

# FOR LEASE

**Flexible Office & Warehouse Space in the Heart of Richfield**



**5145 Brecksville Road, Richfield, OH - Building 2, Suites 201 & 205**

## **Suite 201 - 10,000 SF**

- 8,240 Office
- 1,760 Warehouse
- 3 Docks, 2 Drive-ins

## **Suite 205 - 2,405 SF**

- 1 Dock, 1 Drive-in



## **Flexible Office & Warehouse Space in Northeast Ohio**

**Suite 201:** 10,000 SF with 3 Docks, 2 Drive-ins

**Suite 205:** 2,400 SF with 1 Dock, 1 Drive-in

- Immediate access to I-77 and the Ohio Turnpike (I-80)
- Ample on-site parking
- Professional business park environment
- Excellent regional access to Cleveland, Akron, and Canton
- Strong workforce demographics throughout Summit and Cuyahoga Counties
- Well-maintained flex property with warehouse functionality and executive office presence



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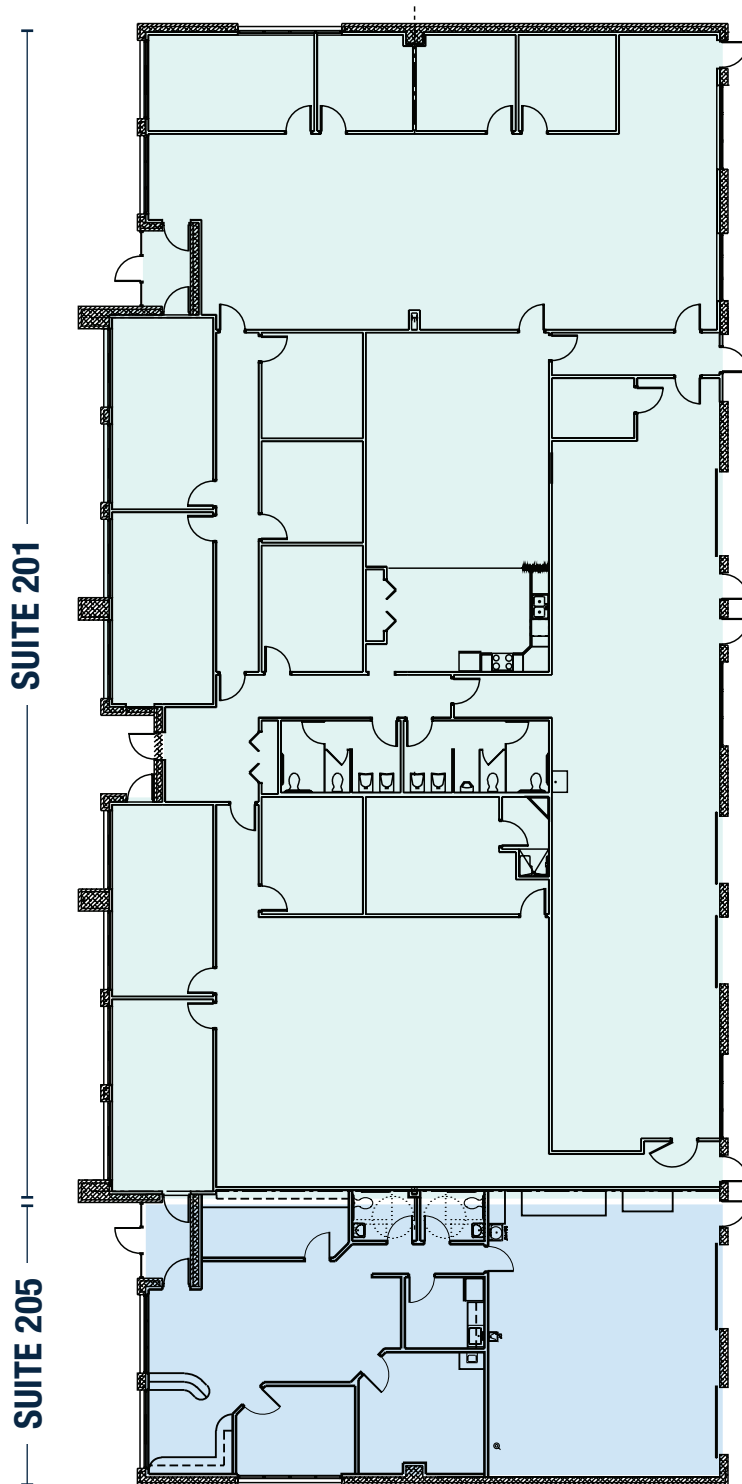
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# FOR LEASE **OFFICE/WAREHOUSE**

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## **Flexible Space. Strategic Location. Room to Grow.**

### **SUITE 201 | 10,000 SF**

A versatile flex suite featuring approximately 8,240 SF of office space and 1,760 SF of warehouse space with three docks and 2 drive-in bays. The layout accommodates a variety of uses including corporate offices, engineering firms, medical support operations, training centers, logistics management, service contractors, and light industrial users seeking a professional customer-facing environment with warehouse capabilities.



