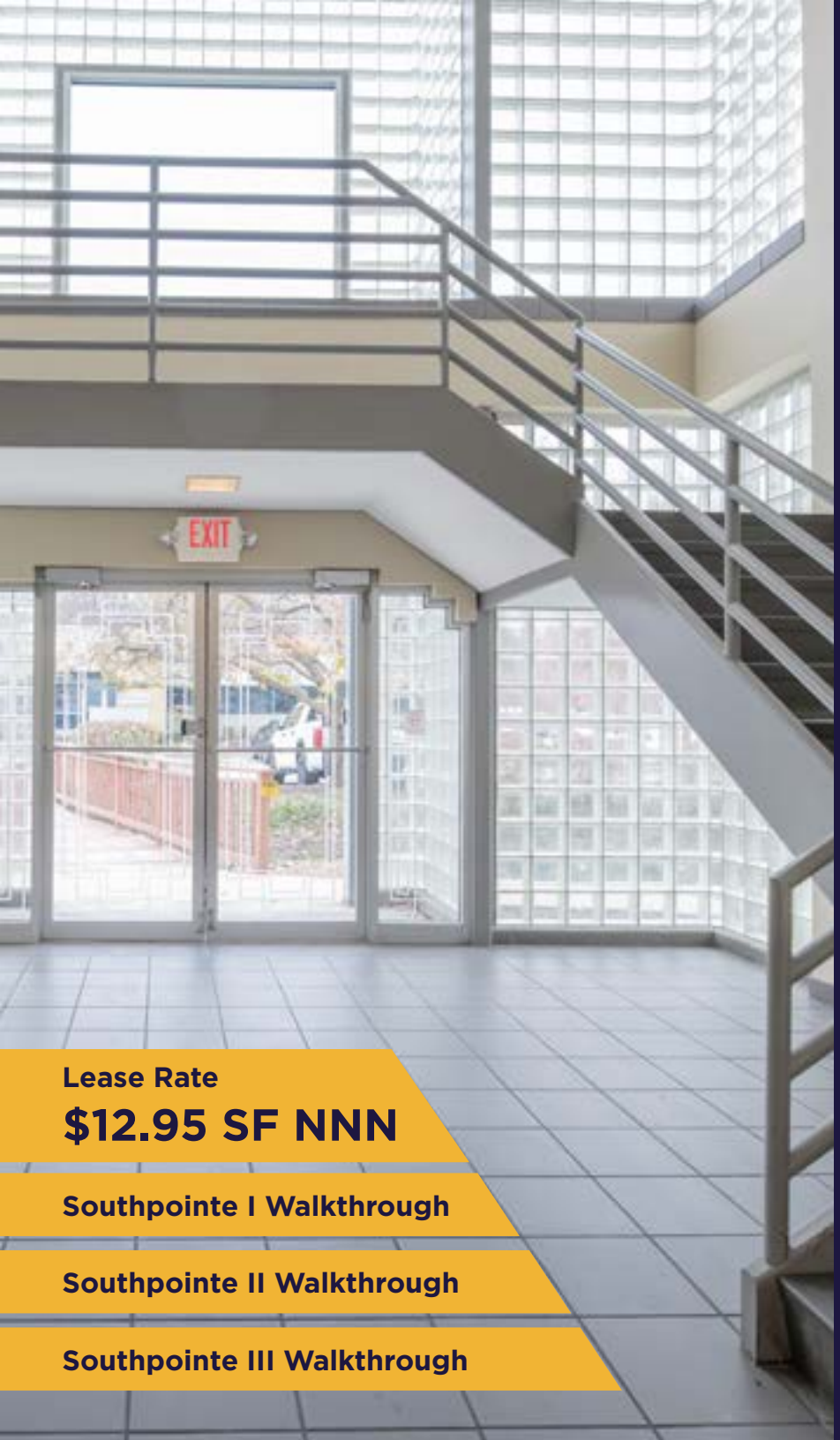
CUSHMAN & WAKEFIELD | CRESCO Real Estate

