



FOR LEASE

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THE BUILDING

210,000 SF Building

- **17,000 SF Street-level Retail**
- **40,000 SF Professional Office Space**
- **107 market-rate residential apartments at 85% occupancy**

\$30 million historic redevelopment

Iconic 11-story building

Ground floor retail

Skywalk to amenities, parking decks, courthouse, city and county buildings

All new HVAC throughout provides excellent air quality

Functional New European style windows

Fabulous views of downtown

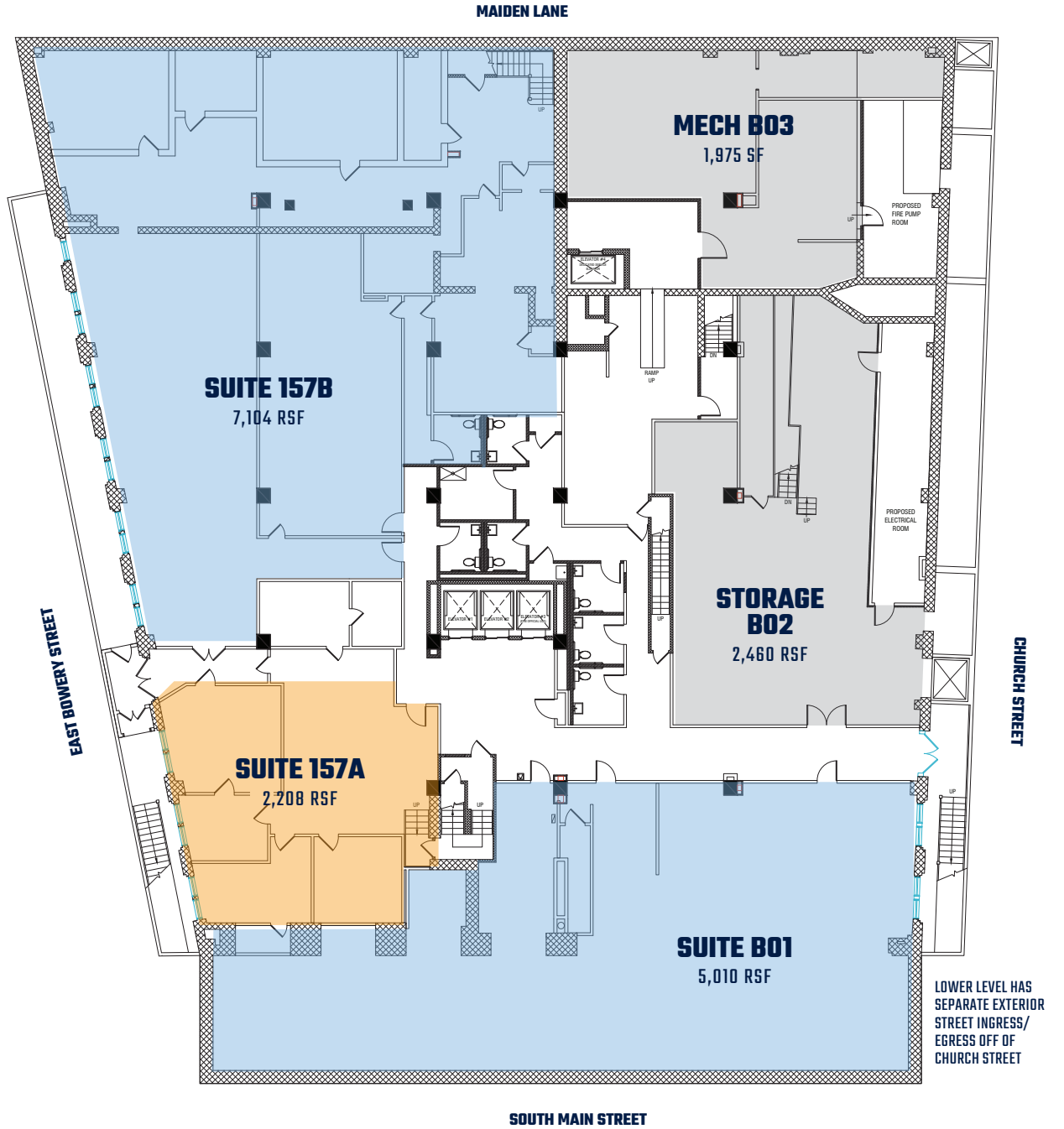
AT&T fiber throughout

Potential rooftop garden/bar



LOWER PLAZA AREA

SUITE 157A	2,208 RSF
SUITE 157B	7,104 RSF
SUITE B01	5,010 RSF
STORAGE B02	2,460 RSF
MECH B03	1,975 SF



FIRST FLOOR

SUITE 157

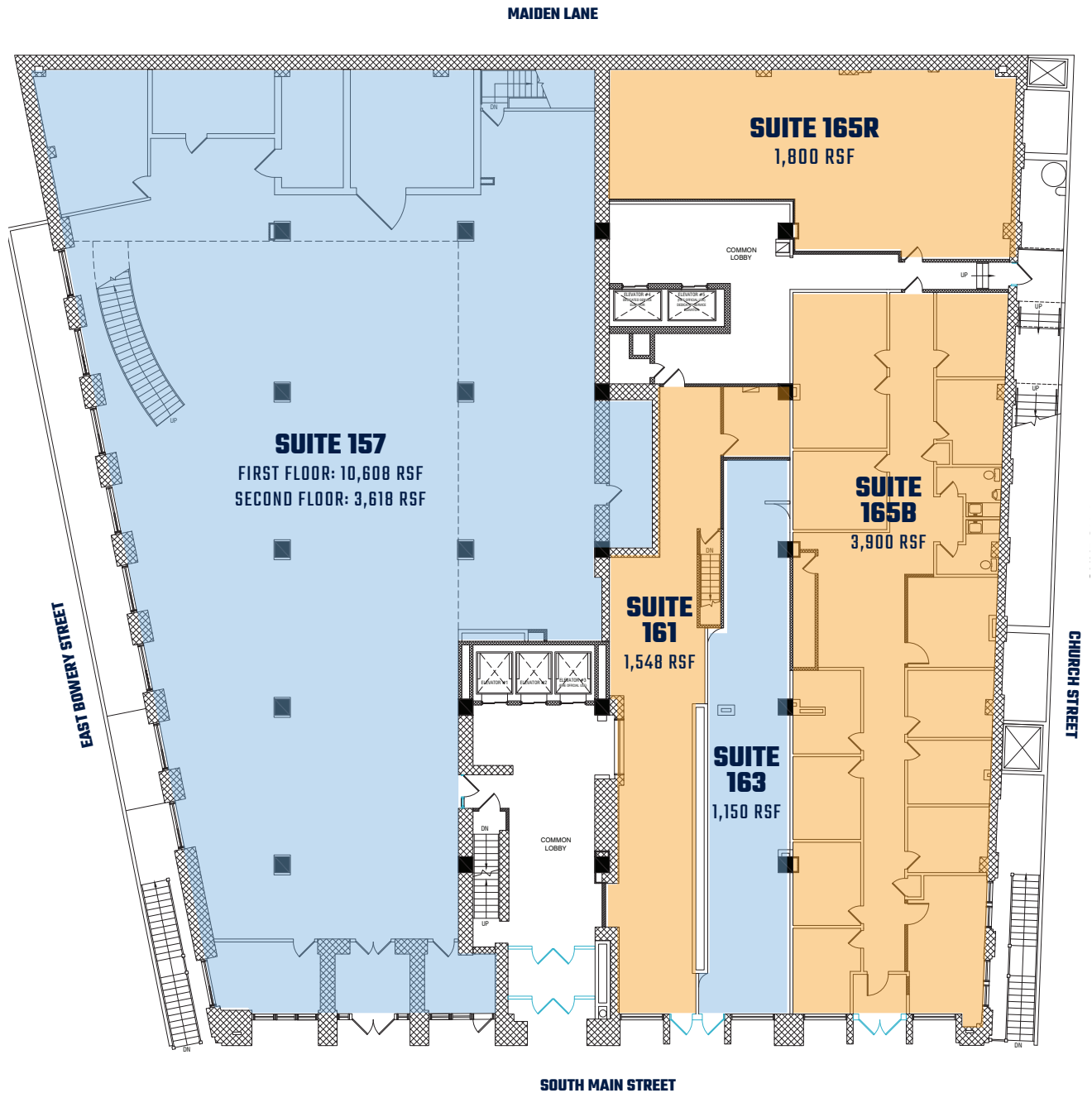
First Floor: **10,608 RSF**
Second Floor: **3,618 RSF**

