

### OFFICE SPACE IN THE HEART OF DOWNTOWN AKRON



209 S. Main St.  
Akron, OH 44308



#### Property Details

- Available Space: Up to 13,400 SF
- Covered Parking Attached
- Rooftop Patio Accessible to All Tenants
- Modernized Lobby
- Tenant Directory
- Building Facade Slated for Face

#### For more information:

**Evan Pannell**

Vice President

330.715.4801

[evan.pannell@naipvc.com](mailto:evan.pannell@naipvc.com)

**Marissa Rufe**

Sales Associate

330.204.3873

[marissa.rufe@naipvc.com](mailto:marissa.rufe@naipvc.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

540 White Pond Drive | Suite A

Akron, Ohio 44320

330 535 2661

[naipvc.com](http://naipvc.com)

### Prime Location

The most central location in Downtown Akron, overlooking Lock 3 Park and surrounded by restaurants, retail and attractions

### Downtown Skywalk System

Convenient, private, and weather protected access to a multitude of Downtown businesses including, City Hall, Main Place, First National Tower and Cascade

### Customizable Suites

Subject to space condition and tenant needs, there is negotiable tenant improvement allowance available



For more information:

**Evan Pannell**

Vice President

330.715.4801

evan.pannell@naipvc.com

**Marissa Rufe**

Sales Associate

330.204.3873

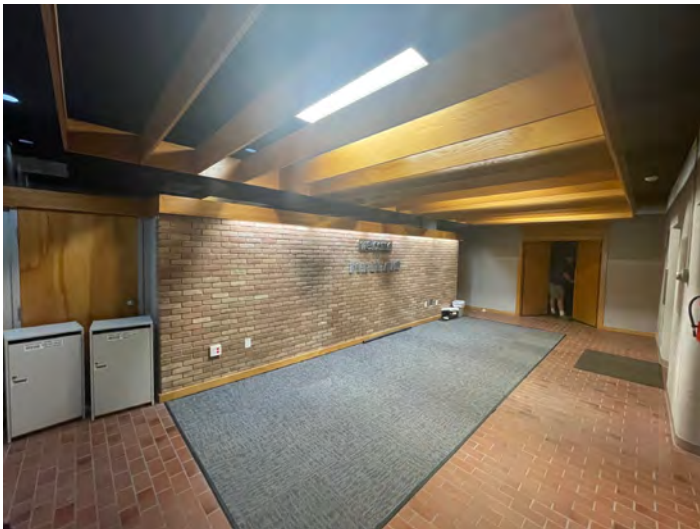
marissa.rufe@naipvc.com

540 White Pond Drive | Suite A

Akron, Ohio 44320

330 535 2661

naipvc.com



## 6th Floor Available

Professional Office Space  
Remodeled 3 Years Ago  
Can be Divided  
All LED Lighting  
10' Ceilings



For more information:

