

OFFICE SPACE FOR LEASE

445 W Cedar Street, Akron, OH 44307



OVERVIEW

Second-Floor office space for lease on the corner of W. Cedar Street and Bell Street across from BMW of Akron and less than 1/2 mile from Cleveland Clinic Akron General. The majority of the second floor is available for lease. There is 2,125 SF of retro space that is available for lease. It can be leased as one unit or the five offices can be leased out separately. The lease rate includes all utilities including electric, gas, water and sewer, as well as Wi-Fi and common area cleaning. The tenants are only responsible for their interior suite cleaning and trash removal. The suites offer high ceilings, can lighting, and windows. This is cool space close to Downtown Akron. There is also free parking on site.

Suite	Space Available	Lease Rate
#1	200 SF	\$450 / Month
#2	200 SF	\$450 / Month
#3	200 SF	\$450 / Month
#4	375 SF	\$850 / Month
#5	91 SF	\$225 / Month
Entire Suite	2,125 SF	\$20.00 SF/YR (Gross)

OVERVIEW

- Cool Office Spaces Near Downtown Akron
- All Utilities and Wi-Fi Included in Rent
- Free Parking
- Several Office Sizes Available



Lease Rate:

\$225 - 850 / Month
\$20.00 SF/YR (Gross)



Space Available:

91 - 375 SF
2,125 SF



Building Size:

20,980 SF



Lot Size:

0.65 Acres



Zoning:

U-4 Commercial District

OUR NETWORK IS YOUR EDGE

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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DEMOGRAPHICS



105,961
Population



35.4
Median Age



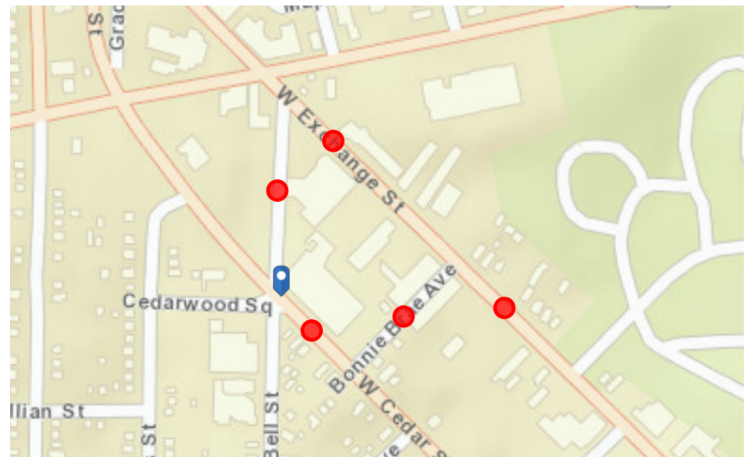
2.3
Average
Household Size



\$33,443
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Bonnie Brae Ave	9,260	0.0
W Exchange St	692	0.1
W Cedar St	290	0.1
Bell St	10,248	0.1
Bonnie Brae Ave	10,660	0.1



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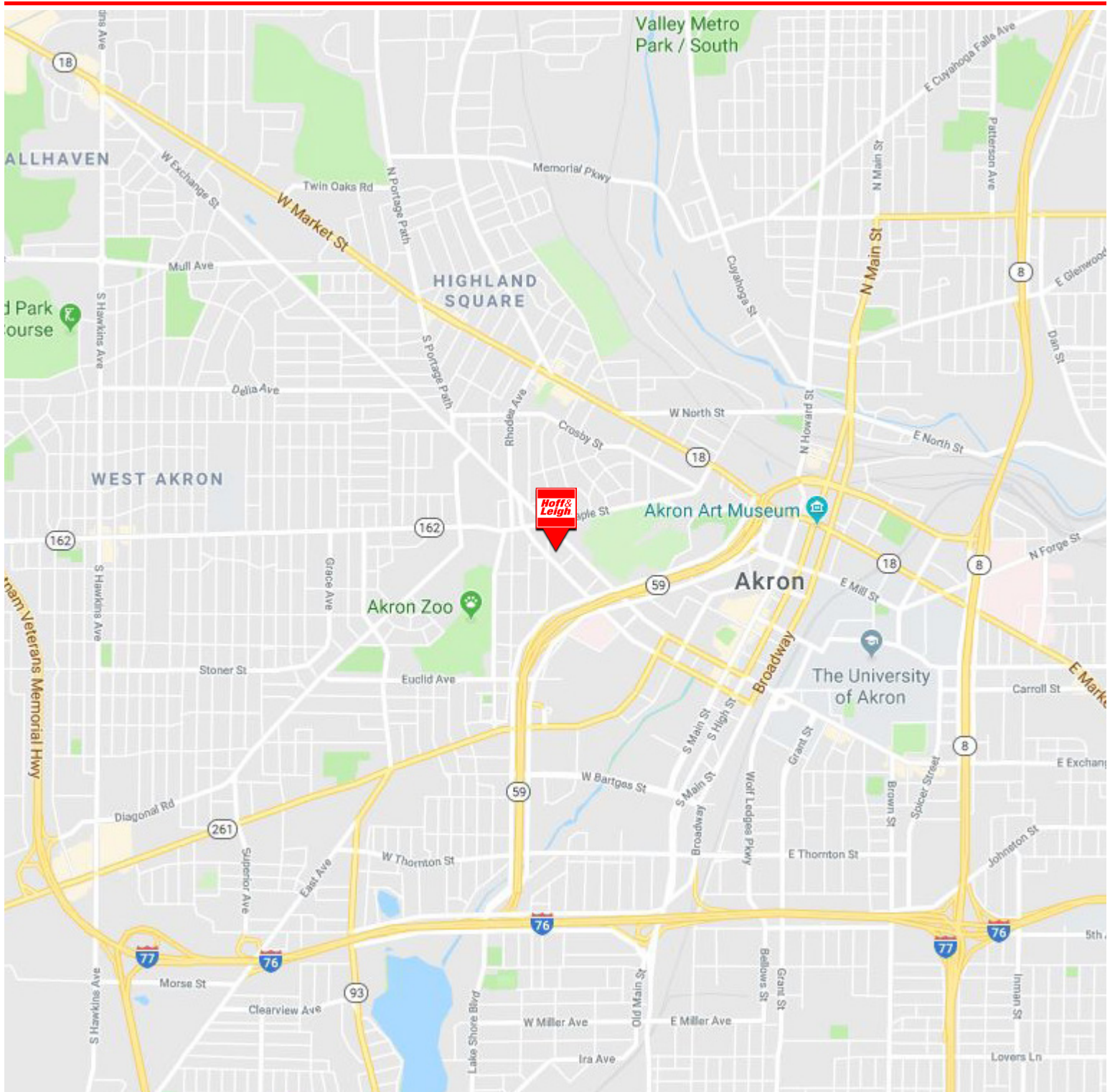
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