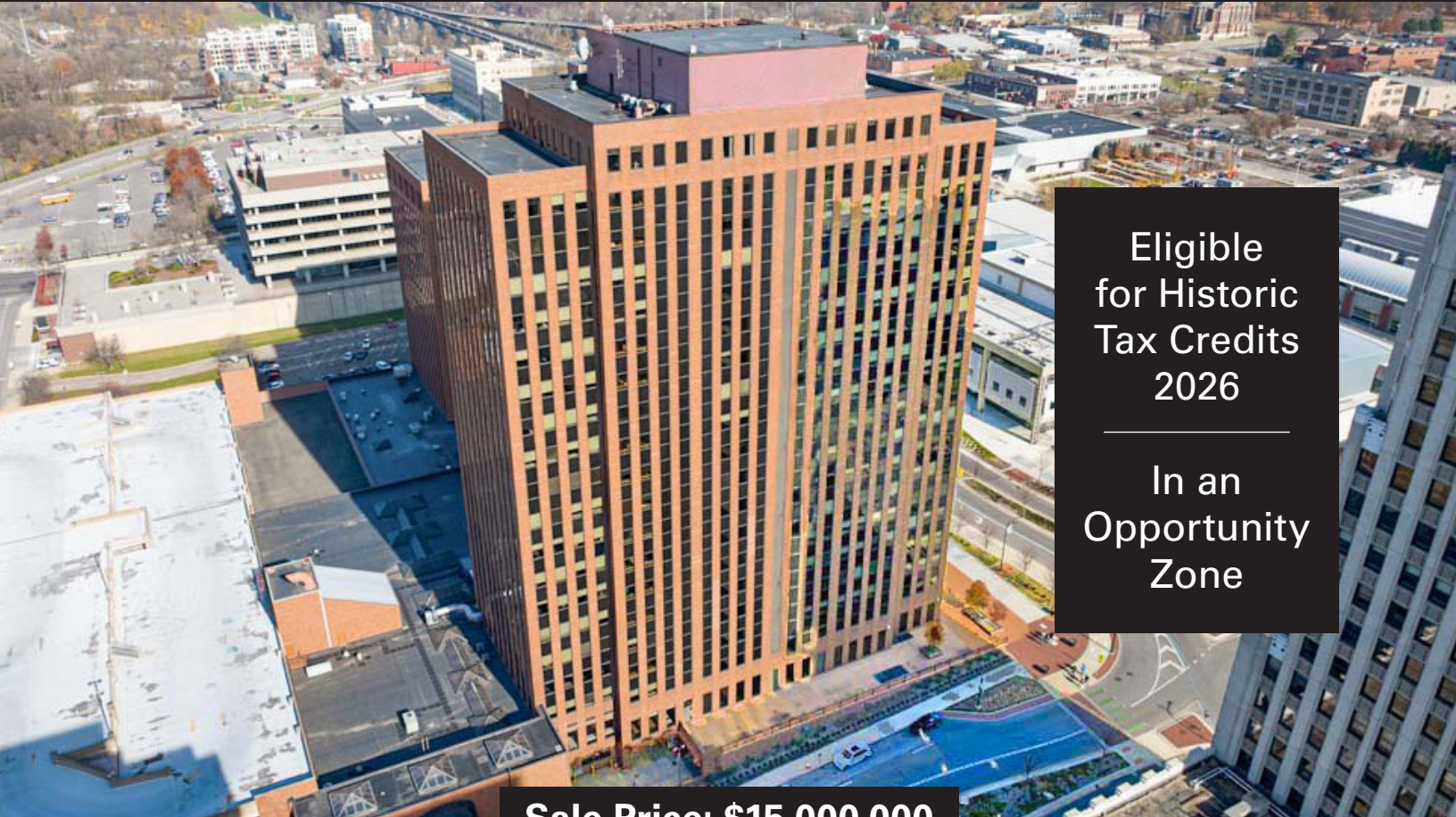


AVAILABLE FOR SALE

Approximately 359,000 SF Class A Office Building

76 S. Main Street | Akron, Ohio 44308

Owner/User or Redevelopment Opportunity

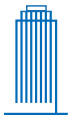


Eligible
for Historic
Tax Credits
2026

In an
Opportunity
Zone

Sale Price: \$15,000,000

Highlights



Building Size
19-Story Building Totaling
Approximately 359,000 SF



Excellent Location
Situated in the heart of downtown
on Historic Main Street



Ideal Users
Corporate Headquarters, Owner/User,
Redevelopment or Large Government
Institution