**Evan Pannell**

Vice President

330.715.4801

evan.pannell@naipvc.com

**Marissa Rufe**

Sales Associate

330.204.3873

marissa.rufe@naipvc.com

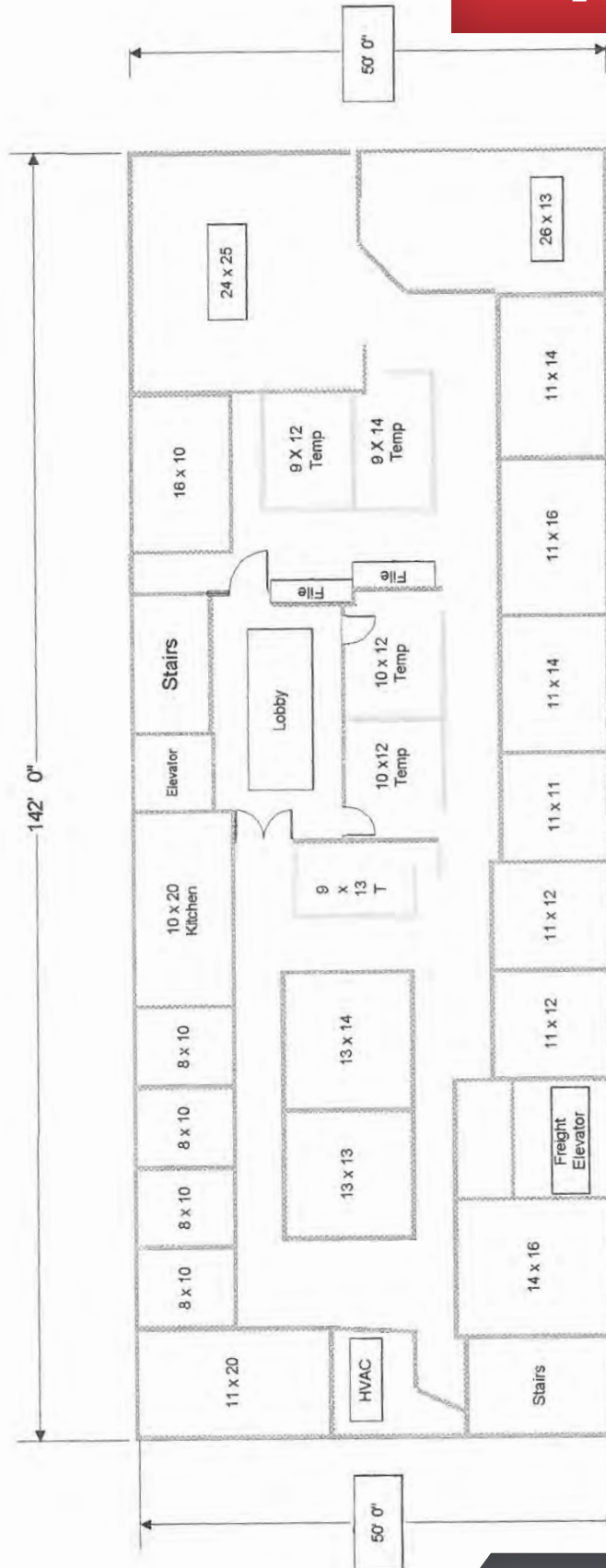
540 White Pond Drive | Suite A

Akron, Ohio 44320

330 535 2661

naipvc.com

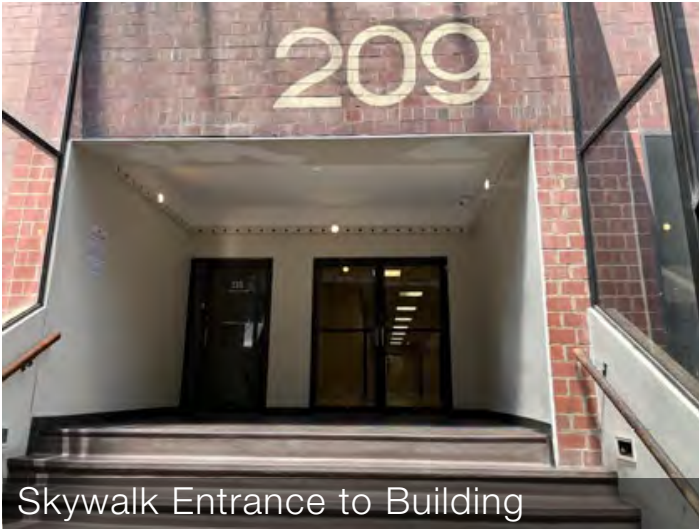
**6th Floor**



**Evan Pannell**  
Vice President  
330.715.4801  
evan.pannell@naipvc.com

