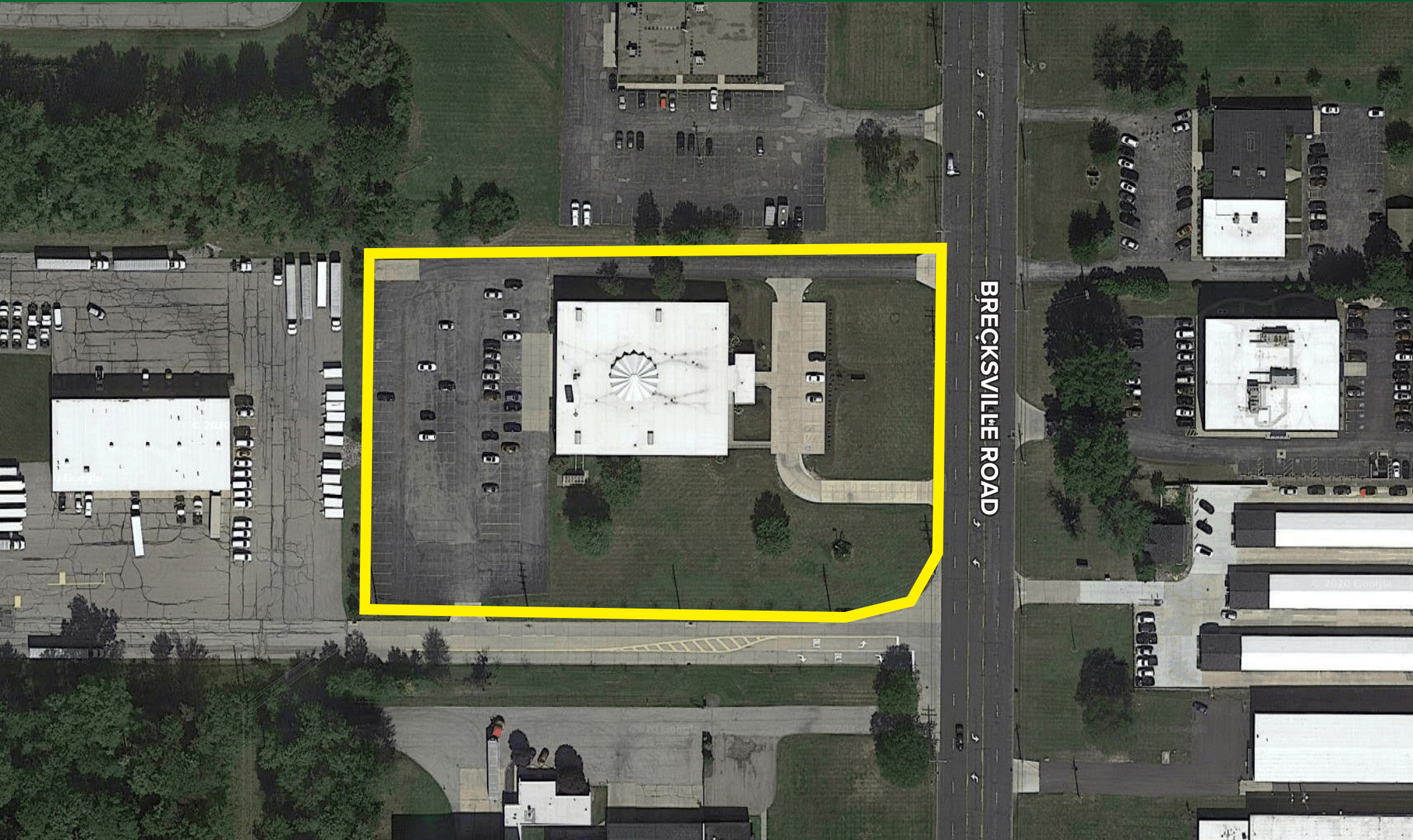
David Mrachko

📞 216.839.2014

✉ DavidMrachko@hannacre.com

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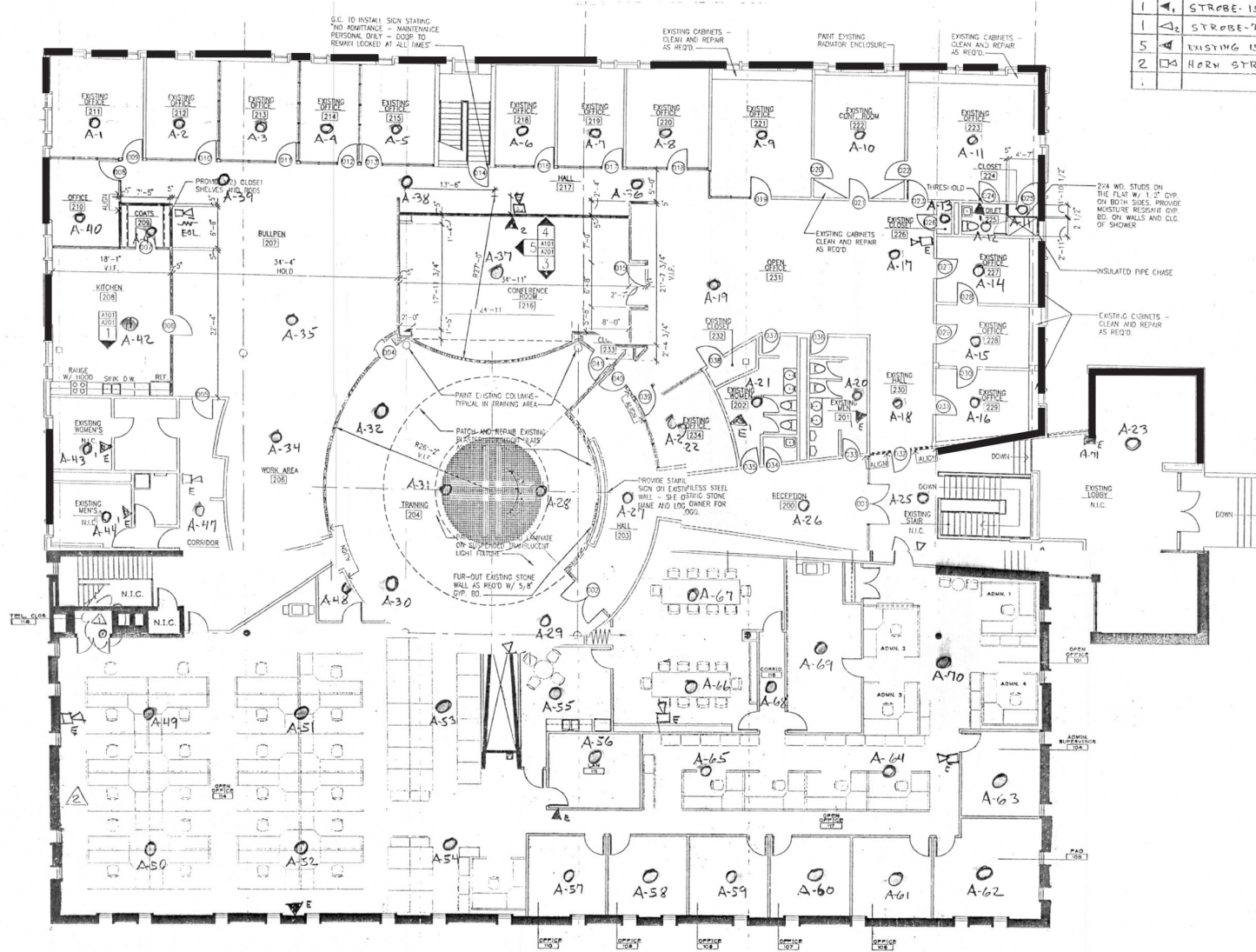
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FLOOR PLANS UPPER LEVEL



QTY	SYM	DESCRIPTION
1	Ⓜ	135° HEAT DET-ADDRESSABLE
46	Ⓞ	PHOTO SMOKE DET-ADDRESSABLE
3	Ⓜ	PULL STATION- EXISTING
4	Ⓜ	HORN STROBE- EXISTING
1	Ⓜ	STROBE-15 CANDELA
1	Ⓜ	STROBE-75 CANDELA
5	Ⓜ	EXISTING 15 CANDELA STROBE
2	Ⓜ	HORN STROBE-NEW