Building Access
Close to access to I-76, I-77, I-80
(the Ohio Turnpike) and Route 8



Claire Coyne McCoy
Director
216.453.3015
Claire.Coyne@nrmk.com
Licensed Real Estate Salesperson



Terry Coyne
Vice Chairman
216.218.0259
Terry.Coyne@nrmk.com
Licensed Real Estate Broker



Parking

- 1,100+ City-Owned Garage Spaces (3.28 Spaces/1,000 SF)
- Includes Separate Executive Reserved Area
- Managed by ABM



Vacancy

Building Will Soon Be 100% Vacant



Year Built

1976

Renovations

Ongoing



Walkability

Close to Dining, Shopping, Residential and Entertainment



8 Elevators Total

- 7 Passenger
- 1 Freight Elevator Located Near a Loading Dock



Building Amenities

First Floor Employee Cafe (Opened in 2021), Conferencing, Fitness Center (Added in 2021) and 24-Hour Secure Access



Power

All Electric, No Gas Service



Backup Power

Two Generators, One Supports Stairway Lighting; Second Supports Elevators and Critical Areas



Security

Badge System for Entry To Office and Each Floor



Basement

Features 200+ Seat Auditorium and Kitchen



Executive Suite (Floor 19)

Includes Board Room, Private Offices, Kitchen, and Rooftop Deck With Views of the City



First Floor Retail

Includes Plaza with 10 Retail Spaces



Roof

New Roof in 2021



Brick Restoration

Completed in the Last Ten Years for the Entire Building



Mechanicals

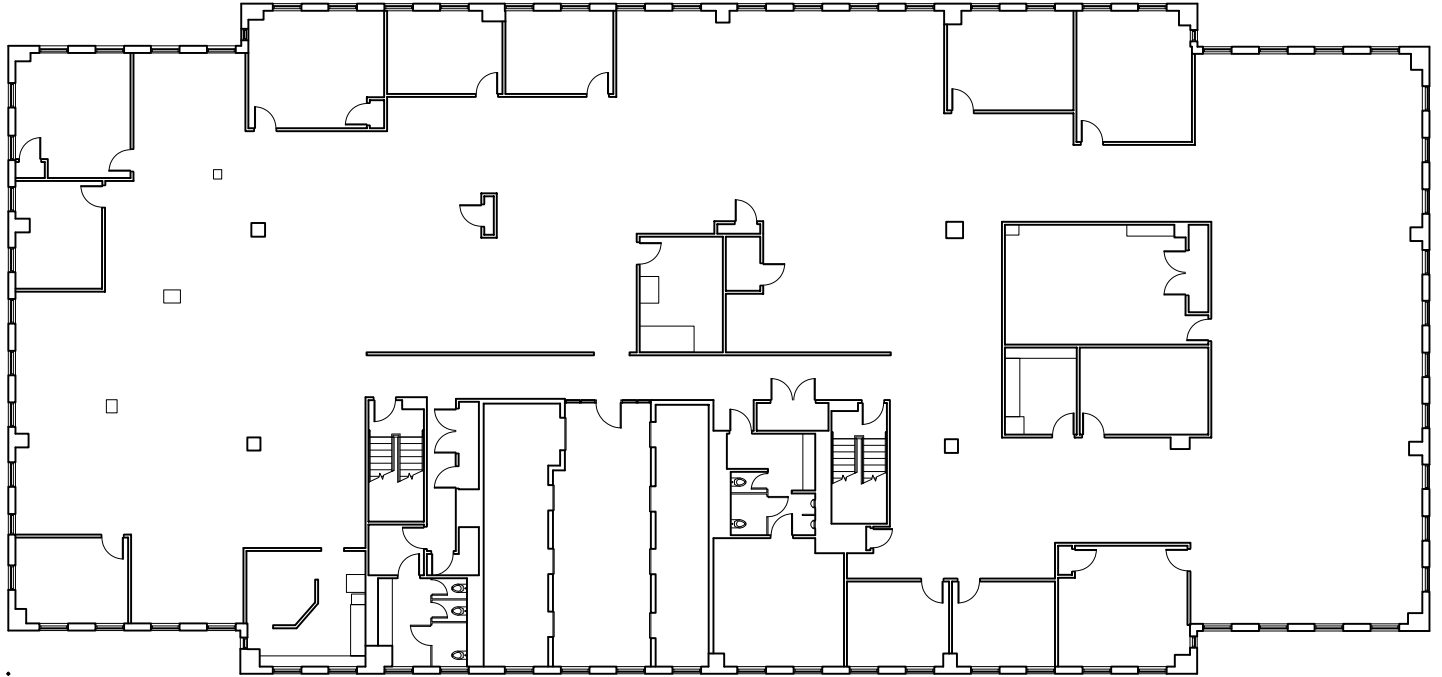
Upgrading Mechanicals to Trane Automation, \$1M Investment



