

# 45 **GOODYEAR**BOULEVARD

AT THE EAST END AKRON CAMPUS

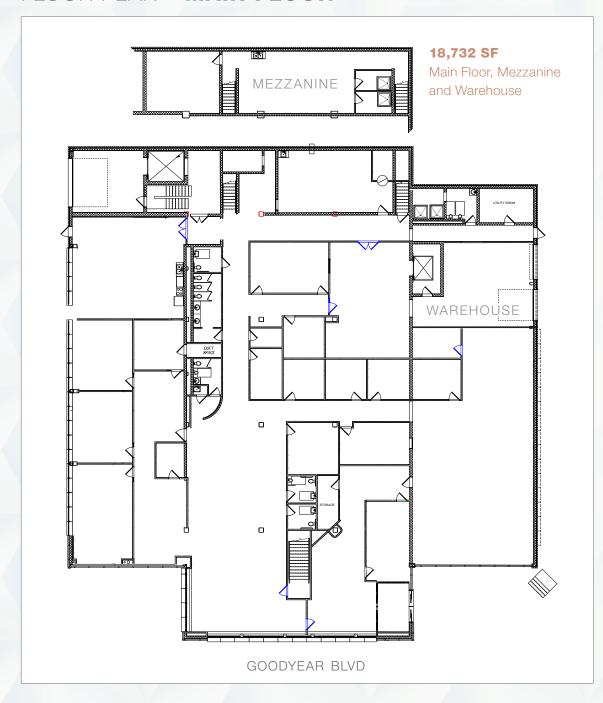
**CBRE.US/EASTENDAKRON** 

AKRON OHIO





#### FLOOR PLAN - MAIN FLOOR

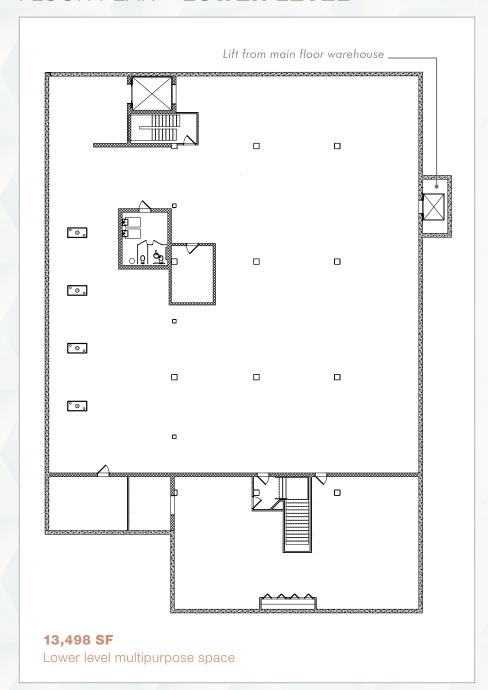


#### HIGHLIGHTS

- 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.





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