



**FOR LEASE**

# 215 E Waterloo Road

**OFFICE | SERVICES**

Akron, OH 44319

**PRESENTED BY:**

**JENNA THARP**

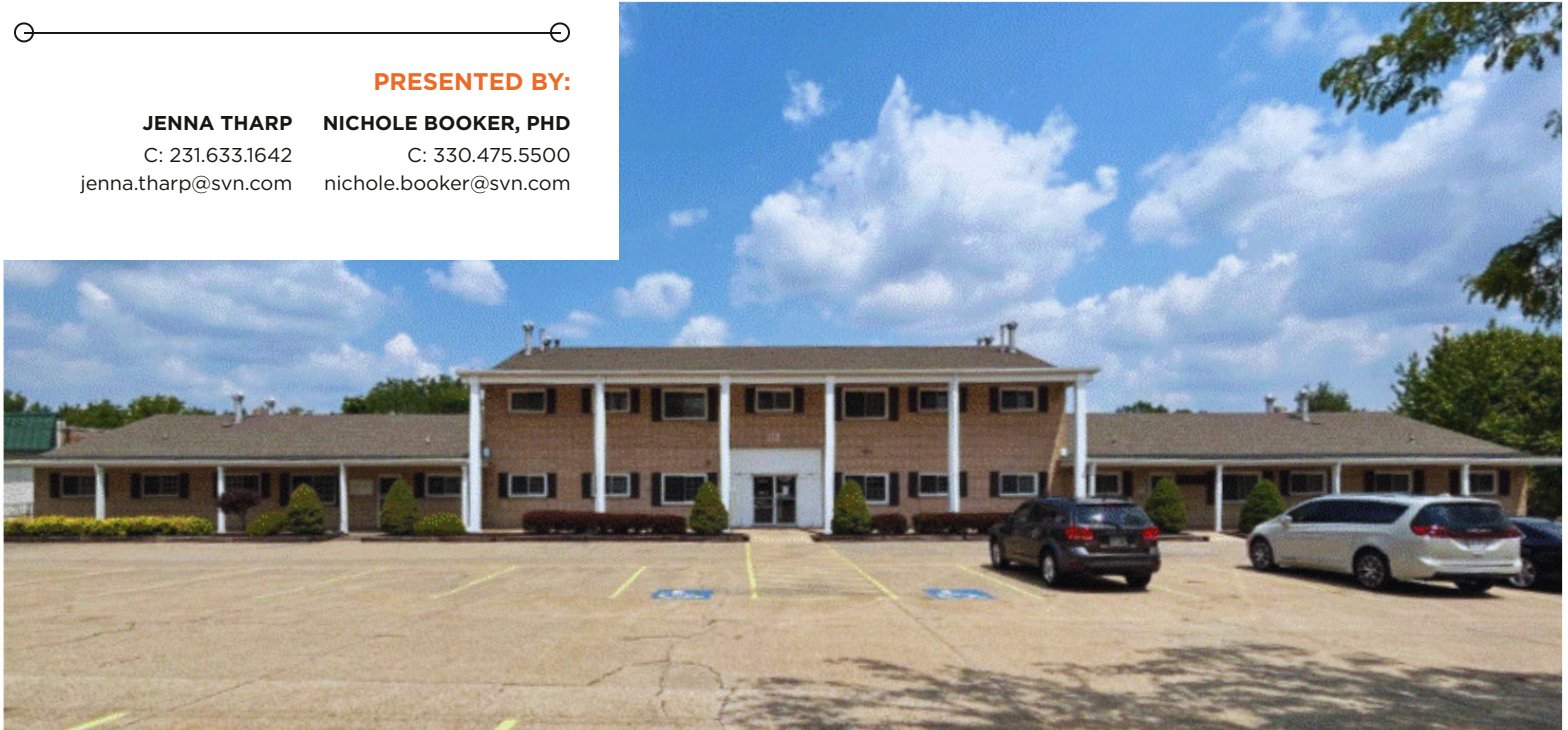
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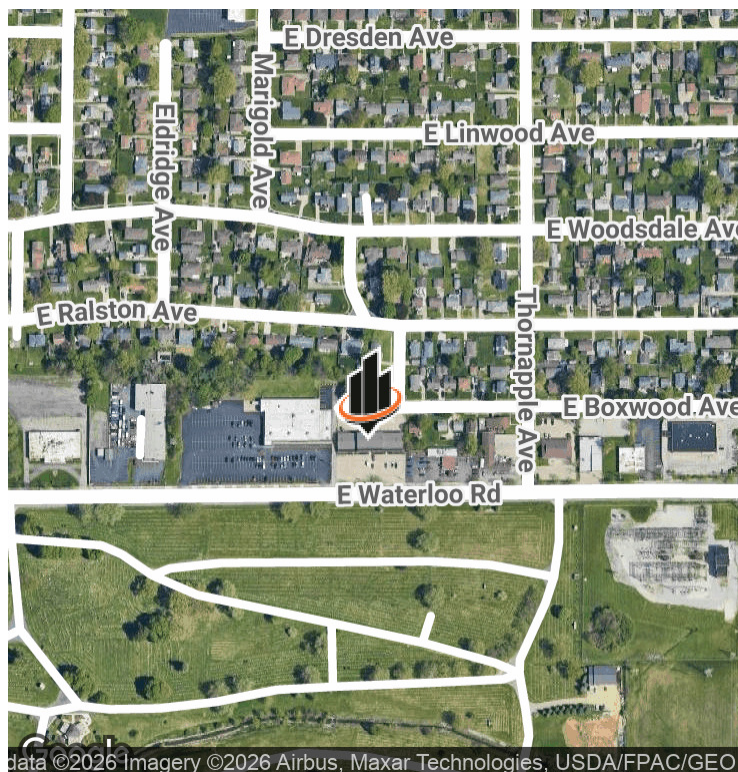
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## 215 E. WATERLOO RD - LEASING SUMMARY



