

OFFICE SUITES | RESIDENCES | GYM | THEATRE | RETAIL | HILTON GARDEN INN

FOR LEASE



45 GOODYEAR BOULEVARD

AT THE EAST END AKRON CAMPUS

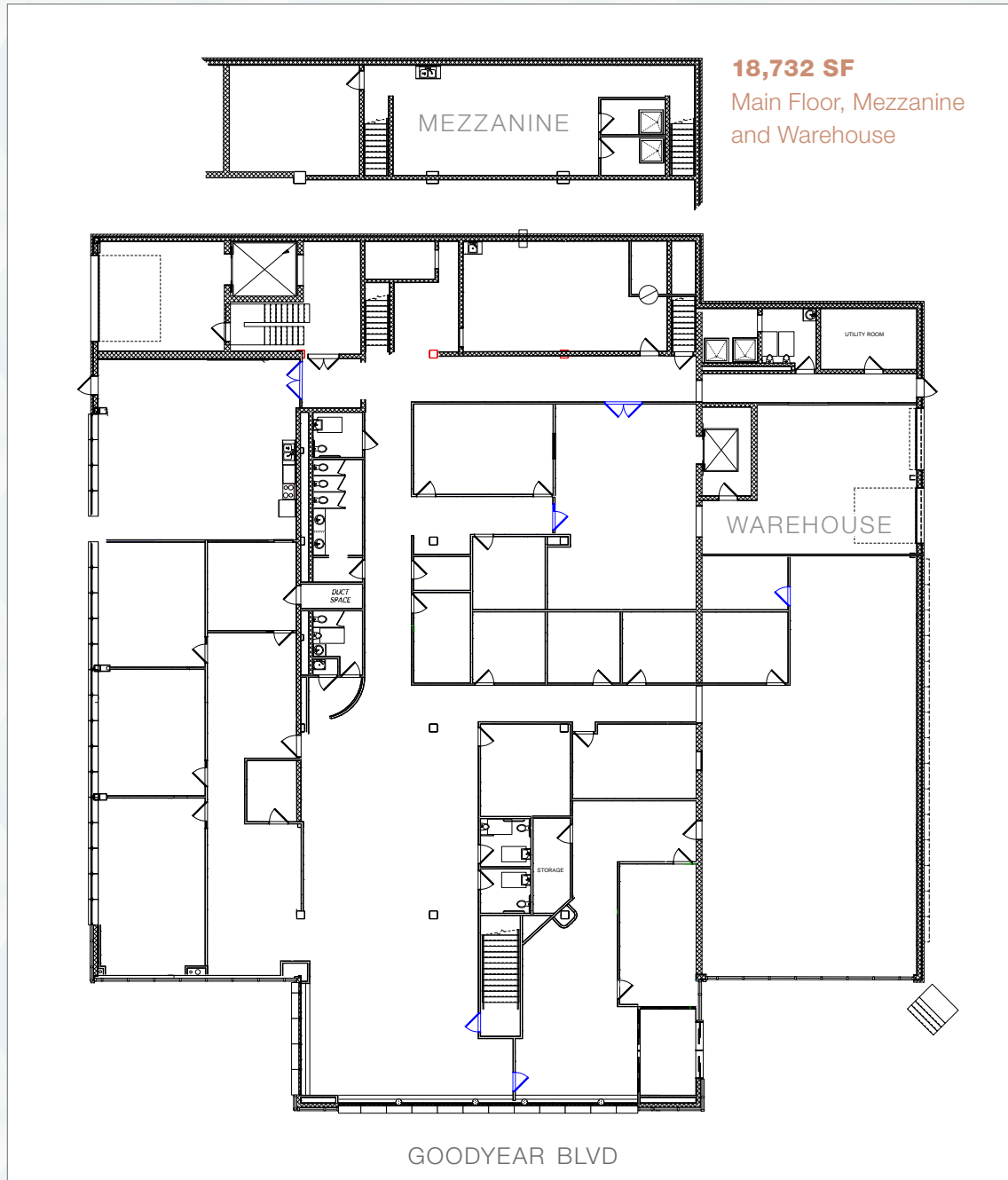
CBRE.US/EASTENDAKRON

AKRON
OHIO

CBRE



FLOOR PLAN – MAIN FLOOR

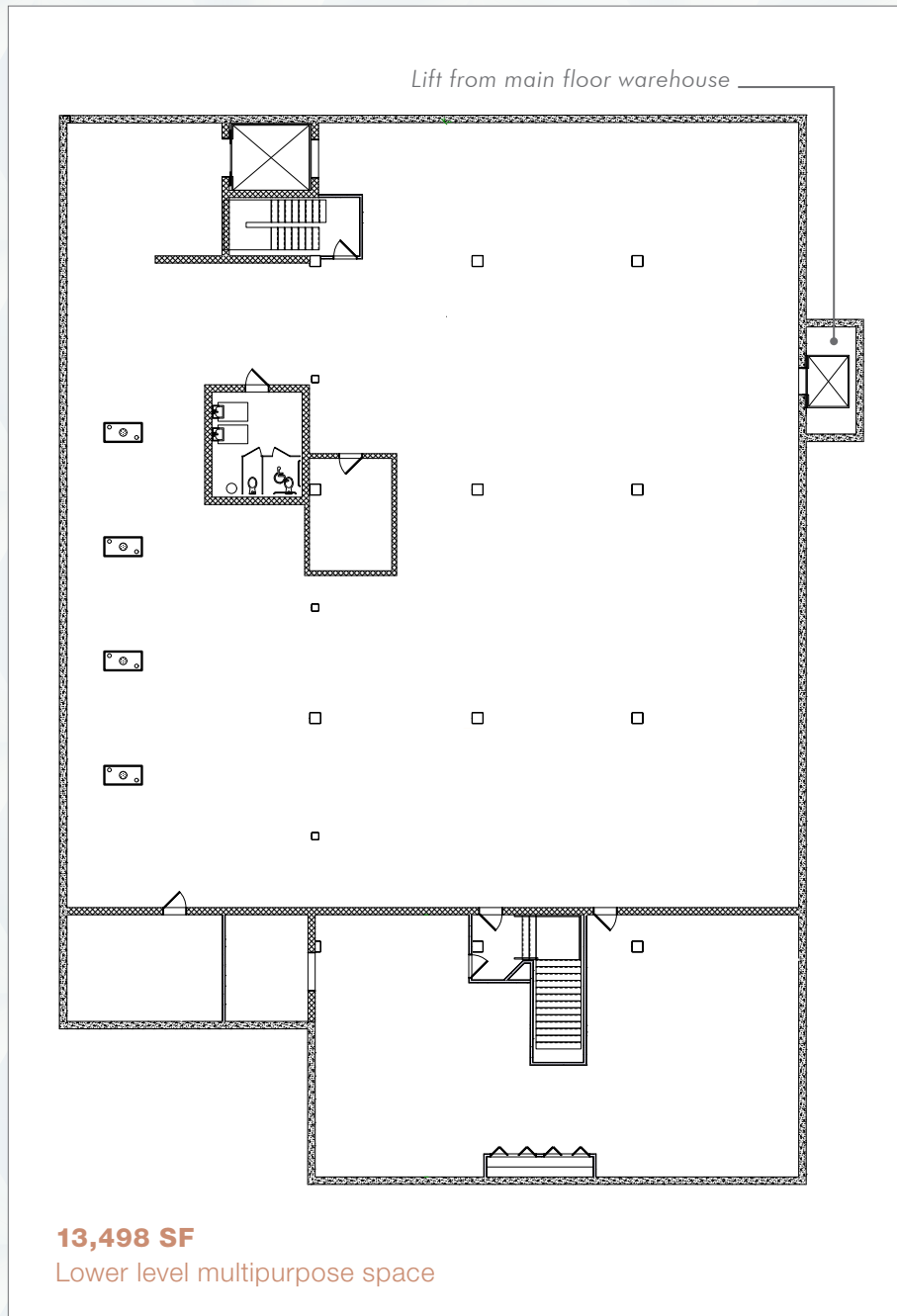


