Office Space Available For Lease

3380 Brecksville Road, Richfield, Ohio 44286



3380 Brecksville Road

- Conveniently located at the I-77 & I-271 interchange
- Excellent exposure with monument signage on Brecksville Road
- Five (5) nights per week of in-suite cleaning available upon request
- Landlord will work with Tenant to create ideal build-out
- Rental rate includes: maintenance, real estate taxes, insurance, and HVAC
- Common area conference room available

Availability

Suite	Available SF	Min Divisible	Max Contiguous	Available On
101	4,448 RSF	1,975 SF	8,798 SF	Immediate
202	2,827 RSF	2,827 SF	2,827 SF	TBD
TOTAL	11,625 RSF			



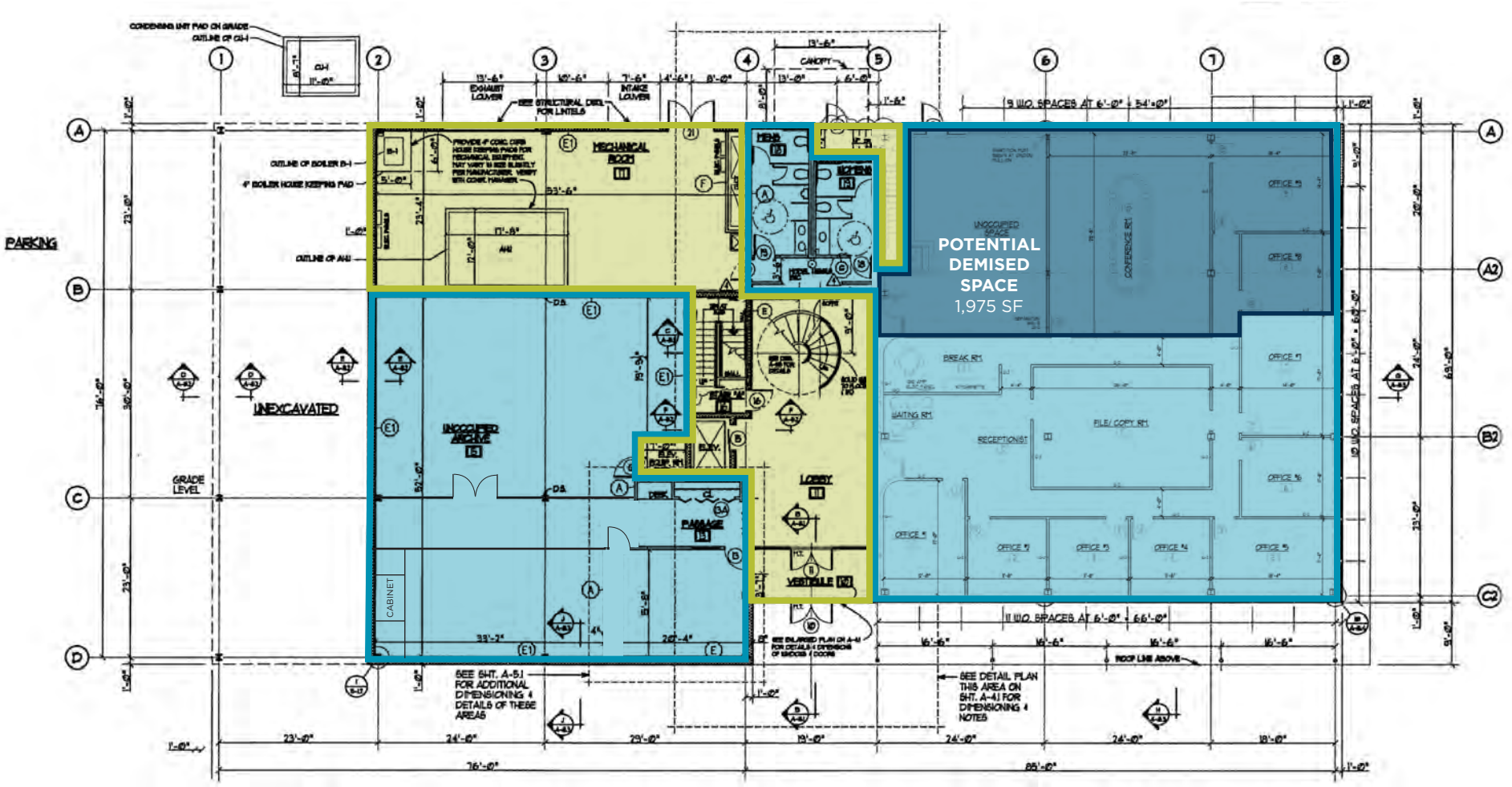


Common Area Conference Room

Quick Stats

Building Size	23,900 SF
Primary Use	Office
# of Floors	Three (3)
Year Built	2006
Parking Spaces	81 Surface Spaces
Lease Rate	$19.50/SF MG to $22.50/SF MG

