

# DOWNTOWN AKRON OFFICE/RETAIL LEASE

380 S. Main Street, Akron, OH 44308



## OVERVIEW

- \* 3,600 SF of Office Space on 3 floors with storage space on lower level; no elevator access
- \* 1st, 2nd and 3rd floor: 1,200 SF each of office space with additional 1,200 SF (current storage) in basement
- \* Located in DT Akron on S. Main Street which is currently experiencing a major planned redevelopment

## HIGHLIGHTS

- Open Floorplan
- 3 Floors 1,200 SF Each
- Ready-to-Go Creative Office Space
- Expansive Sidewalk/Exterior Perfect for Leisure Time
- Walk to Restaurants, Retail, Banking, Sports and Entertainment
- \$4,800.00 per Month Plus Utilities



### Lease Rate:

\$4,800 / Month  
(Modified Gross)



### Space Available:

4,800 SF (3,600 SF Office  
/ 1,200 SF Storage)



### Year Built:

1915



### Zoning:

Commercial Business

## 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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## TECHNICAL SPECIFICATIONS

- Dedicated 1,000Mbps (1 Gig) Fiber Circuit Installed in The Basement, Able to Be Switched on With A Simple Phone Call and One Piece of Hardware Installed by Spectrum
- Traditional Coax Also Available (There Is A Patch Up to F2)
- Basement, Floor 2, and Portions of Floor 3 Are All Wired for 10 Gigabit Cat-6A Ethernet
- All TV Locations and Many Work Areas Have 1 Gigabit Cat-6 Ethernet
- All Floors Are Interconnected with Ethernet, With Opportunities to Divide Connectivity and / or Expand If Needed
- All Floors Have Pre-Installed Access-Point-Ready Cat6 Drops in Ideal Ceiling-Mount Locations



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**DEMOGRAPHICS**



**12,972**

Population



**48,862**

Daytime Population



**23.8**

Median Age



**2.0**

Average Household Size

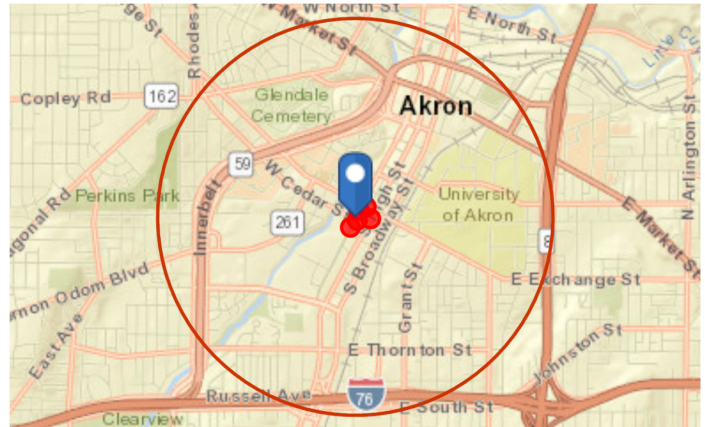


**\$16,819**

Median Household Income

**TRAFFIC COUNT**

Cross street	Traffic 1	Distance
S Main St	9,740	0.0
W Exchange St	5,700	0.0
Selle St	5,890	0.1
Maiden Ln	14,000	0.1
E Cedar St	12,107	0.1



**WALK SCORE: 75**

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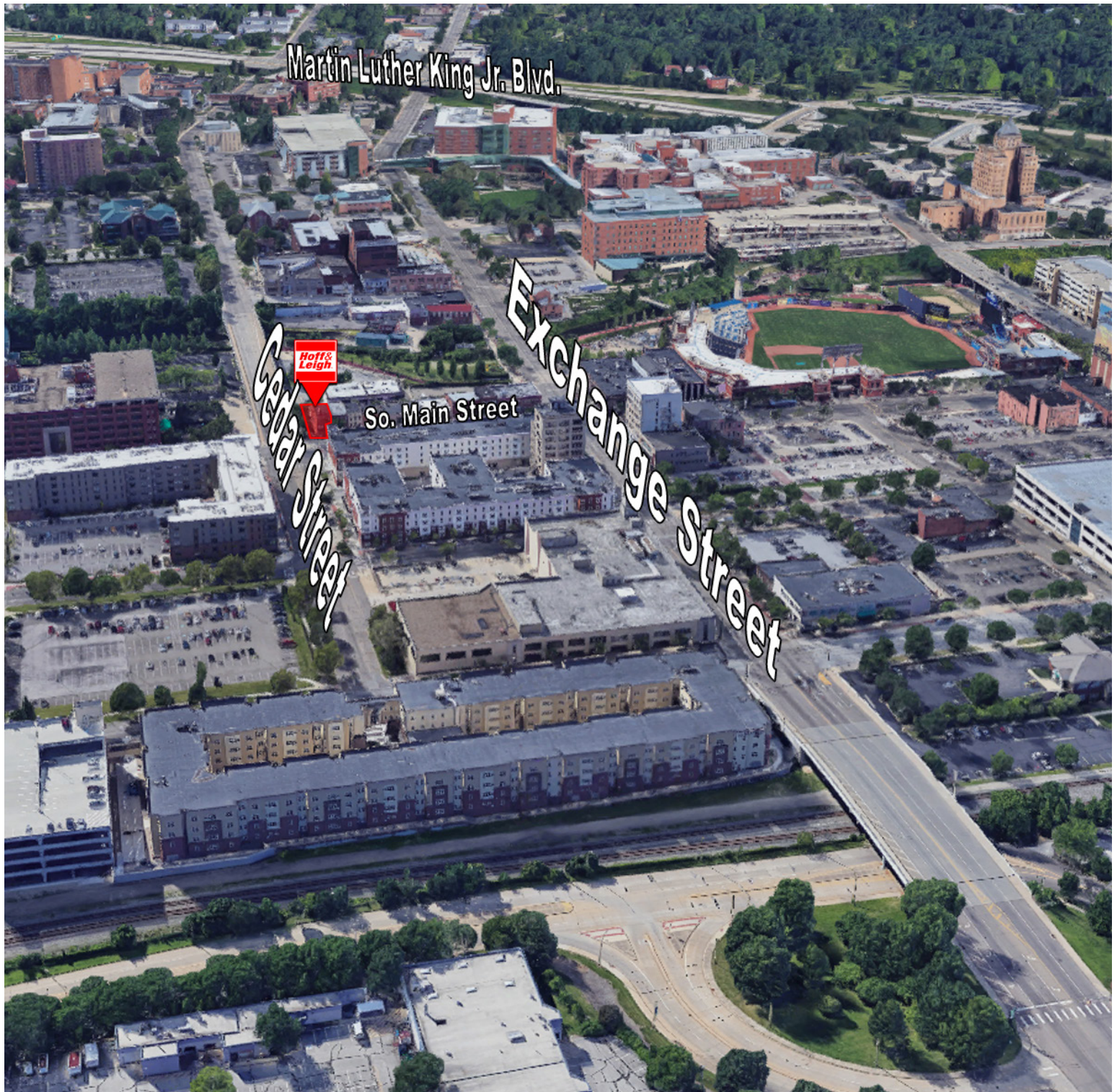
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