



# 4001 WHIPPLE AVENUE NORTHWEST

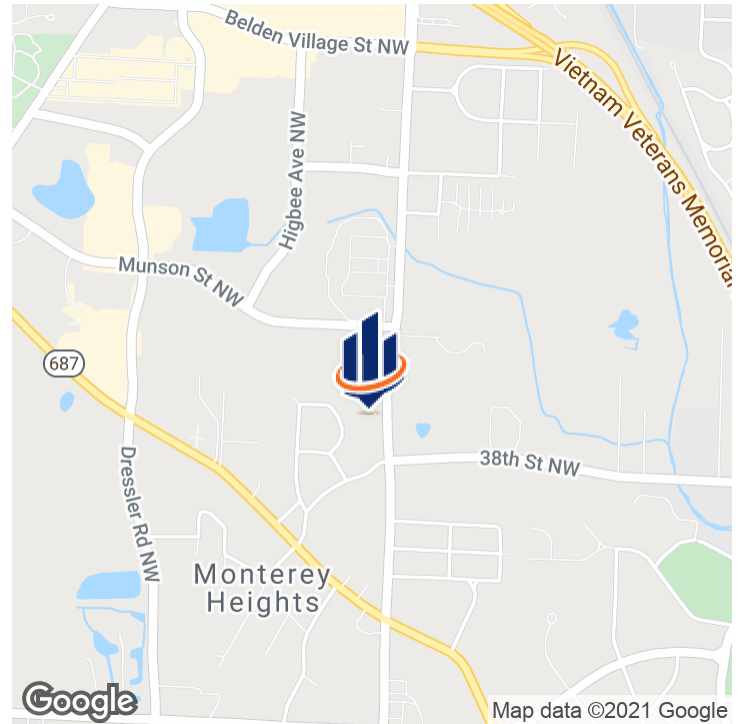
CANTON, OH 44718

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$19.75/SF
Building Size:	15,000 SF
Available SF:	1,992
Year Built:	2007
Renovated:	2016
Lease Type:	Modified Gross

## PROPERTY OVERVIEW

Move into this tenant ready, recently renovated Class A office. Located off Whipple Avenue with easy access to Interstate-77 and Belden Village area, this office resides in the desirable Jackson Township providing no personal or corporate income tax. About a 10 minute commute to Akron-Canton Regional Airport, the Subject Property is located on the second floor in the Park Place Professional Center with both stair and elevator access.

## PROPERTY HIGHLIGHTS

- Recently renovated luxury office space with floor to ceiling glass doors
- Private bathroom with granite countertop
- Kitchen with granite countertops & stainless steel appliances
- Mostly open floor concept
- Security System
- Close proximity to restaurants and retail