**Marissa Rufe**  
Sales Associate  
330.204.3873  
marissa.rufe@naipvc.com

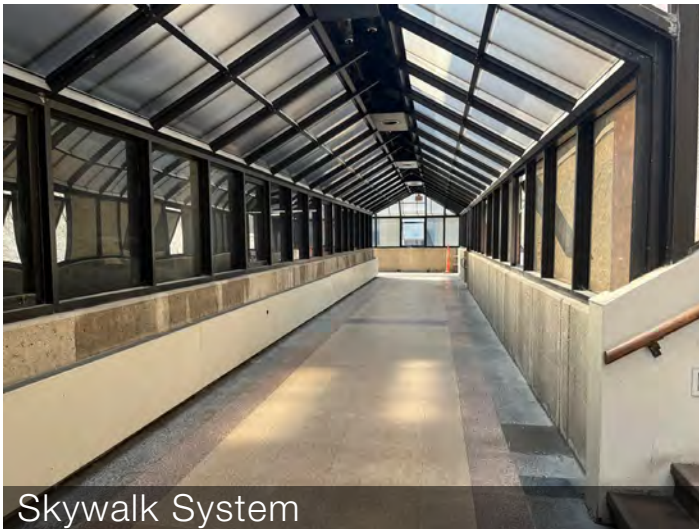
540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com



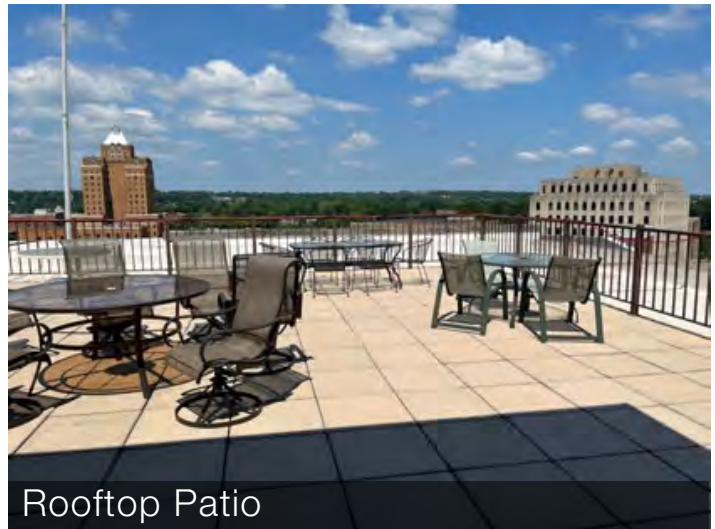
Skywalk Entrance to Building



Skywalk System



Skywalk System



Rooftop Patio



View From Rooftop Patio



View From Rooftop Patio

For more information:

