



FOR LEASE

175 GHENT ROAD

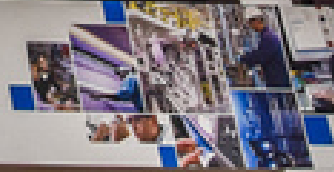
AKRON, OH 44333

Jerry Fiume, SIOR, CCIM
Managing Director
O: 234.231.0235
jerry.fiume@svn.com

Ann Marie Fiume
Executive Assistant/ Associate Advisor
O: 234.231.0229
annmarie.fiume@svn.com



transformation creativity
innovation
exploration
solutions



Property Summary



OFFERING SUMMARY

Available SF: Lower Level: 24,060 SF
First Floor: 25,000 SF
Second Floor: 21,700 SF
Third Floor: 18,750 SF

Lease Rate: \$10.00 SF/yr (NET; NNN)

Parcel # : #0903862 6.24 Acres
#0903689 10.29 Acres

Year Built: 1982

Building Size: 89,510 SF

PROPERTY OVERVIEW

The former headquarters of Omnova Solutions, located in one of the most desired commercial corridors in Fairlawn, Ohio just across from both Summit Mall and Signet Jeweler's national headquarters. This office space includes three floors totaling 89,510 SF that can be divisible. The building is located in a corporate-friendly community surrounded by an abundance of restaurants, retail, and amenities.

PROPERTY LINKS

INTERIOR TOUR :
<http://bit.ly/37B4Kng175ghent>

PROPERTY HIGHLIGHTS

- Ample Parking
- Features both Docks and Drive-in
- Fairlawn Gig internet service
- Close and easy access to Interstate 77