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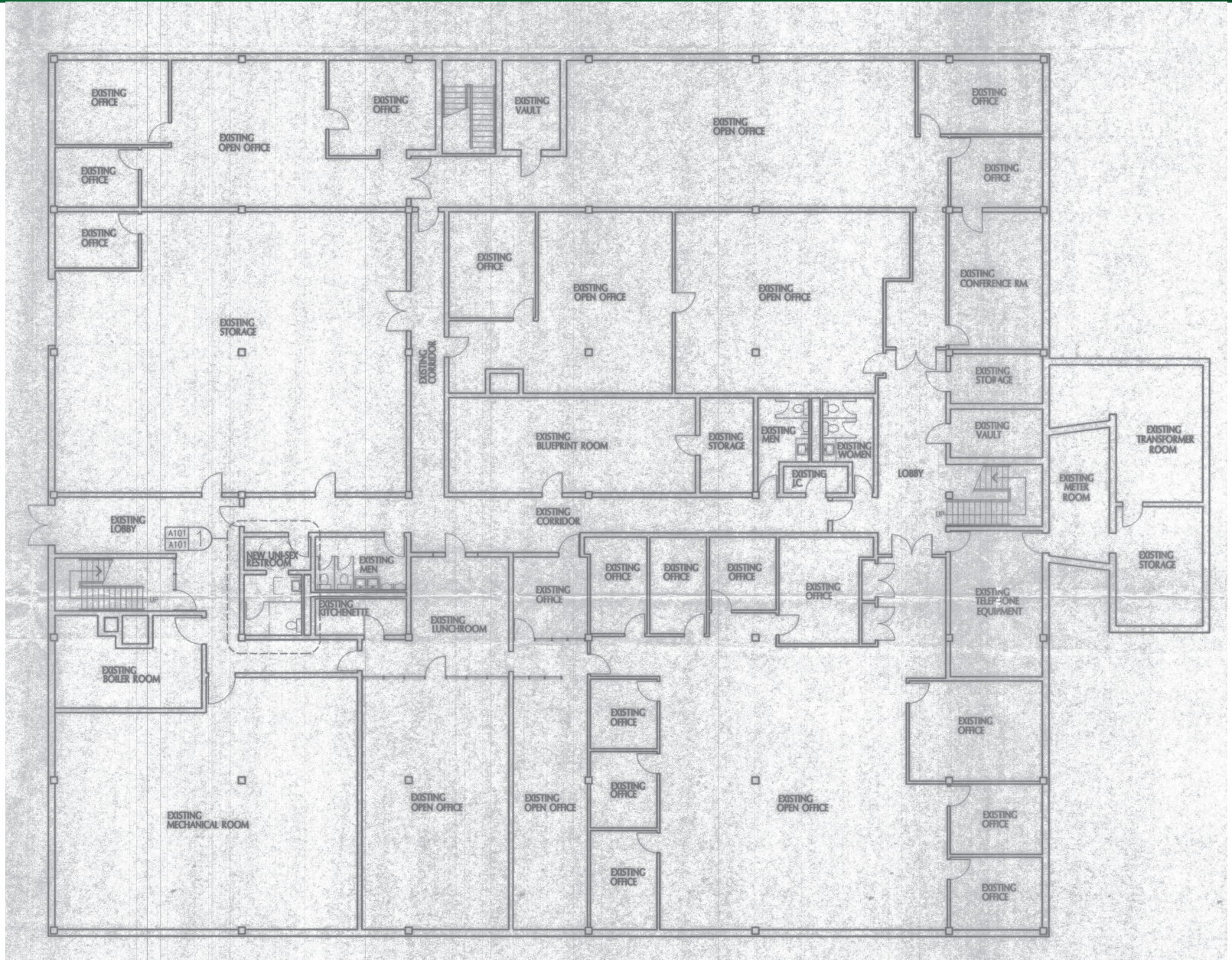
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**FLOOR PLANS
LOWER LEVEL**



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PROPERTY OVERVIEW

- 42,345 SF office building on 3.77 acres
- Great owner/user opportunity in the I-77 corridor
- Entire upper floor is available – over 20,000 SF
- Accessible to I-77 and I-80



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