**Evan Pannell**

Vice President

330.715.4801

evan.pannell@naipvc.com

**Marissa Rufe**

Sales Associate

330.204.3873

marissa.rufe@naipvc.com

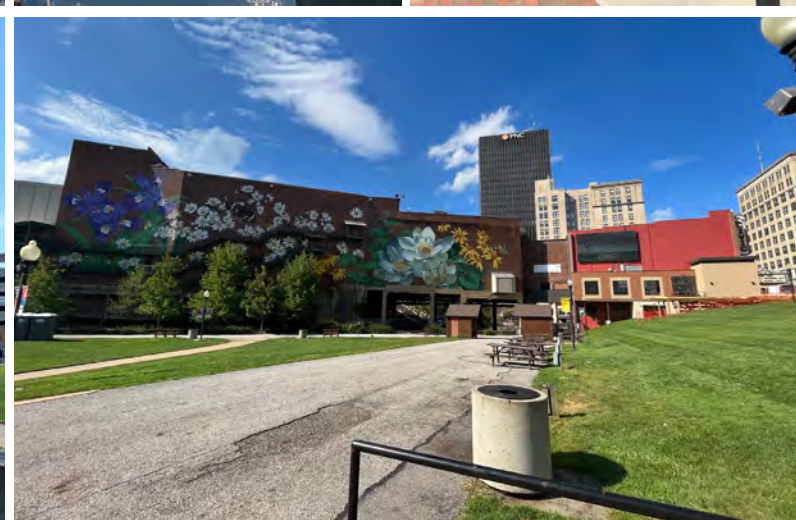
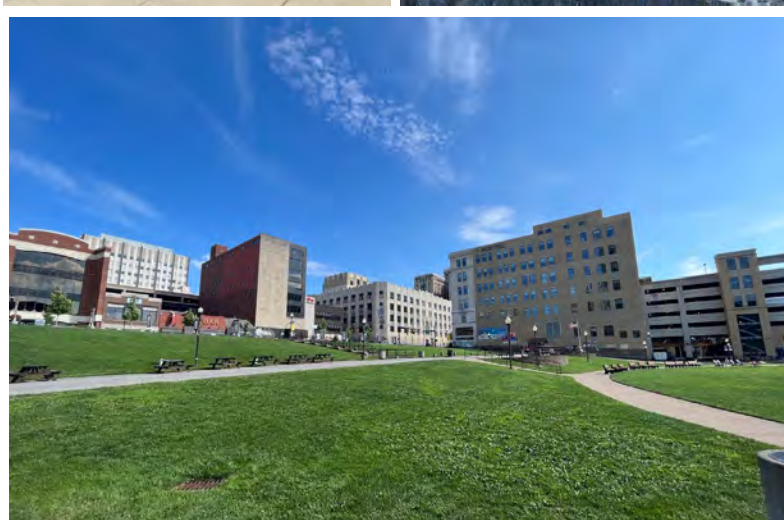
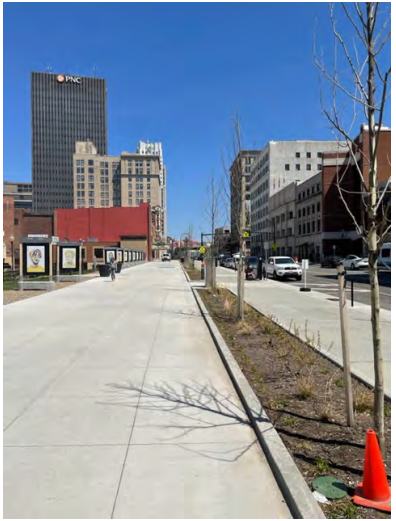
540 White Pond Drive | Suite A