SUITE 161 1,548 RSF

SUITE 163 1,150 RSF

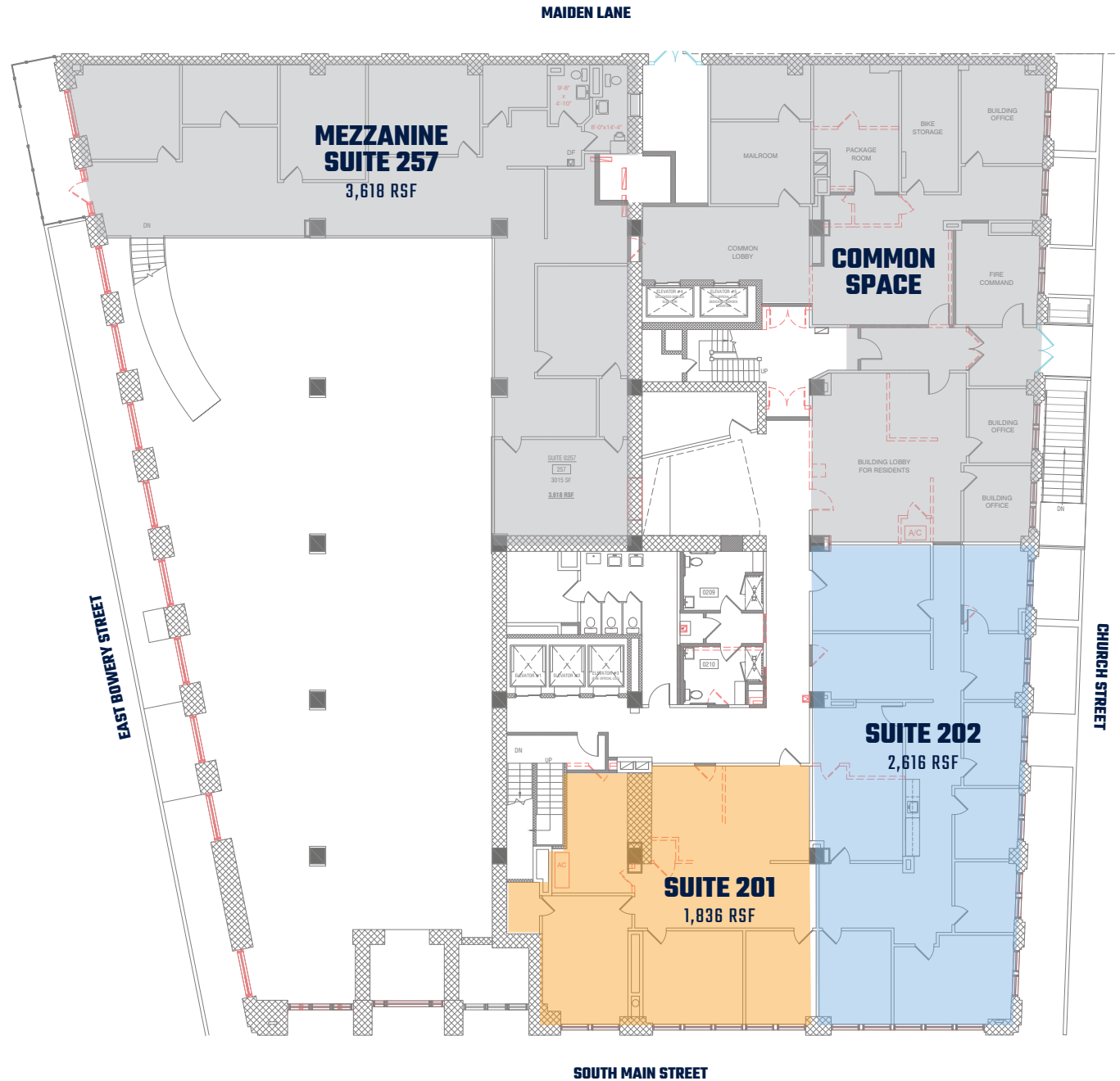
SUITE 165B 3,900 RSF

SUITE 165R 1,800 RSF