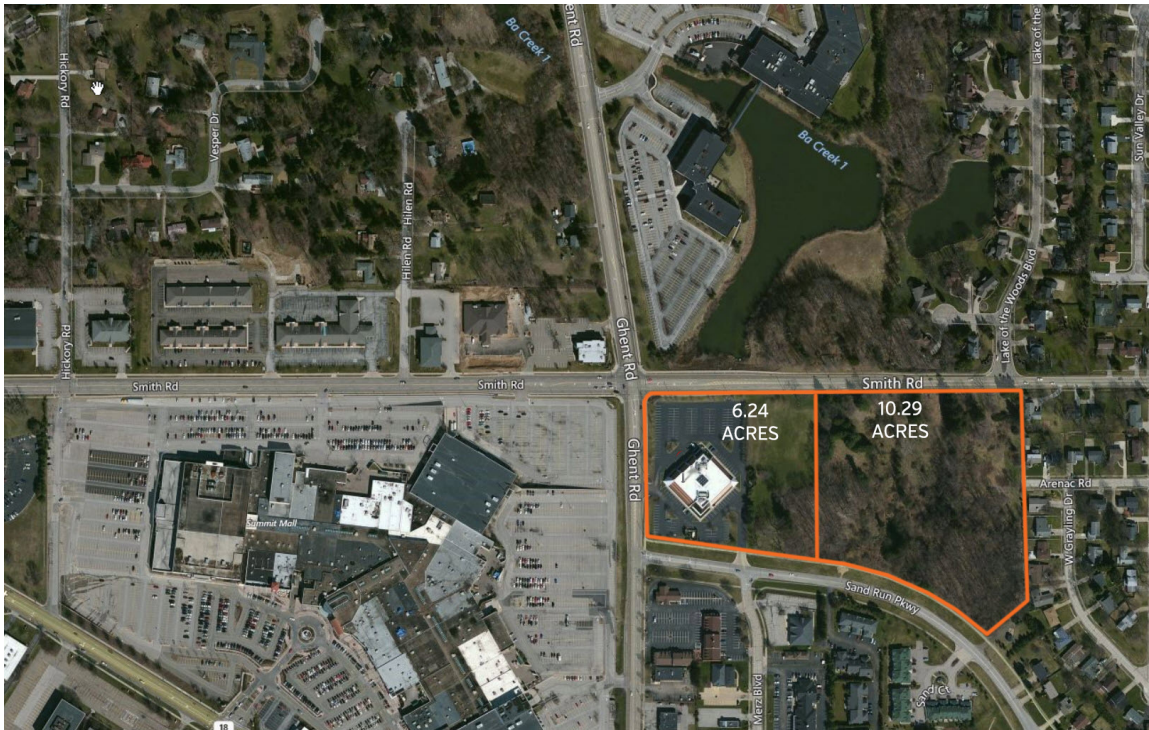
Additional Photos



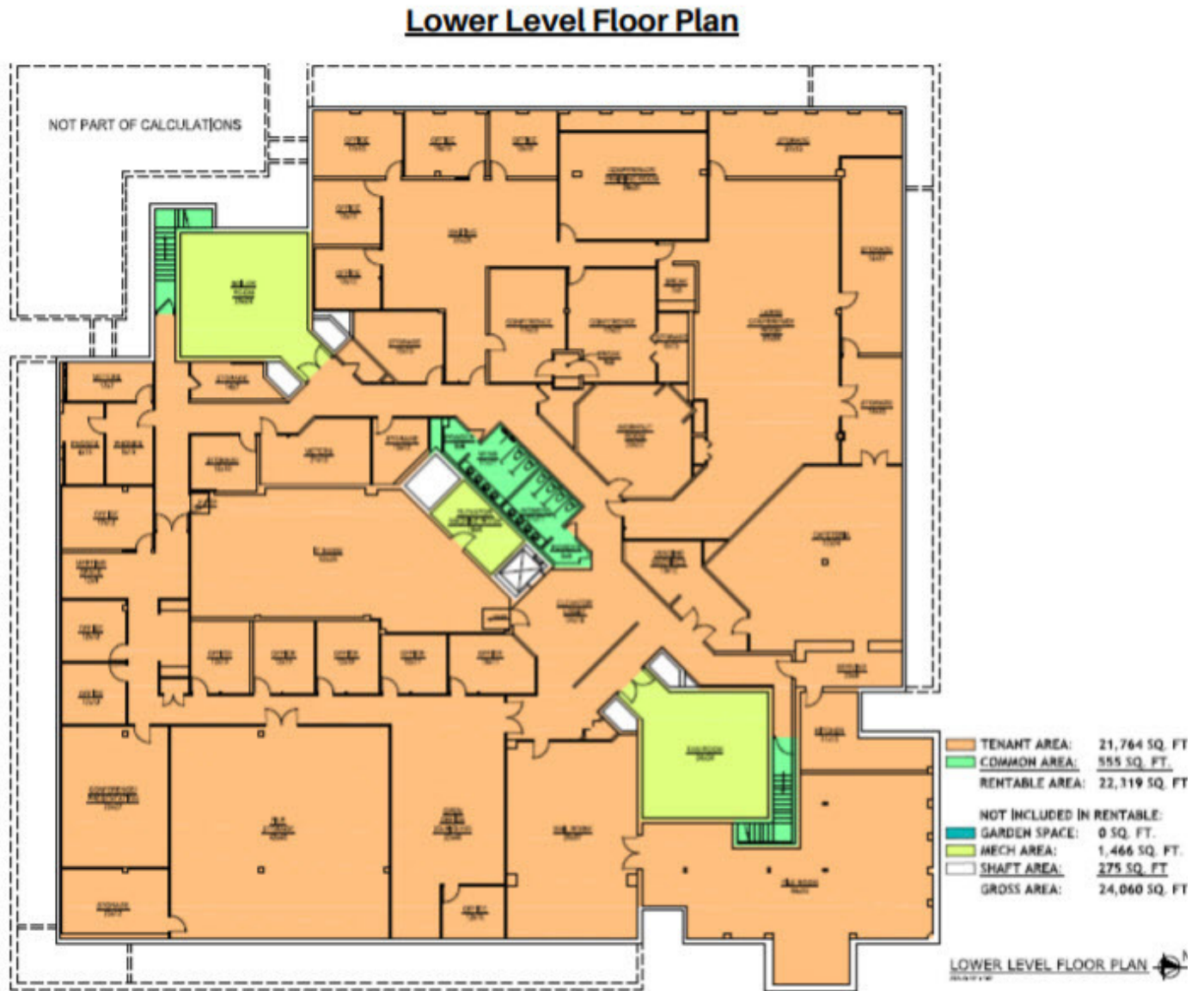
Additional Photos



Aerial Photos

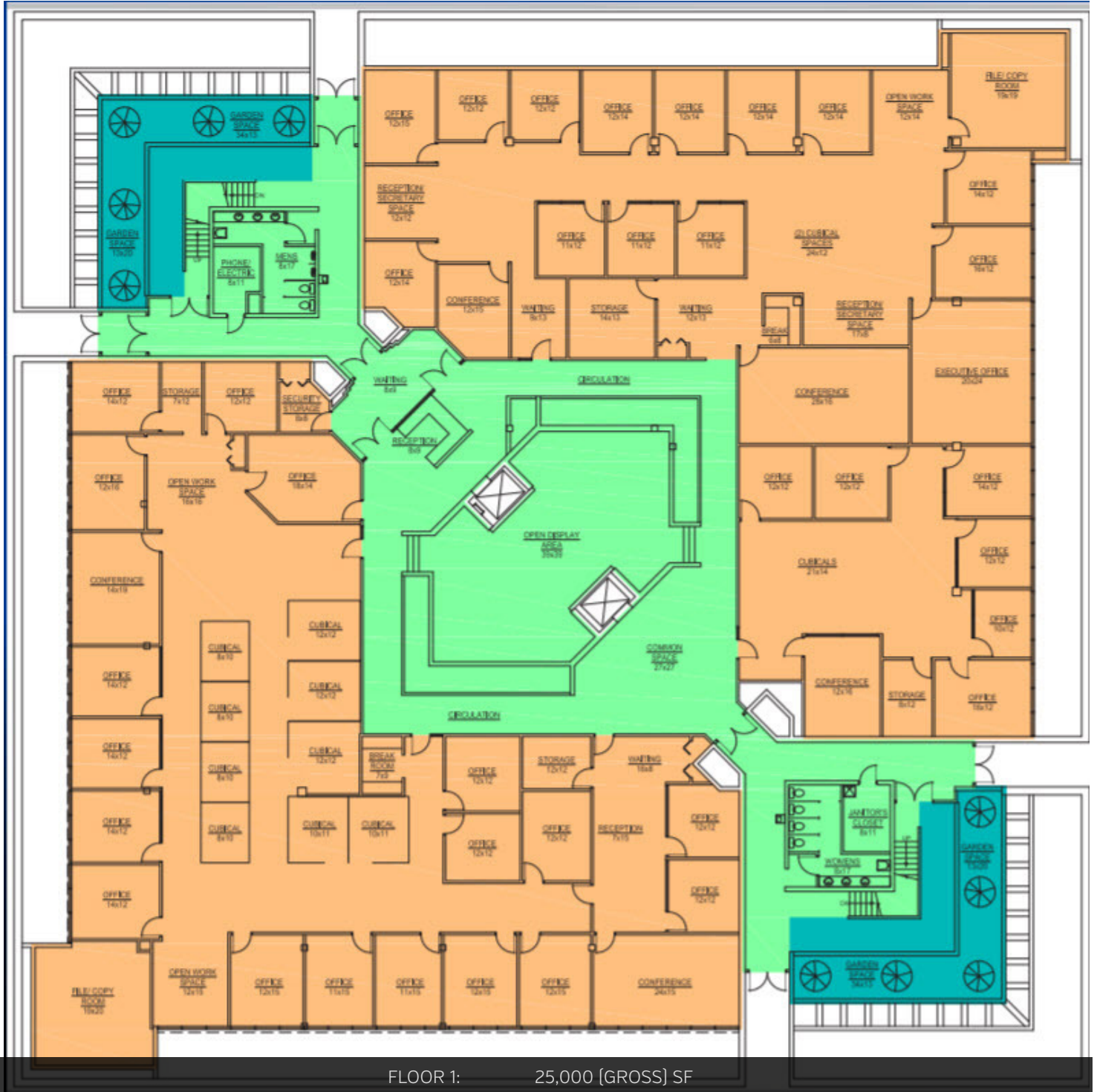


Lower Level Floor Plan

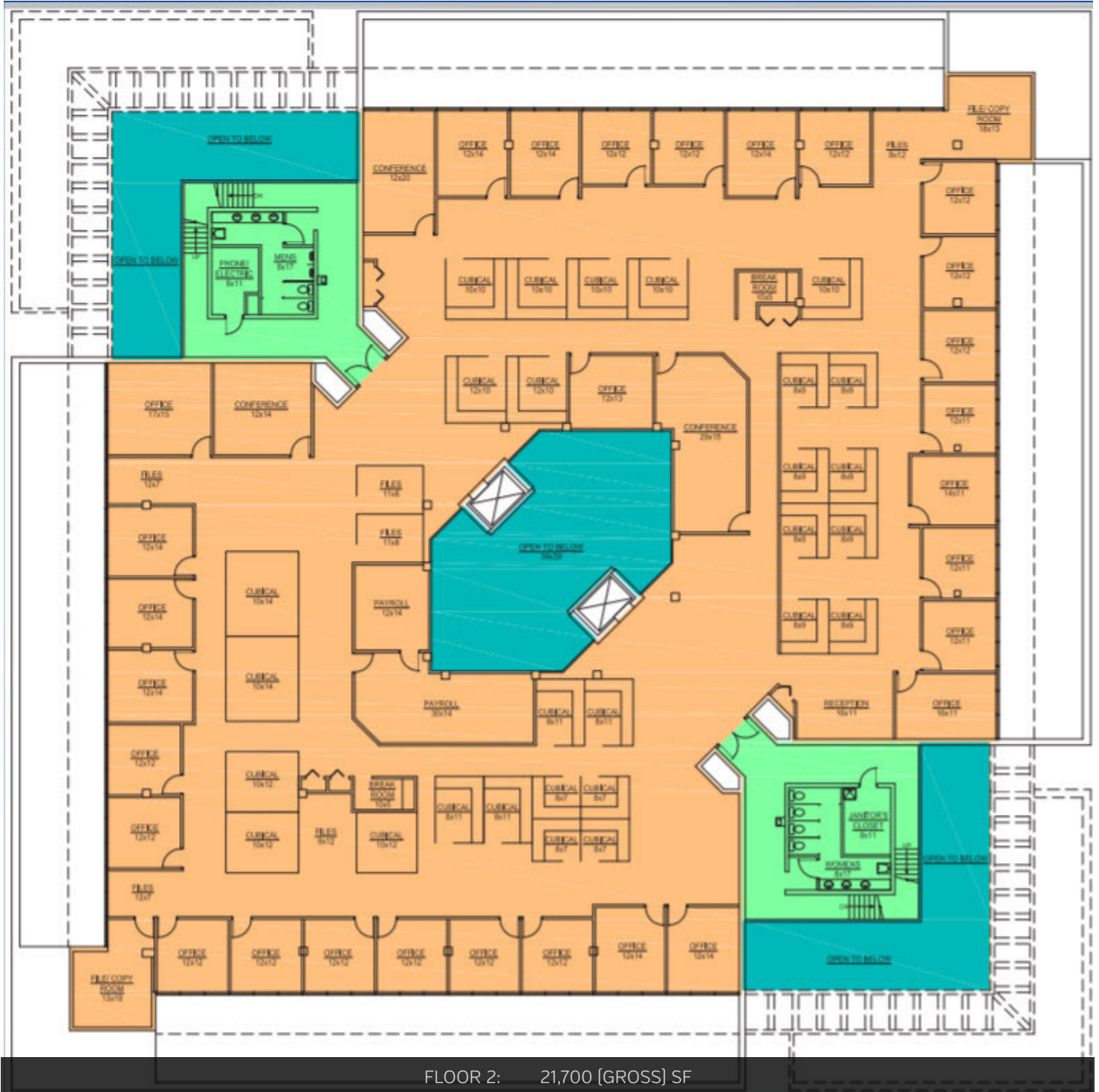


Lower Level: 24,060 [GROSS] SF

First Floor Plan



Second Floor Plan



Third Floor Plan



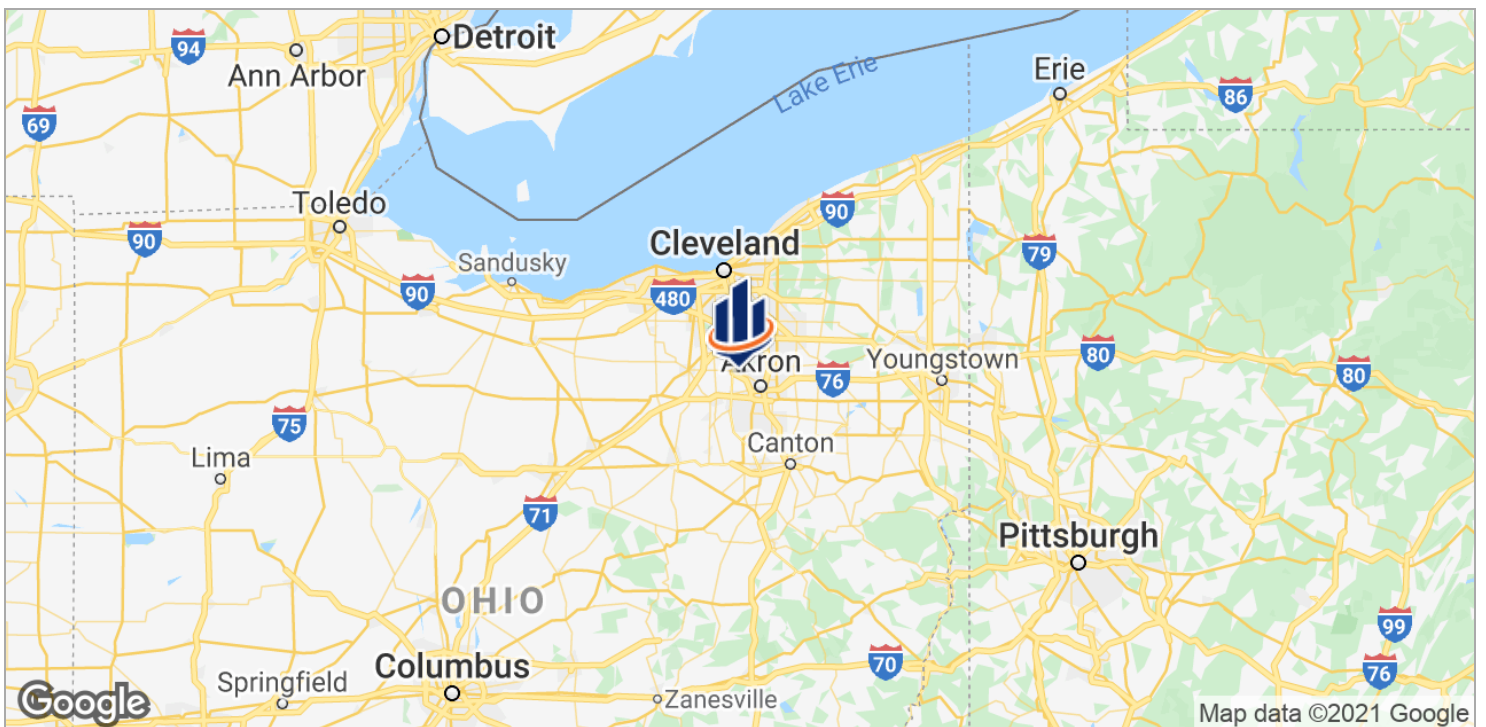
Community Facts

- **Centrally located and accessible to the skilled workforce of the NE Ohio Region and nearly half of all U.S. Households are within an 8 hour drive**