# Additional Photos



# Additional Photos



# Location Maps

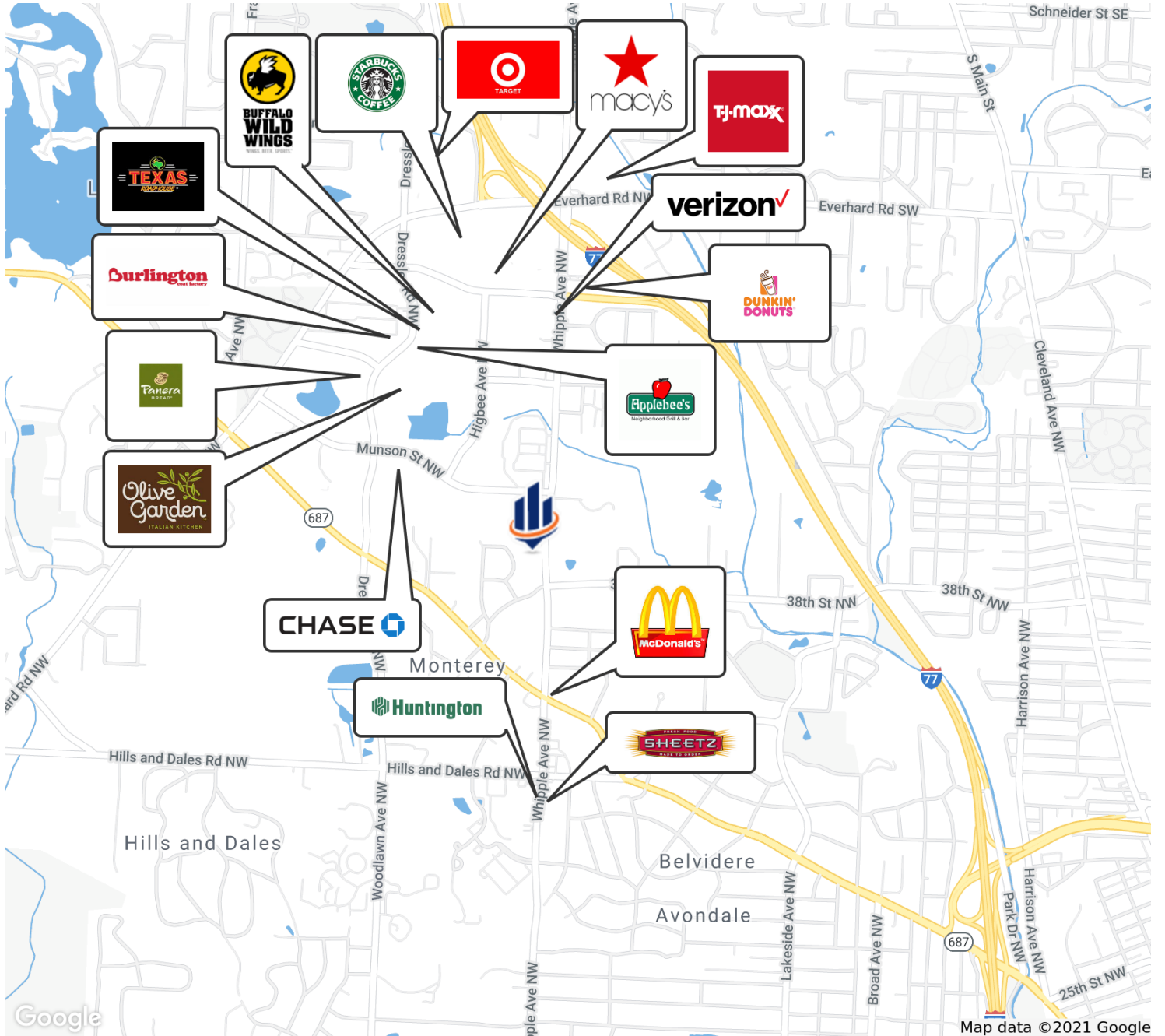


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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Retailer Map