### SUMMARY

|                        |                     |
|------------------------|---------------------|
| AVAILABLE:             | 600 SF - 4,000 SF   |
| LEASE RATES:           | \$8.00 - \$12.00/SF |
| LEASE TYPE:            | Modified Gross      |
| TOTAL BUILDING SIZE:   | 19,976 SF           |
| PARKING:               | 83 spaces           |
| ZONING:                | U-3                 |
| ALSO OFFERED FOR SALE: | Contact Brokers     |

### DESCRIPTION

Well-maintained multi-tenant building in a transitional commercial corridor surrounded by a mix of service-oriented businesses, light industrial users and offices. Highly practical and convenient option with ample on-site parking, easy highway access and flexible zoning allowing a wide range of office, medical, and service-related uses.

### HIGHLIGHTS

- Visibility: located on a heavily trafficked commuter and service route
- Flexibility: ability to accommodate a range of small to mid-size tenants
- Management: professionally managed
- Improvements: new roof, upgraded HVAC, updated plumbing, new windows
- Parking: ample on-site parking
- Accessibility: less than 1 mile to the I77/US-224 interchange with quick connections to I-76, I-277, & SR-241.

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AVAILABLE SPACES



LEASE INFORMATION

|                  |          |             |                        |
|------------------|----------|-------------|------------------------|
| LEASE TYPE:      | MG       | LEASE TERM: | Negotiable             |
| TOTAL AVAILABLE: | 2,000 SF | LEASE RATE: | \$8.00 - \$12.00 SF/yr |

| SUITE | SIZE (SF) | LEASE RATE | DESCRIPTION |
|-------|-----------|------------|-------------|
|-------|-----------|------------|-------------|

|              |          |                        |   |
|--------------|----------|------------------------|---|
| Suites 14-15 | 2,000 SF | \$9.00 - \$12.00 SF/yr | - |
|--------------|----------|------------------------|---|

|                     |                        |
|---------------------|------------------------|
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