Dalad Group



SOUTHPOINTE BUSINESS PARK

6770, 6800, & 6802 W SNOWVILLE ROAD
BRECKSVILLE, OHIO 44141



Lease Rate

$12.95 SF NNN

Southpointe I Walkthrough

Southpointe II Walkthrough

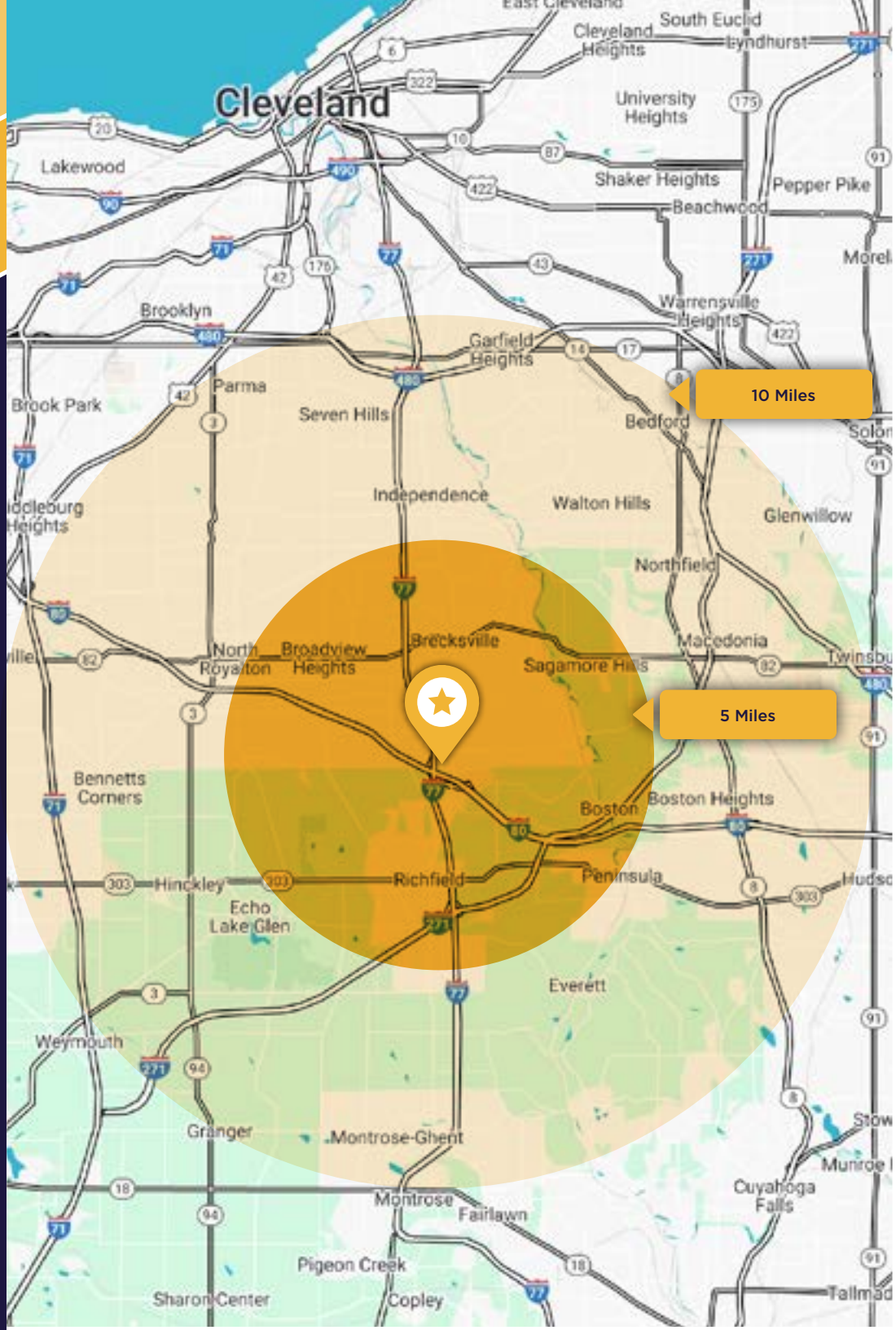
Southpointe III Walkthrough

PROPERTY HIGHLIGHTS

- **Prime Location in Brecksville** - Located in Brecksville, OH, the property is minutes from Valor Acres and Downtown Brecksville, with easy access to shopping, dining, corporate campuses, and I-77, I-480, and turnpike.
- **Flexible Office Space with Divisibility**– Offering divisible office spaces starting from 2,500 SF, the property can accommodate various business needs with flexible layout options.
- **Direct Highway Access** - Located right off I-77, the property is centrally positioned between major highways such as I-480 and the turnpike.
- **Abundant Parking and Accessibility** – The property offers ample parking for easy tenant and visitor access.
- **On-Site Amenities and Nearby Services** - Tenants benefit from a variety of amenities within a 10-minute radius, including restaurants, retail, and fine dining, enhancing both convenience and work-life balance.

6800 W SNOWVILLE	Suite 100	10,963 SF
	Suite 200	4,518 SF
6802 W SNOWVILLE	Suite A	2,614 SF
	Suite C	3,612 SF
	Suite E	7,504 SF
6770 W SNOWVILLE	Suite 101	10,817 SF
	Suite 102	6,001 SF

LOCATION MAP





DEMOGRAPHICS
(5 MILE | 2025)

46,323 POPULATION	**$166,368** AVG. HH INCOME
2,079 BUSINESSES	**30,241** EMPLOYEES
46.5 MEDIAN AGE	**19,235** HOUSEHOLDS







6800 SNOWVILLE









6802 SNOWVILLE



WHY BRECKSVILLE?

Once known for its scenic parks and residential neighborhoods, Brecksville has quietly become one of Northeast Ohio's strongest suburban business communities. Located at the midpoint between Cleveland and Akron with immediate access to I-77, the city offers the same convenience that has long made Independence a corporate favorite, but with a modern, master-planned feel that's attracting a new generation of employers.

The centerpiece of Brecksville's growth is Valor Acres, a 100-acre mixed-use campus that combines Class A offices, apartments, retail, hotel, and dining. National companies such as Sherwin-Williams and Hylant have already committed to space there, signaling major confidence in the city's future.

Beyond Valor Acres, Brecksville is home to a growing number of regional employers and professional service firms who value its easy highway access, high-quality workforce, and beautiful setting. The Brecksville Road corridor features a mix of corporate offices, medical facilities, and technology users, while nearby developments like the VA Medical Campus, the Cleveland Clinic Family Health Center, and the Brecksville Community Center continue to draw investment and daily traffic.

Surrounded by the Cuyahoga Valley National Park and Cleveland Metroparks, Brecksville offers a unique balance of business opportunity and lifestyle appeal. Its strong schools, safe neighborhoods, and steady infrastructure investment make it a natural choice for companies seeking the same regional reach as Independence in a newer, more livable environment.

Brecksville is quickly becoming the next great suburban office destination in Northeast Ohio.







AERIAL MAP


W Snowville Rd
INTERSTATE
77
6800 W
Snowville
6770 W
Snowville
6802 W
Snowville



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