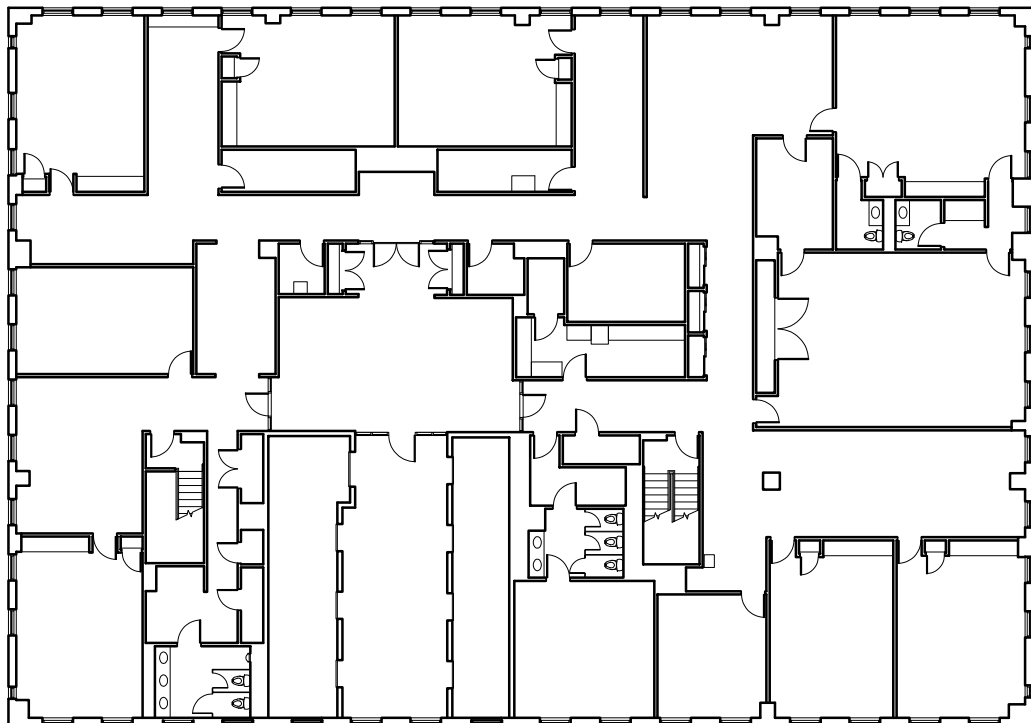
Windows

Assessed and Repaired Annually

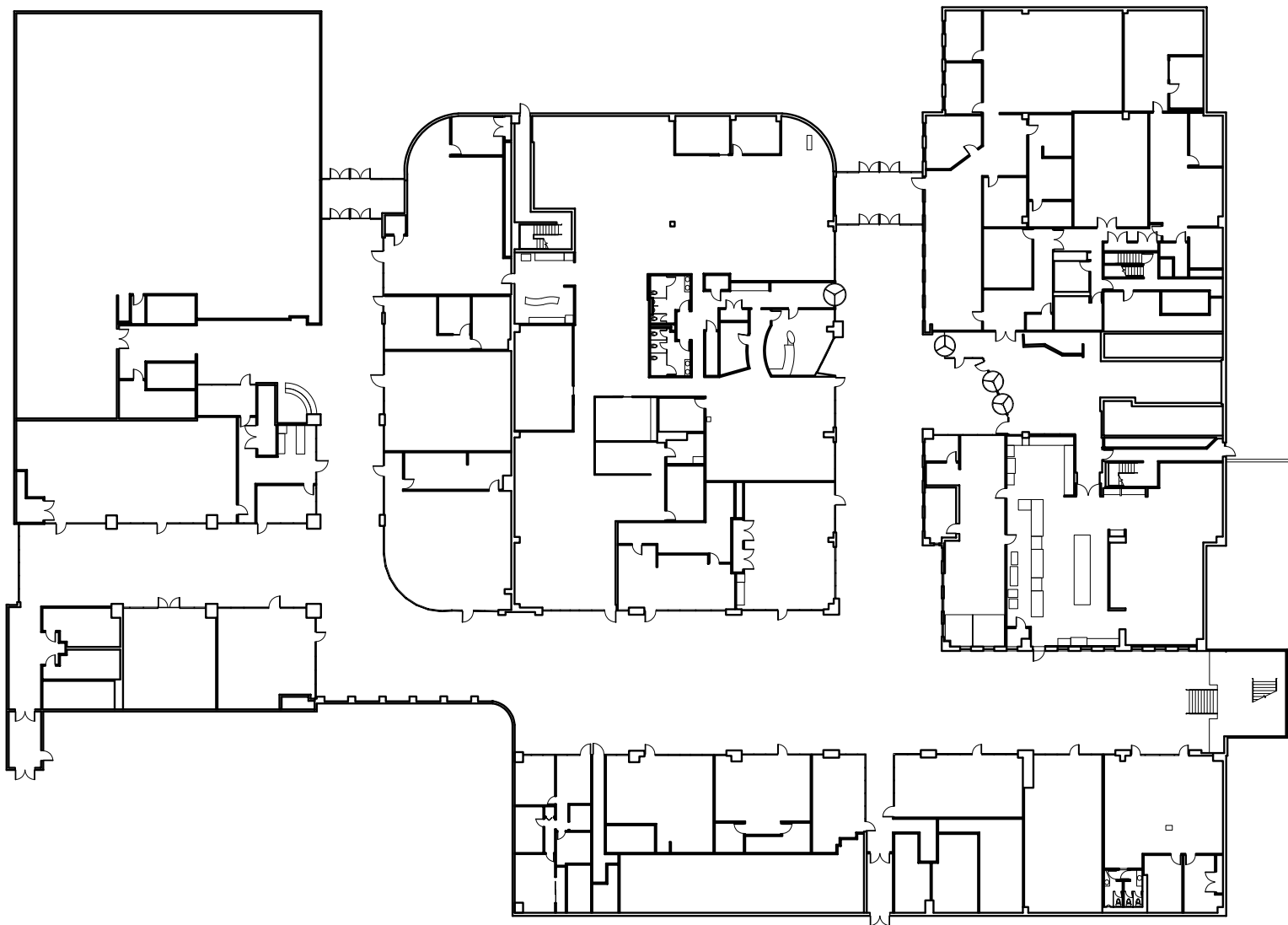
General Floorplan



Executive Suites, Floor 19



First Floor Plaza Layout

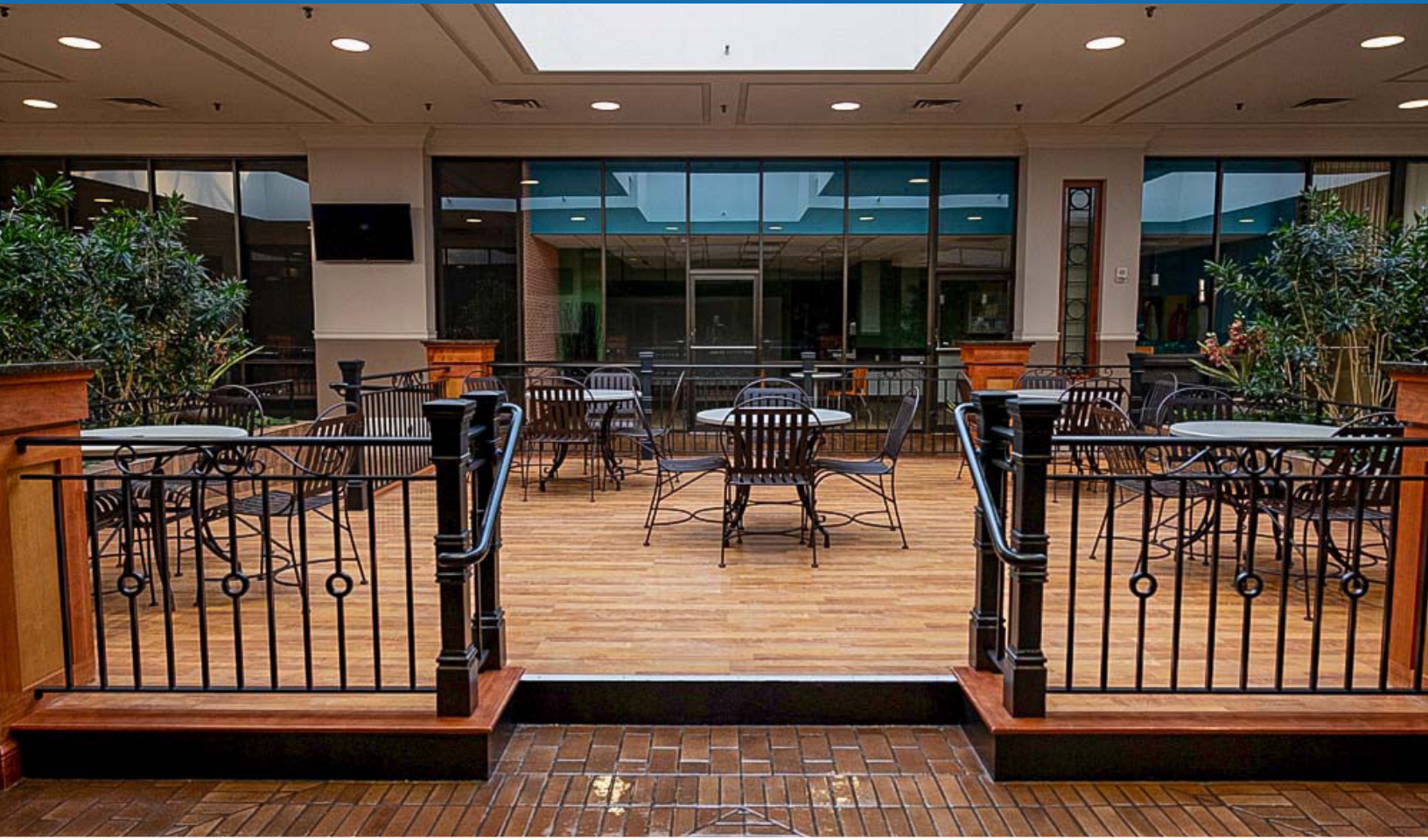


76 S. Main Street | Akron, Ohio 44308

Exterior Photo



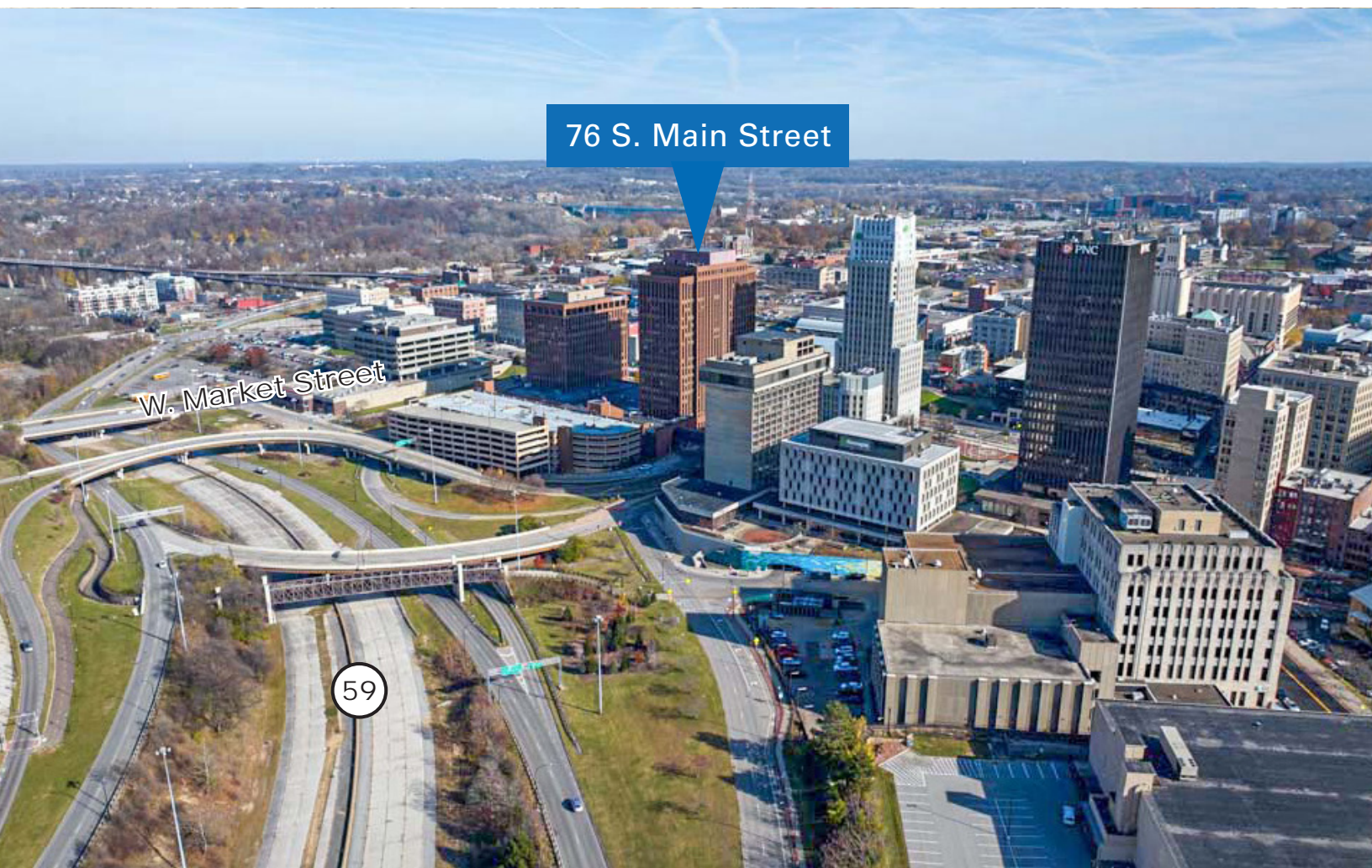




























KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 690,137 Population	 27.9% High