Akron, Ohio 44320

330 535 2661

naipvc.com

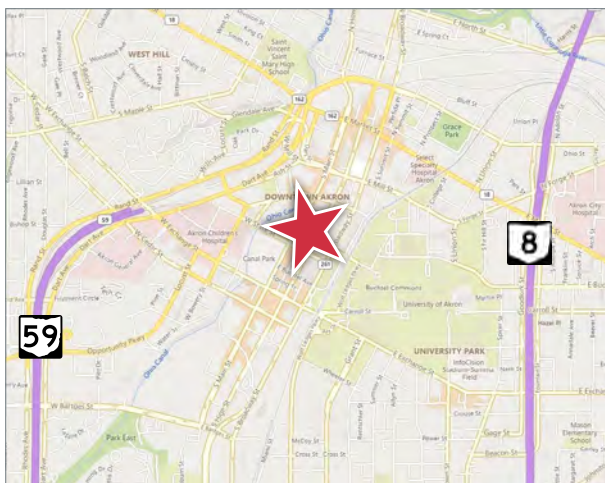
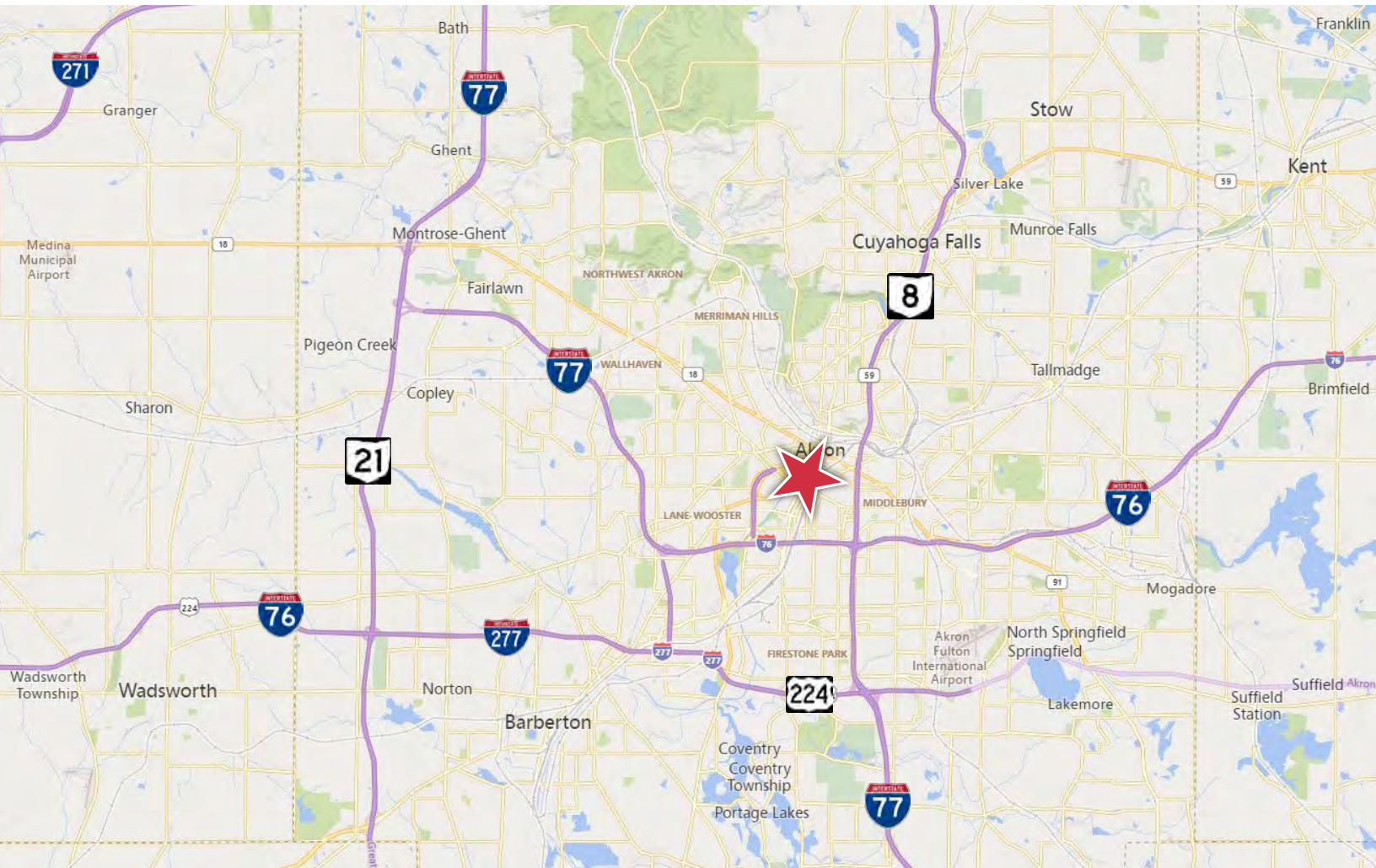
## Downtown Akron Views



**Evan Pannell**  
Vice President  
330.715.4801  
evan.pannell@naipvc.com

**Marissa Rufe**  
Sales Associate  
330.204.3873  
marissa.rufe@naipvc.com

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com



Demographics	1 Mile	3 Miles	5 Miles
Population:	9,218	110,914	227,345
Households:	3,565	46,855	100,976
Median Age:	23.9	36.4	38.8
Average HH Income:	\$39,091	\$64,687	\$75,742

**Evan Pannell**  
Vice President  
330.715.4801  
evan.pannell@naipvc.com

**Marissa Rufe**  
Sales Associate  
330.204.3873  
marissa.rufe@naipvc.com

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com



For more information:

**Evan Pannell**

Vice President

330.715.4801

evan.pannell@naipvc.com

**Marissa Rufe**

Sales Associate

330.204.3873

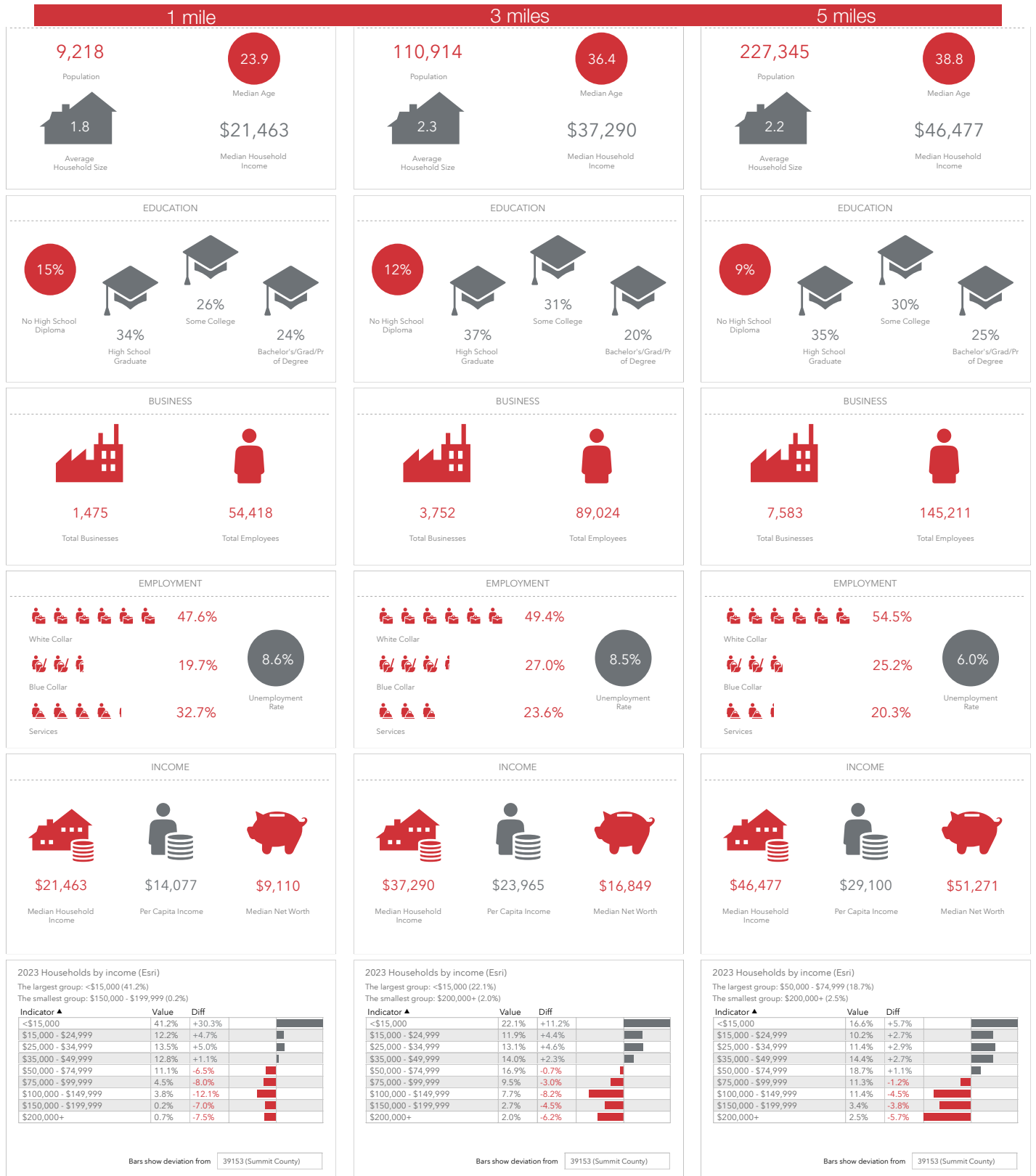
marissa.rufe@naipvc.com

540 White Pond Drive | Suite A

Akron, Ohio 44320

330 535 2661

naipvc.com



For more information:

**Evan Pannell**  
Vice President  
330.715.4801  
evan.pannell@naipvc.com

**Marissa Rufe**  
Sales Associate  
330.204.3873  
marissa.rufe@naipvc.com

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com