MEZZANINE LEVEL

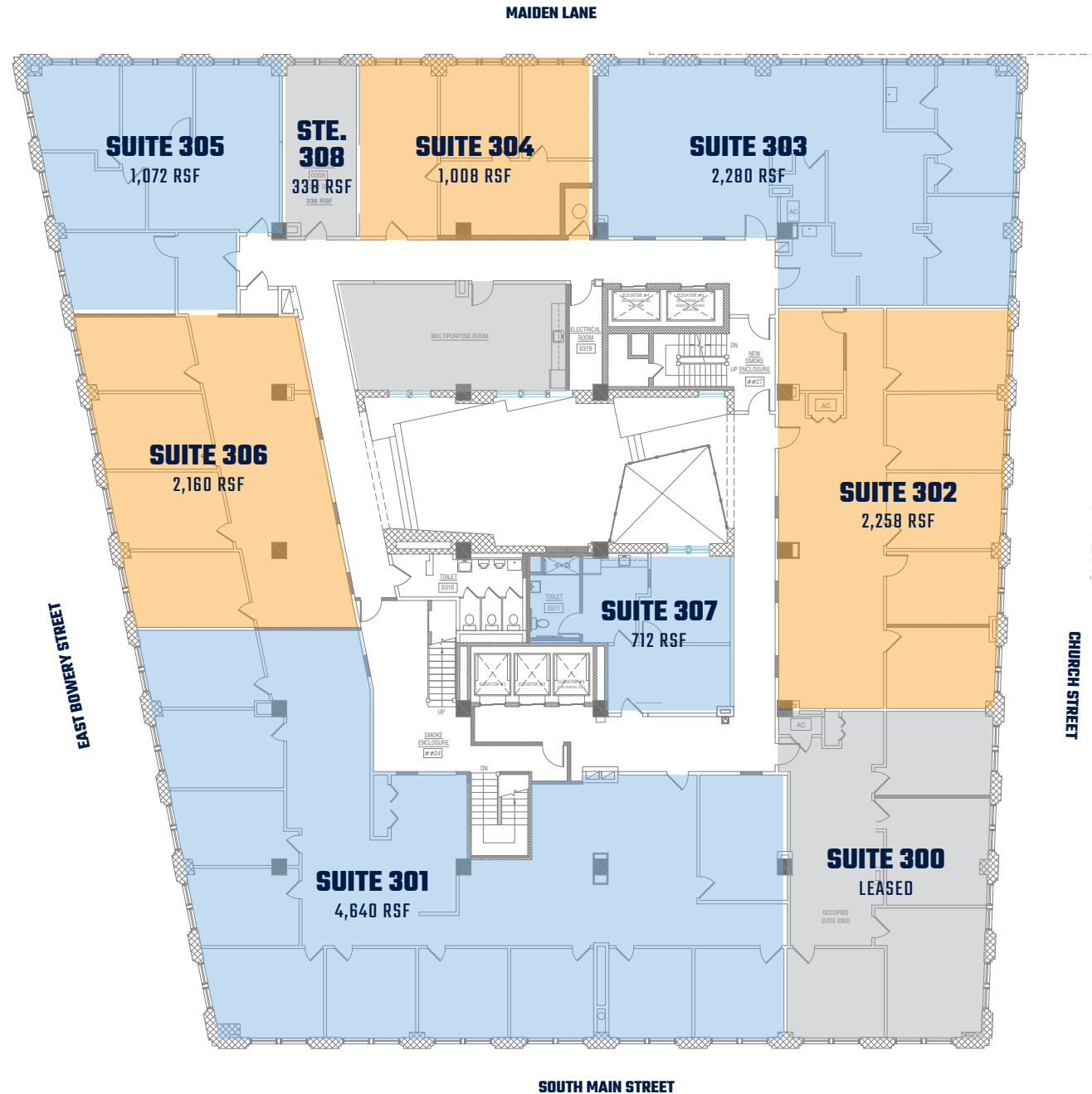
SUITE 257	3,618 RSF
SUITE 201	1,836 RSF
SUITE 202	2,616 RSF