HIGHLIGHTS

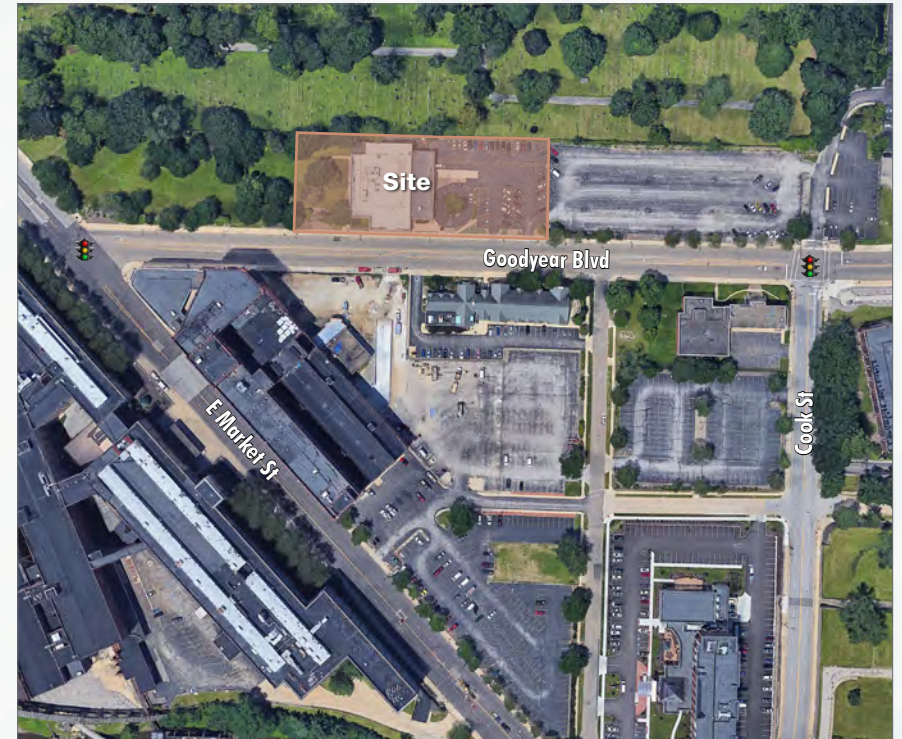
- Property completely renovated in 2014
 - Total of 18,732 Sq. Ft., first floor office space including 843 Sq. Ft. of warehouse
 - Dock and Overhead door to access warehouse
 - Lift from main floor warehouse to lower level storage and production area of 13,498 Sq. Ft.
 - Mezzanine area has two showers
- Free surface parking lot on site with 37 dedicated spaces which can be expanded
- Lease Rate: \$13 NNN based on 18,732 Sq. Ft.
- Projected \$2.67 for NNN's based on 18,732 Sq. Ft.



