

# FOR SALE OR LEASE

Office Building



**2223 Fulton Rd. NW**  
**Canton, Ohio 44708**

## Property Highlights:

- Freestanding office building with signage
- Excellent floor plan
- Easy Access to I-77 and Rt 30
- Mix of open office areas

## Property Description:

Professional Offices for lease. Several available suites. Centrally located in Canton providing easy access to I-77, Rt 62, Pro Football Hall of Fame, shopping, restaurants and Downtown. Beautiful views of Stadium Park.

## OFFERING SUMMARY

Sale Price	\$1,495,000
Lease Rate	\$9.50/sqft
Term	1+ years
Building Size	16,872
Year Built	1969
Parcel	240603
Zoning	B-1
Parking	On Site 50+



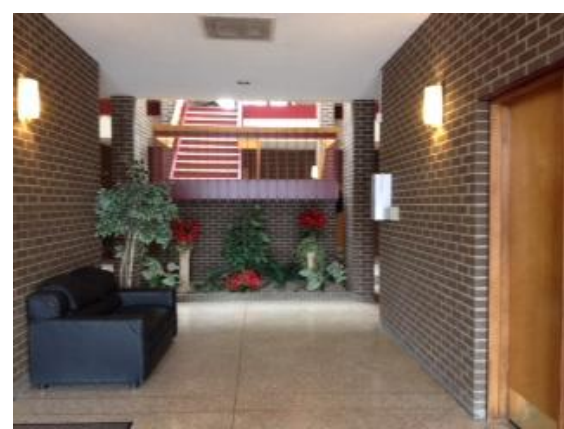
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4618 Dressler Rd NW Canton, Oh 44718





Additional Photos



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**Suite 100:** 359 sqft. 1 large room with kitchenette, 2 storage rooms, 2 restrooms and a cubicle.

**Suite 101:** 935 sqft. Waiting Room, Reception, 2 Offices with a sink, 1 Office no sink, File/Storage Area, Conference Room, Restroom

**Suite 102:** 1652 sqft. Former Dental Office. Waiting and Reception areas, reception office, 2 private offices, 5 exam rooms, kitchen and 2 restrooms.

**Suite 103:** 1225 sqft. Waiting Room, Reception, 6 Offices, Restroom

**Suite 202:** 1226 sqft. Waiting Room, Open area for workstation or conferencing, 6 Offices, Kitchenette, Restroom

**Suite 203:** 702 sqft. Partially finished. Waiting Room, Reception, 3 offices, Kitchenette. Plumbed for Dentistry. Can be combined with Suite 204 for a total of 1404 sqft.

**Suite 204:** 702 sqft. Partially finished. Reception, Waiting Room, 2 offices. Plumbed for 2 restrooms. Ideally 203 and 204 should be combined for better restroom buildout.

**Suite 205:** 850 sqft. Waiting Room, Reception, 3 offices, restroom, exterior rear door and staircase. This unit can be easily combined with unit 204.

\*Combine Suites 203-204 for 1404 sqft .....add 205 for 2254 sqft

\*Combine Suites 204 and 205 for 1552 sqft

**Suite 207:** 853 sqft. Waiting room, Reception, 2 Offices w/sinks, 1 Office no sink, storage/dispensary with sink, restroom.



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# Location Maps



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