



**ORION BUSINESS PARK**  
6880 W Snowville Road.  
Brecksville, OHIO

**LOCATION:** 6880 W Snowville Road, Brecksville, Ohio 44141

**BUILDING DESCRIPTION:** One story building on 5.22 acres, built in 1999. Easy freeway access. Separate tenant signage and entrances.

**SPACE AVAILABLE:** Office Space: Up to 5,000 SF

**METHOD OF MEASUREMENT:** Modified BOMA standard. No factor.

**RENTAL RATE:** \$12.95 NNN

**TYPE OF LEASE:** Triple Net.

**UTILITIES:** Gas, electric and water will be submetered and paid for by Tenant.

**HVAC:** Tenants will have full control of Tenant HVAC and hours of operation within the leased premises.

**TENANT IMPROVEMENTS:** Typically, tenants are provided with space on a "turnkey basis" built by Dalad Construction Company utilizing building standard methods, materials, and finishes. Architectural and Engineering services are also provided at Landlord's expense.

**PARKING:** Features 234 parking spaces within the Business Park.

**SIGNAGE:** Tenants shall be provided with building standard Tenant signage at Landlord's expense.

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