- **Within a 3 mile radius of Fairlawn, 78.6% of residents have college experience with 2.1% holding doctorate degrees, 14.6% master degrees and 31.2% bachelor degree**
- **Close proximity to Cleveland Hopkins International Airport and Akron-Canton Airport**
- **Opportunity to purchase or lease land**
- **Ability to collaborate regionally with economic partners to create job growth incentive**
- **Fairlawn Corporate Park area includes over 50 restaurants and approximately 500 hotel rooms within a 10 minute drive**
- **Close proximity to Cleveland Clinic, University Hospitals, Summa Health System and Akron General**
- **Summit County area is ground zero for the polymer science industry, and Fairlawn Corporate**
- **Park is located within a 17 minute drive of The University of Akron**
- **Proximity to the University of Akron makes ready access for world class education and research facilities**
- **All utilities in place including; fiber, cable, water, sewer, electric and road network**

Centrally located and accessible to the entire workforce of the North East Ohio Region, with one of the nation's shortest commute times of 21.4 minutes and a wide range of housing opportunities, the City of Fairlawn is an ideal location for today's modern workforce. Fairlawn is host to many amenities that a workforce demands, including over 50 restaurants within a 10 minute drive and world class shopping which includes the region's premier indoor shopping destination, Summit Mall. Additionally, the immediate vicinity hosts approximately 500 hotel rooms including a four star world class Hilton. The City has the advantage of having a direct green connection, via Sand Run Metro Park, to the Nation's 10th most visited national park, Cuyahoga Valley National Park.