School Diploma	 \$65,004 Median Household Income	 61.8% White Collar	 16.3% Services
 41.7 Median Age	 27.4% Some College	 \$40,468 Per Capita Income	 22.0% Blue Collar	 4.4% Unemployment Rate
 290,334 Households	 35.7% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$55,346 Median Disposable Income		 13.1% Spend 7+ hours commuting to and from work per week	 12,221 Total Businesses	 149,458 Total Employees



76 S. Main Street

The University of Akron

James A Rhodes Arena

Skeeles Field

InfoCision Stadium

Buchtel Field

TACO BELL

SUBWAY

E Thornton St

Brown St

Canal Park

RUBBER DUCKS

AKRON CHILDREN'S MUSEUM

Huntington

Wendy's

Summa Health

E Mill St

S Main St

DIAMOND Juice

AKRONYM BREWING

blu AKRON COFFEE ROASTERS

EL PATRON Sweet Mary's BAKERY & COFFEE

SUBWAY

McDonald's

mr. Hero

Arby's

EAST COAST SUBS

BUBBLES & PUPPIES

THE FURRY DOG BREWING CO.

URBAN CAFE

GOJO

CP CANAL PLACE

BIG MAMMA'S BURRITOS

D.P. DOUGLASS

BUFFALO WILD WINGS GO

THE COOKIES

PJA PIZZA

Walgreens

Cleveland Clinic

Starbucks

Marriott

76

77

8

59

18



18



W North St



59



76 S. Main Street



S Main St



S Summit St



Oliver Ocasek Building



S High St

Polsky Building

Justice Centre



Broadway

E Mill St

S Forge St

Downtown Akron Skywalks

University Ave

Hill St

E Buchtel Ave



Wolf Ledges Pkwy

Carroll St



