




For lease

8001 Katherine Blvd, Brecksville, OH

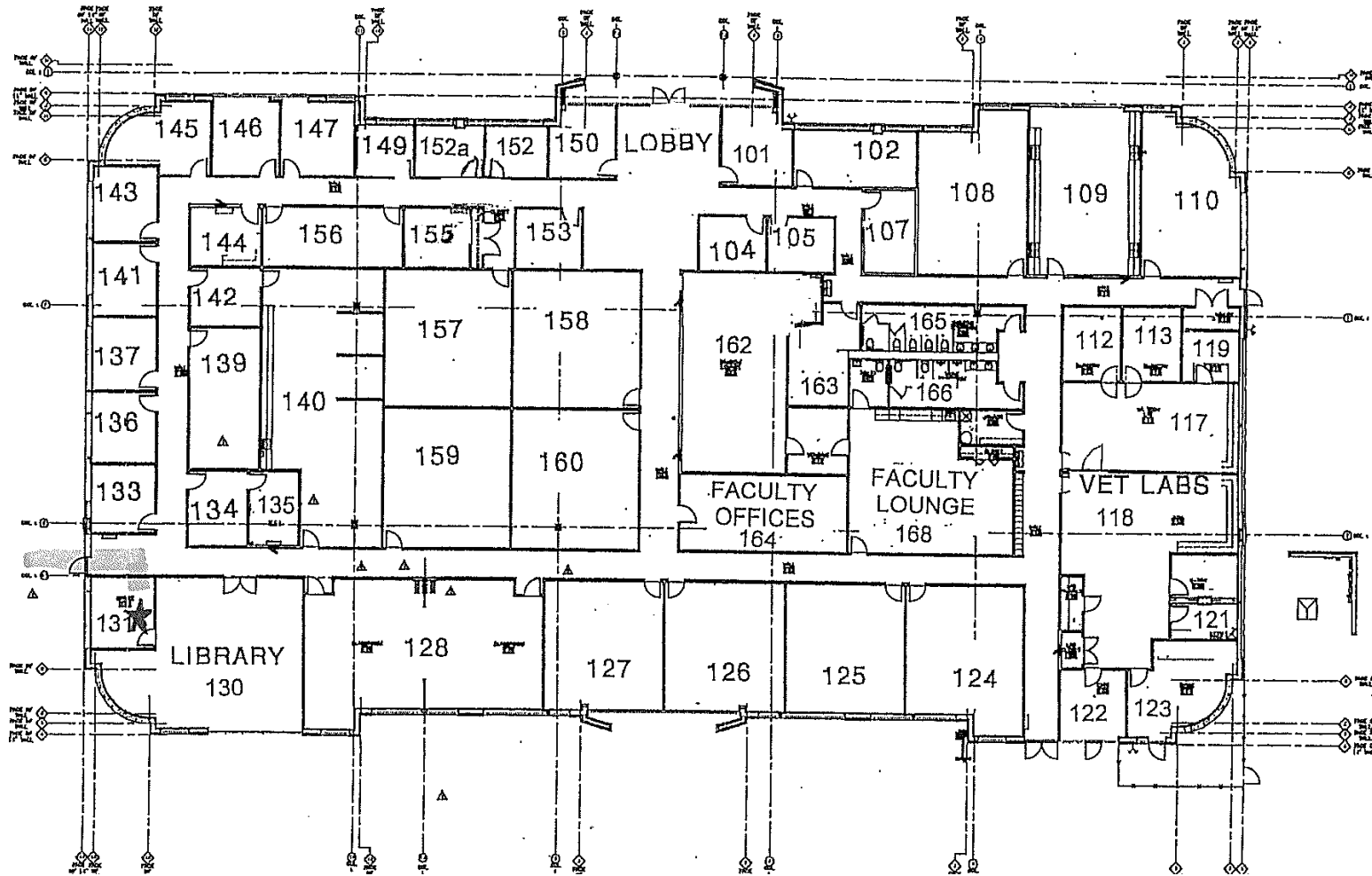
 **JLL** SEE A BRIGHTER WAY

Property Highlights

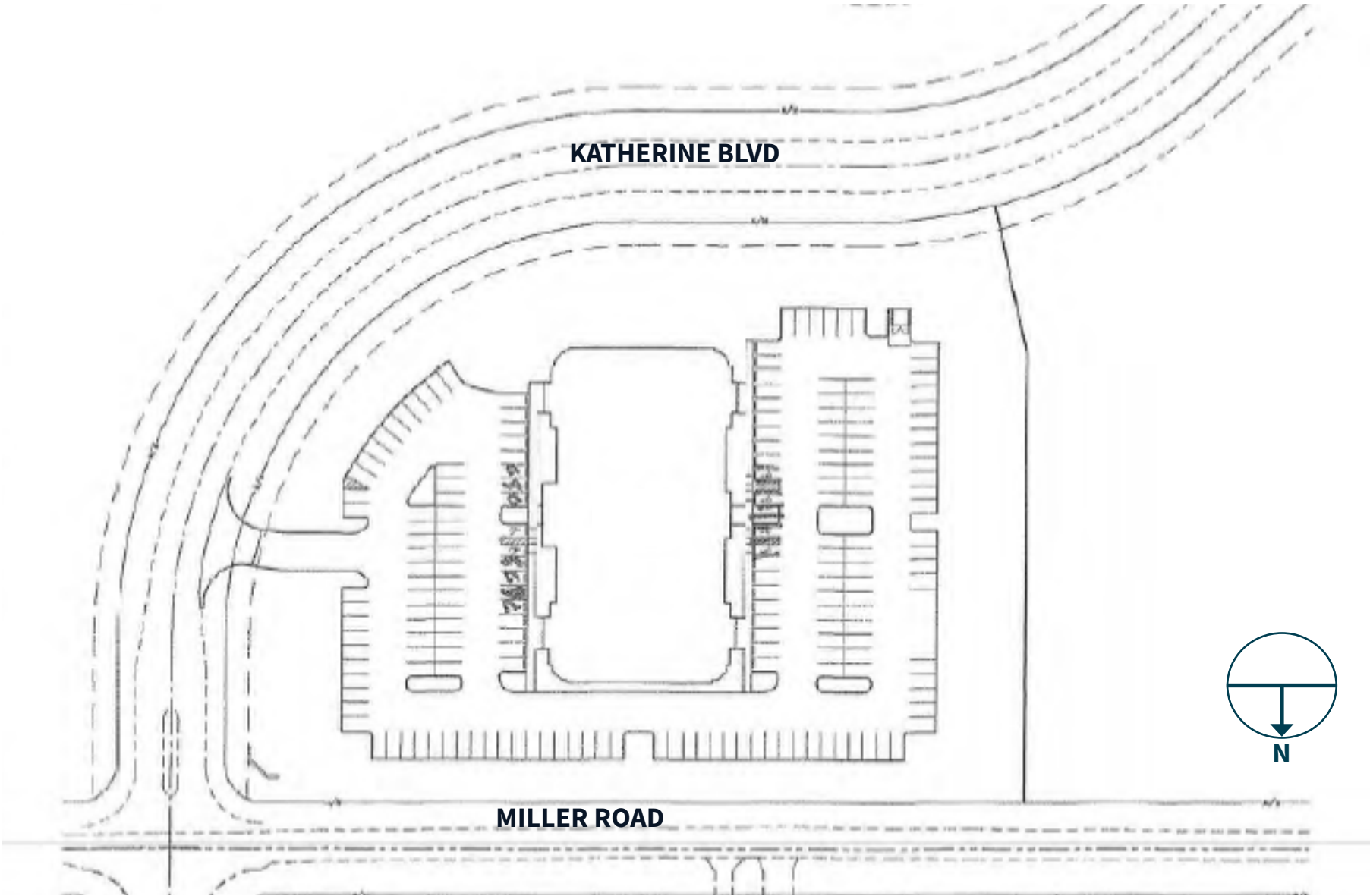
- Former school/educational building with large rooms, administrative offices, and other school amenities in place. Situated well for school, training, conference venue, etc.
- 24,700 SF
- \$15/SF NNN
- Ample surface parking of 193 parking spaces
- Prominent building and monument signage
- Office/Lab zoning provides operational flexibility
- Located in Brecksville Business Park, situated 3/4 mile from the new live, work, play development of Valor Acres.
- Located 1/2 mile from I-77 on ramp and easy access to I-80 (Ohio Turnpike).



Floor plan



Site plan



8001 Katherine Blvd / Brecksville

Property photos



Location



MetroHealth
giant eagle
McDonald's
FIRST WATCH
Chick-fil-A
CHIPOTLE
getGo
WILD EAGLE

heinen's
Marc's
Starbucks
Walgreens
verizon
core cryo
CVS pharmacy
1811
SMARTWOODS
BEYOND
BLUE HABANERO
the Courtyard cafe
PIZZA
BURGER FRESH
cias!
lemonberry

V/A
VALOR ACRES
SHERWIN WILLIAMS