FLOOR PLAN – LOWER LEVEL



BIRDSEYE AERIAL



- Multi purpose space on Lower Level can be used as storage or production space

EXPERIENCE THE EAST END AKRON

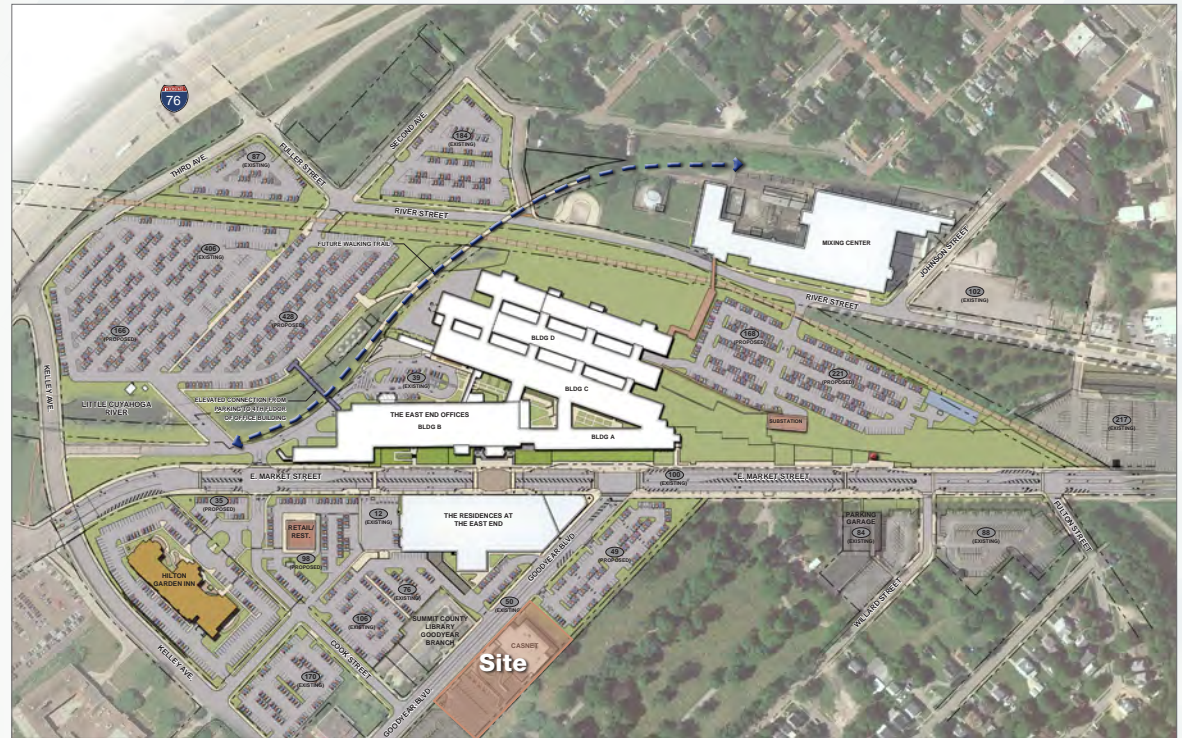
The East End is a 1.4 million square foot mixed use redevelopment initiative that offers Akron's newest and best "LIVE, WORK & PLAY" experience. In addition to the Residence Loft Apartments and Hilton Garden Inn Hotel, this exciting new community now also includes two concert/event venues, a fully managed sports complex and Class A Office space with an ultra modern lobby with first class amenities.

Located within a five minute drive of downtown Akron, and just a stone's throw from Interstates 76/77 and State Route 8, The East End offers its residents, tenants, and visitors alike unprecedented access to Live/Work/Play opportunities within close proximity to each other. Once the campus of the historic Goodyear Tire and Rubber Company, the East End has been transformed for today's needs.

HIGHLIGHTS / AMENITIES:

- The Hilton Garden Inn - full service hotel with a variety of modern amenities
- Goodyear Hall - 3,500 seat arena and home of Rubber City Sports and 150 seat community room for large gatherings
- Goodyear Theater - a 1,458 seat setting. Theater managed by The Elevation Group
- Goodyear Gym - home to the Rubber City Sports Group, Great Lakes Futsal and Nova Juniors Volleyball
- The Residences at East End- 105 beautiful loft apartments
- Streetscape beautification project completed in 2016
- Retail amenities include a three (3) until retail plaza opening early 2019 featuring Starbucks and Handel's Ice Cream. Other existing and planned tenants at Goodyear Hall include a diner, brewery and barbershop.

AERIAL



Find us online:
cbre.us/eastendakron

Follow us on twitter:
[@EastEndAkron](https://twitter.com/EastEndAkron)

Professionally Developed By:



Professionally Developed By:



Professionally Managed By:



Susan Lines
+1 330 670 4411
susan.lines@cbre.com

Steve Lazarides
+1 330 670 4410
steve.lazarides@cbre.com

Zada Brenner
+1 330 670 4418
zada.brenner@cbre.com

CBRE, Inc.
3421 Ridgewood Rd., Ste 150
Akron, OH 44333