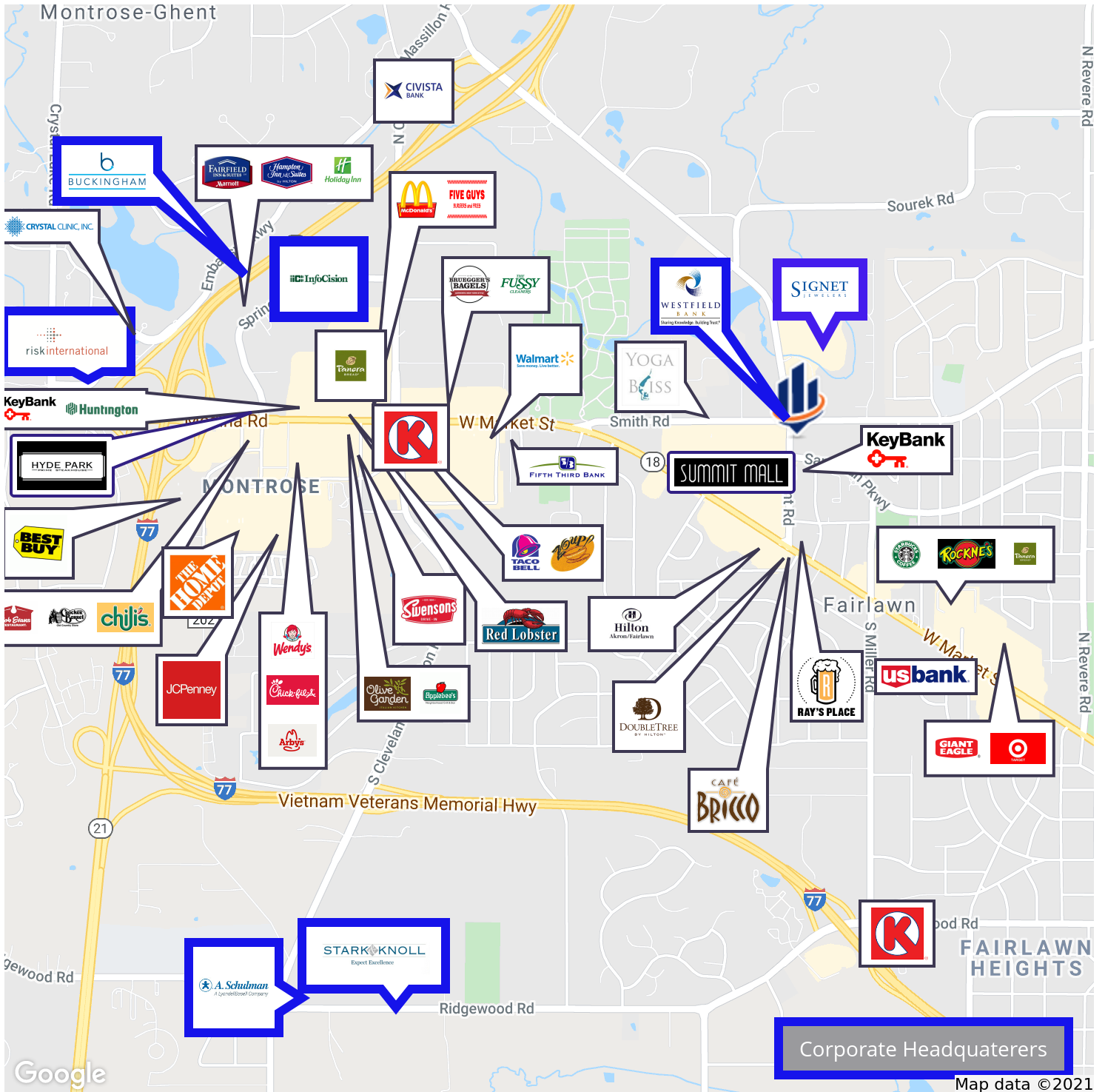
The City of Fairlawn is located within ground zero of the polymer science industry. The University of Akron, which is the premier research university for North East Ohio, is within a short 17 minute drive and offers multiple opportunities for collaboration with highly technical and specialized personnel as well as enhanced training for the modern workforce. Additionally, there are a number of other colleges and universities within the immediate area with many specialized opportunities for education including Kent State University's Liquid Crystal Institute (LCD) and Cleveland State University. The North Eastern Ohio region is located within one of the nation's largest aquifers. Finally, the City of Fairlawn area is not located within any special geological or special weather hazard area.

Location Maps



175 GHENT ROAD, AKRON, OH 44333

Retailer Map



Drive Time Map