### **SUITE 205 | 2,405 SF**

An efficient suite with one dock and one drive-in bay is ideal for professional services, sales operations, administrative headquarters, or growing businesses seeking a strategic location with excellent highway access. The suite provides a flexible footprint suitable for both private offices and collaborative workspace configurations.

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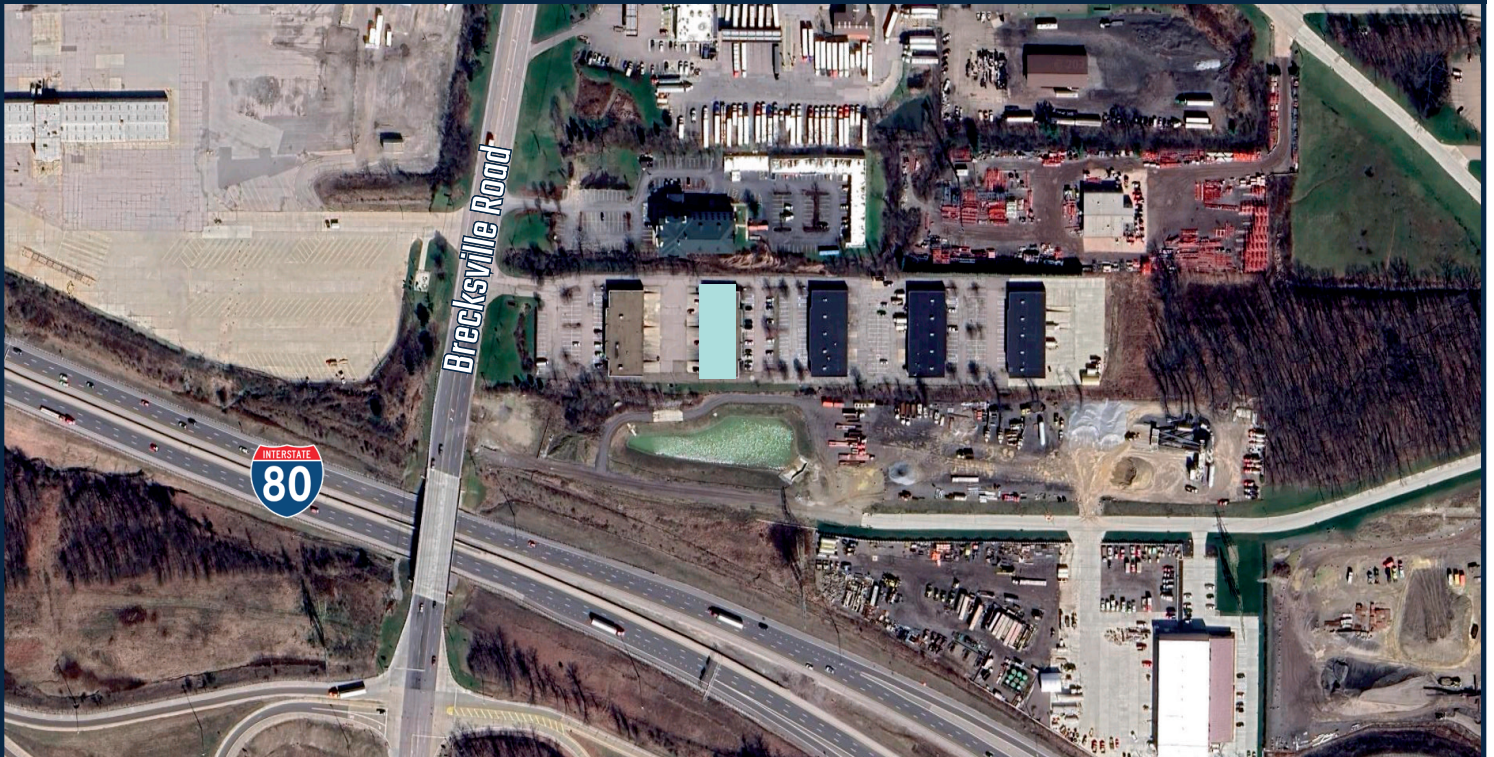
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## **STRATEGIC RICHFIELD LOCATION**

Located between Cleveland and Akron, Richfield offers businesses a central Northeast Ohio location with exceptional transportation connectivity. Employees and clients benefit from immediate access to major highways, nearby lodging, dining, and retail services, while businesses enjoy convenient regional access to customers, vendors, and workforce talent throughout the market.

## **Nearby Amenities**

- Holiday Inn Express & Suites
- Pilot Travel Center
- Richfield dining and retail services
- National Park access and outdoor recreation
- Less than 30 minutes to Downtown Cleveland
- Less than 25 minutes to Downtown Akron
- Convenient access to Cleveland Hopkins International Airport
- Nearby banking, fuel, and business services

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