



**SOUTHPOINTE
CORPORATE CENTER**
6770 W Snowville Road.
Brecksville, OHIO

LOCATION: 6770 W Snowville Road, Brecksville, Ohio 44141

BUILDING DESCRIPTION: Two story building with Atrium on 1.98 acres, built in 1991. Easy freeway access with Interstate 77 exposure, located in a park-like setting. Close proximity to the Ohio Turnpike.

SPACE AVAILABLE: Up to 46,785 SF

METHOD OF MEASUREMENT: Modified BOMA standard.

RENTAL RATE: \$12.95 NNN

TYPE OF LEASE: Triple Net

UTILITIES: Gas and electric for HVAC, lights and outlets 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. The system is repaired and maintained by the Landlord.

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 364 parking spaces within the Business Park.

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

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