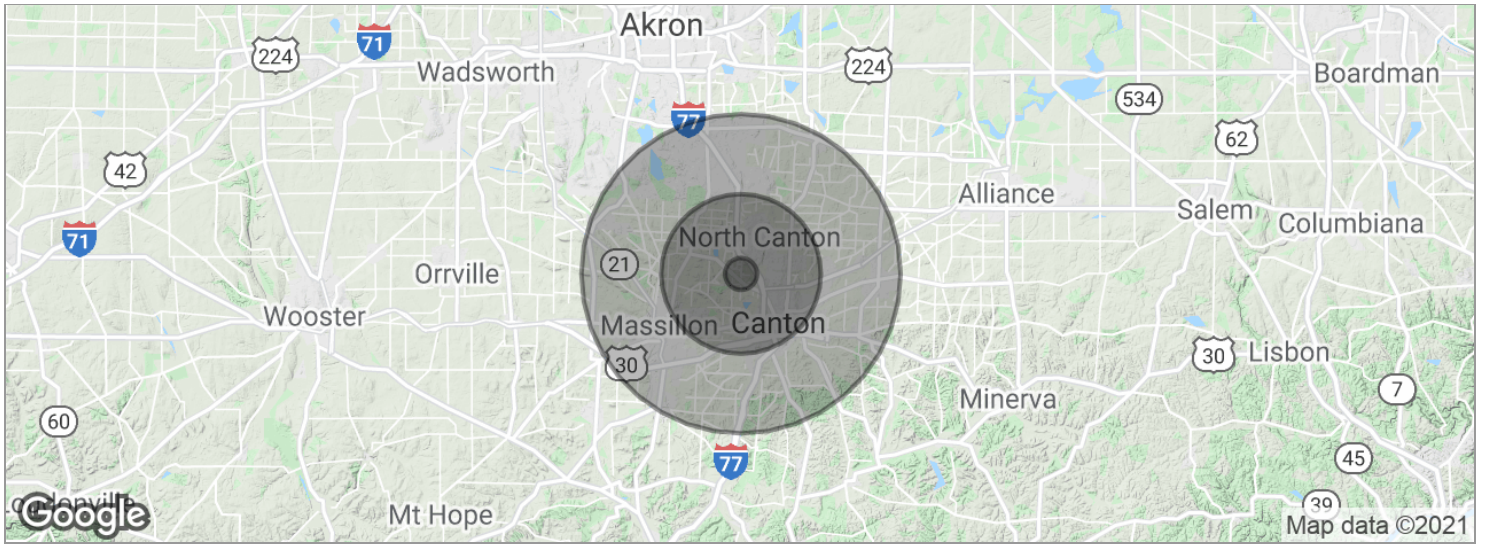


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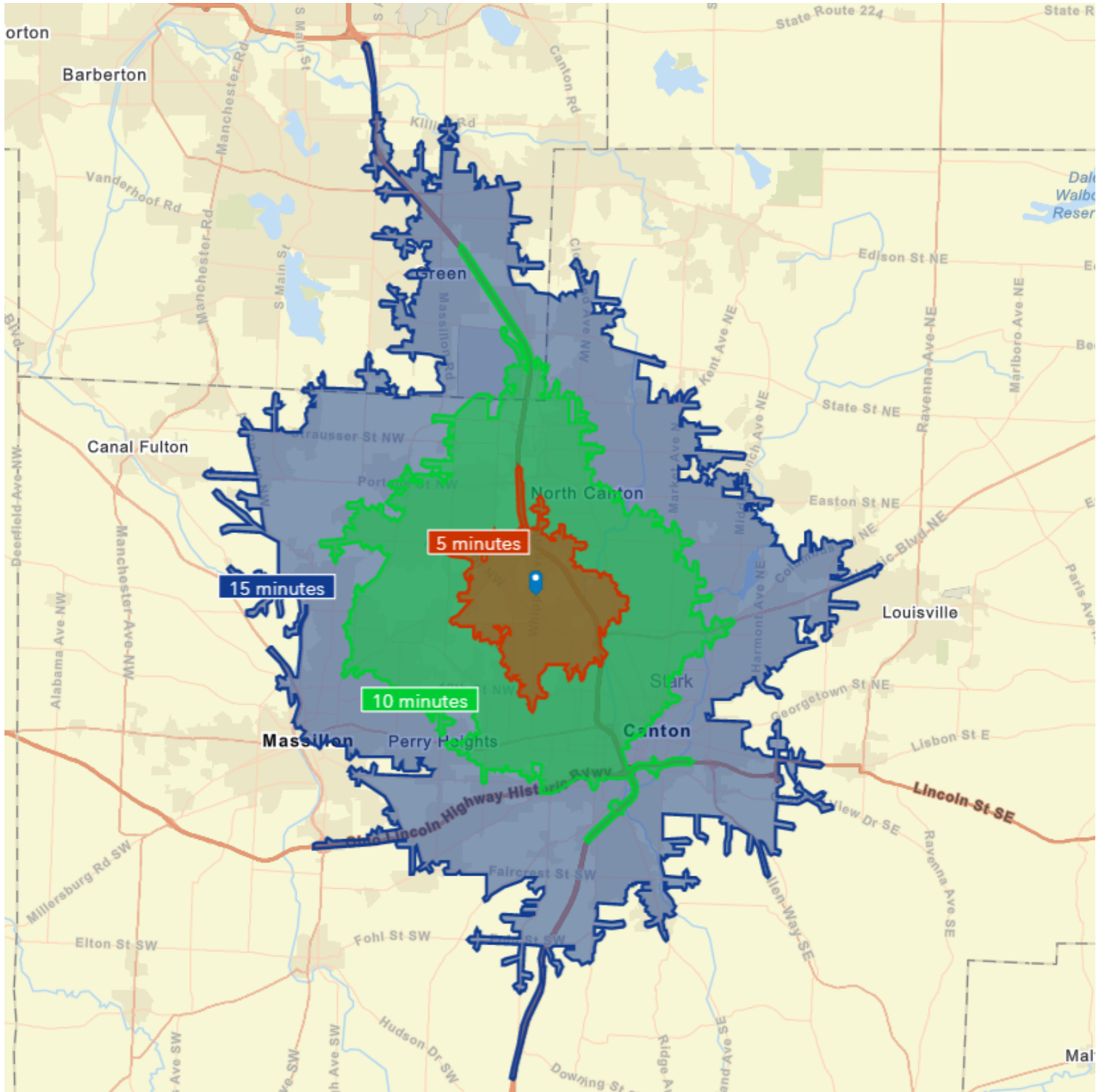
# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	4,484	176,638	390,857
Median age	45.1	40.1	40.7
Median age (Male)	44.7	38.8	39.2
Median age (Female)	46.7	41.9	42.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,203	74,747	158,791
# of persons per HH	2.0	2.4	2.5
Average HH income	\$64,660	\$60,100	\$61,362
Average house value	\$185,064	\$158,137	\$162,180

\* Demographic data derived from 2010 US Census

# Drive Times -5, 10, 15 Minutes



# Floor Plan



## LEGEND

- 1 RECEPTION
- 2 CONFERENCE
- 3 UTILITY ROOM
- 4 EXECUTIVE OFFICE
- 5 PRIVATE OFFICE
- 6 OPEN OFFICE
- 7 WORK AREA
- 8 BREAK AREA
- 9 BEVERAGE AREA
- 10 REST AREA
- 11 RESTROOMS

### SUITE B FLOOR PLAN

2nd FLOOR SUITE B  
 TOTAL AREA  
 1,786 sq. ft.  
 ADJUSTED GROSS RENTABLE  
 1,952 sq. ft.



Conceptual Designs by  
**STRUCTURA** *llc*  
 architects