THIRD FLOOR SUITES

SUITE 300	LEASED
SUITE 301	4,650 RSF
SUITE 302	2,258 RSF
SUITE 303	2,280 RSF
SUITE 304	1,008 RSF
SUITE 305	1,072 RSF
SUITE 306	2,160 RSF
SUITE 307	712 RSF
SUITE 308	338 RSF

SUITES 301-308 ARE CONTIGUOUS



FOURTH FLOOR SUITES

SUITE 400A 5,850 RSF

SUITE 400B 3,258 RSF

SUITE 404 378 SF

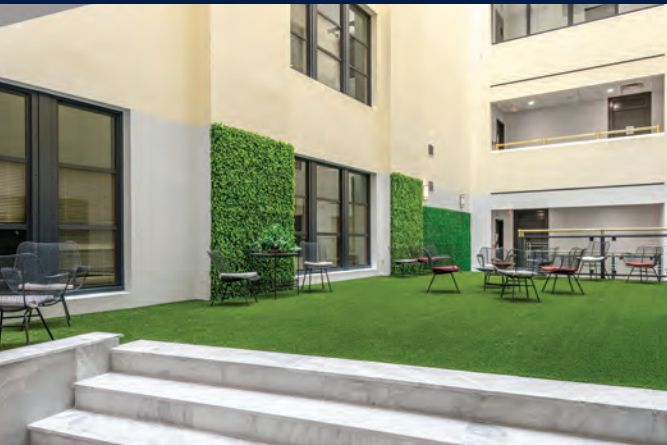
SUITE 417 LEASED

SUITE 418 540 SF

SUITE 423 LEASED

SUITE 425 2,592 RSF

SUITES 400A & B ARE CONTIGUOUS

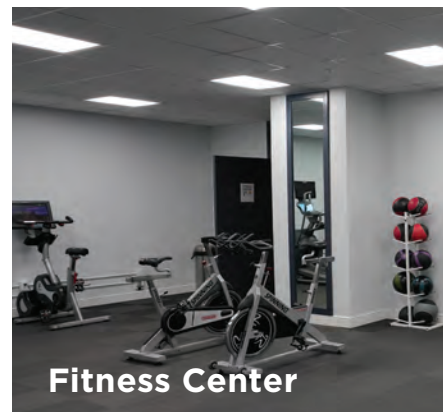




Common Space

159 S. MAIN AMENITIES

- Skywalk to Restaurants and Parking Garage
- Leasing Office - 2ND Floor
- The Mail Room - 2ND Floor
- The Package Room - 2ND Floor
- The Pet Station - 2ND Floor
- The Bike Storage - 2ND Floor
- Coffee Bar - 2ND Floor
- The Atrium - 3RD Floor
- The Gym - 4TH Floor
- Furnished apartments available for short-term and long-term occupancy



Fitness Center



Skywalk to The University of Akron



DEMOGRAPHICS



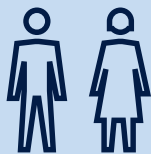
\$315.4 Million invested in infrastructure improvements in the past 5 years



17 Million people live within a 150 mile radius of Akron



3.7 Million annual visitors in downtown Akron



50,000 employees in downtown Akron





The downtown neighborhood is thriving with new businesses, arts and culture, and entertainment and nightlife.

The one-of-a-kind urban connection to nature created by the Ohio & Erie Canalway Towpath Trail adds to the rich quality of life for all community members.





E. Market St.



159 S MAIN



The University of Akron



S. Main St.

Exchange St.



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