



..... Est. 1985

www.putmanproperties.com

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O • 330-498-4400 | F • 330-498-3800
4065 Fulton Dr. NW, Canton, OH 44718



1,302 SQ.FT. OFFICE SUITE FOR LEASE

4111 Bradley Cir NW, Suite 110, Canton, OH, 44718

Directions: From I-77 take Everhard Rd exit east toward Whipple Ave, south on Whipple Ave, west on Bradley Cir.

BUILDING INFO

Previous:	Office
Total Sq. Ft.:	10,600
Available :	1,302
Available :	0
Units:	1
Floor(s):	2
Year Built:	1984
Roof:	Asphalt
Ceiling Height:	9'
Sprinklers:	no
Elevator:	no
Heat:	Gas
Air:	Central Per Unit

UTILITIES

Gas:	Dominion East Ohio Gas
Electric:	AEP
Water:	Public
Sewer:	Stark County
Internet:	

SITE INFO

Acre(s):	1.00
Frontage:	Varied
Depth:	Varied
County:	Stark
Township:	Jackson
Zoning:	B-3
Topo:	Level
Nearby Hwy:	I-77
Distance:	.1
Traffic Count:	21900
Bus Lines:	<input checked="" type="checkbox"/>
Rail Name:	
Miscellaneous:	

Traffic count of 21,900 is indicated for Whipple Ave NW. Only one tenths of a mile from the I-77/Whipple exit.

* CAM is \$3.94 per sq. ft. and includes real estate taxes, insurance, water, sewer, snow removal, and landscaping

SALE INFO

Sale Price:	
Terms/Finance:	
Gross Income:	
RE Taxes/Year:	
Expenses:	
Net Oper Income:	
Occupied By:	

LEASE INFO

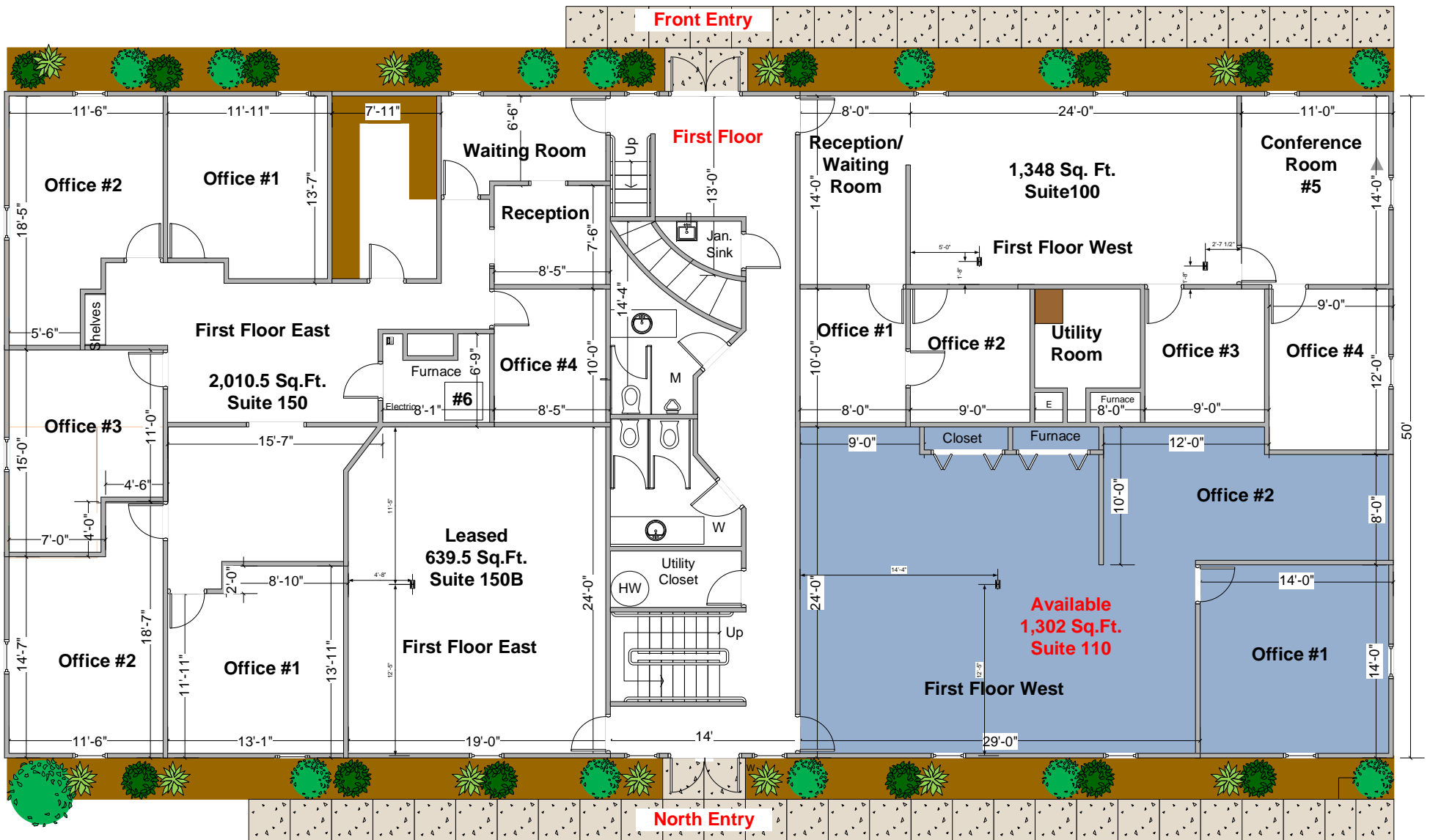
S.F. Avail:	1302	0
\$/S.F.:	\$7.00	\$0.00
\$/Mo:	\$759.50	\$0.00

Terms/Poss:

	Tenant	Owner
Gas/Electric:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/Sewer:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Taxes/Insur:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

OTHER

Unit/Bay Size:		Great location convenient to I-77 & Belden Village Mall. Attractive building with exterior lighting, new roof (2005), new gutters & downspouts (2005), 55 parking spaces, recently redecorated common areas and restrooms.
Construction:	Brick/Block/Stucc	
Docks:		
OH Doors:		



PUTMAN PROPERTIES
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Marketed by:
 Timothy J. Putman 330-495-0600
 Wick Hartung 330-495-0601
 Steve Marcelli 330-327-5834

\$7.00/ Sq. Ft. Triple Net, plus Utilities
Belden Village Offices
4111 Bradley Cir NW
Canton, Ohio 44718
 (West off Whipple just north of Great Escapes
 across from Toys R Us.)

All dimensions are approximate and not guaranteed, and property is subject to prior disposition.

First Floor