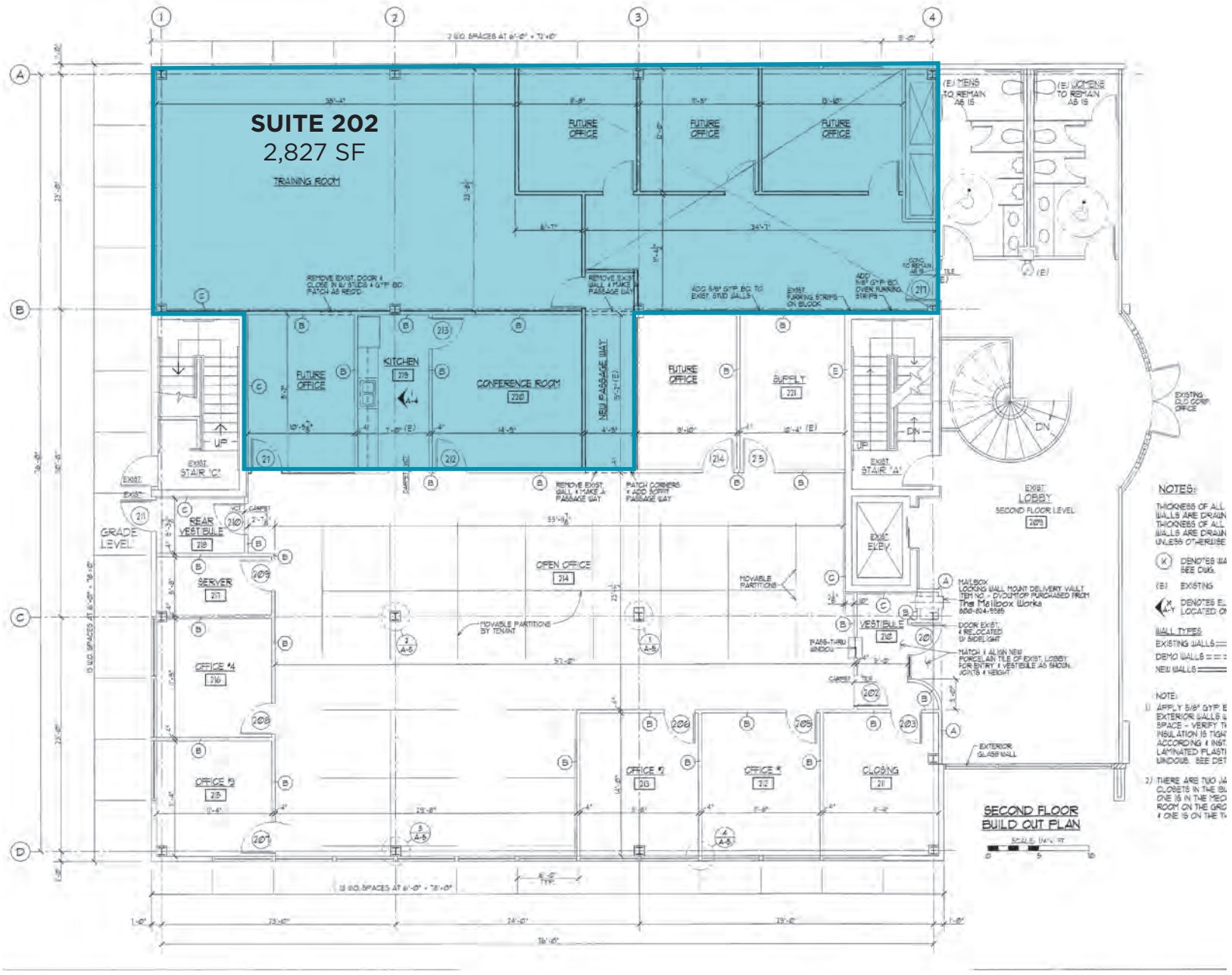
Floor Plan | 1st Floor



COMMON AREA

SUITE 101: 3,225 SF + 5,543 SF = 8,798 SF

Floor Plan | 2nd Floor



SUITE 202: 2,827 SF








23,064
Population
(2025 | 5 Mile)

47.0
Median Age
(2025 | 5 Mile)

8,937
Households
(2025 | 5 Mile)

$216,634
Household Income
(2025 | 5 Mile)

1,055
Total Businesses
(2025 | 5 Mile)

18,288
Total Employees
(2025 | 5 Mile)



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