MORIKS GLOBAL TECHNOLOGY CENTER
SHIPPING AND RECEIVING
CANVAS
Flour
MASU
COFFEE
PRIMER
COCKTAILS

Lubrizol

pilot FLYING

Holiday Inn
BY IHG

FedEx

BEST BUY
WAREHOUSE

SITE

MILLER RD

MAPLE CREST FARM

OHIO BEVERAGE DISTRIBUTIONS

Sleepy Hollow
Golf Course

Brecksville
Reservation

Seneca Golf
Course

E ROYALTON RD

E ROYALTON RD

OAKES RD

BROADVIEW RD

BRECKSVILLE RD

64,056 VPD

42,090 VPD

82

82

80

77

77

80

Valor Acres

Located on a 90-acre site in Brecksville, Ohio, Valor Acres is reimagining a long-dormant property into a dynamic district blending modern living, workplace innovation, and recreational amenities. The mixed-use campus features:

- 387 luxury apartments and 42 townhomes
- Coming Soon - 136-room Marriott AC Hotel
- 171,000 SF of Class A office space
- 77,000 SF of retail and entertainment
- A 700-space parking garage with on-site safety station
- A 265,000 SF North American HQ and Testing & Inspection Facility
- A 50,000 SF medical office building
- The new Sherwin-Williams R&D Campus

Source: www.digeronimocompanies.com



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