

THE AKRON INNOVATION CAMPUS IN AKRON'S UNIVERSITY PARK DISTRICT



441 Wolf Ledges Pkwy.
Akron, OH 44311

Asking Rate: \$12.25/SF MG
Additional: \$1.75/SF Utilities

Property Details

- Available Space: 7,908 SF
- Suites Up To: 3,811 SF
- Building Size: 35,710 SF (4 Stories)
- New Roof (2019)
- New Boilers & Chillers (2019)
- Double Hung Plate Glass Windows
- ADA Accessible
- Elevator Access to All Floors
- Key Only Access Restrooms Located on Each Floor
- Tenant Improvement Allowance Available
- Located in a Designated Opportunity Zone and HUBZone



For more information:

Marissa Rufe

330.204.3873

marissa.rufe@naipvc.com

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FOR LEASE



FREE PARKING

This commerce center offers RARE free parking in Downtown Akron with a total of 148 parking spaces!

Excellent Location

Within University Park District, just off East Exchange St with close access to downtown Akron, restaurants, hospitals, and I-77/76 & SR 8.

Meticulously Maintained

Owner Occupied with a million dollars spent in extensive building upgrades, maintenance, and tenant improvements to the Akron Innovation Campus.

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NAI Pleasant Valley

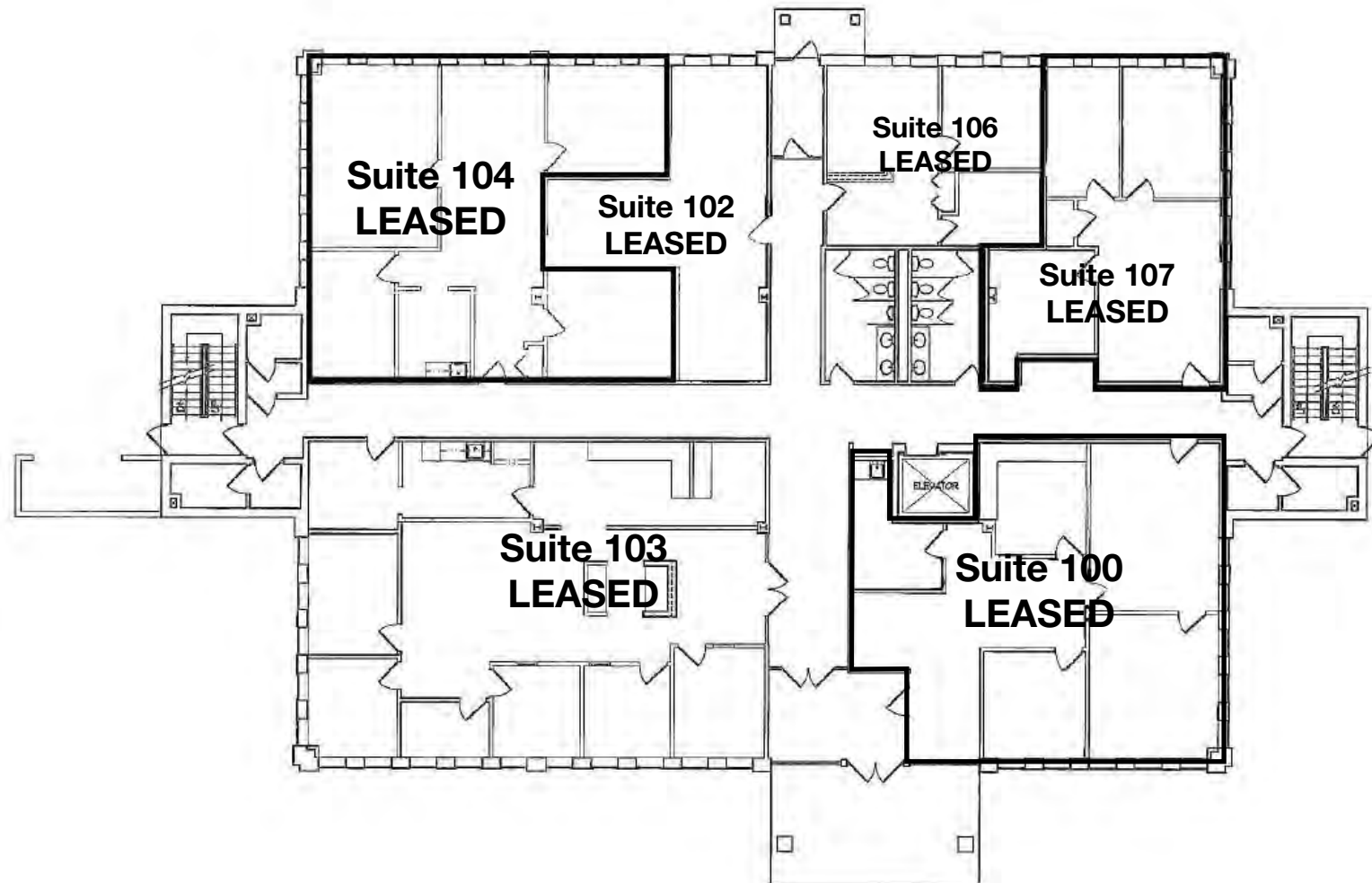
540 White Pond Drive | Suite A
Akron, Ohio 44320
330 535 2661
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First Floor



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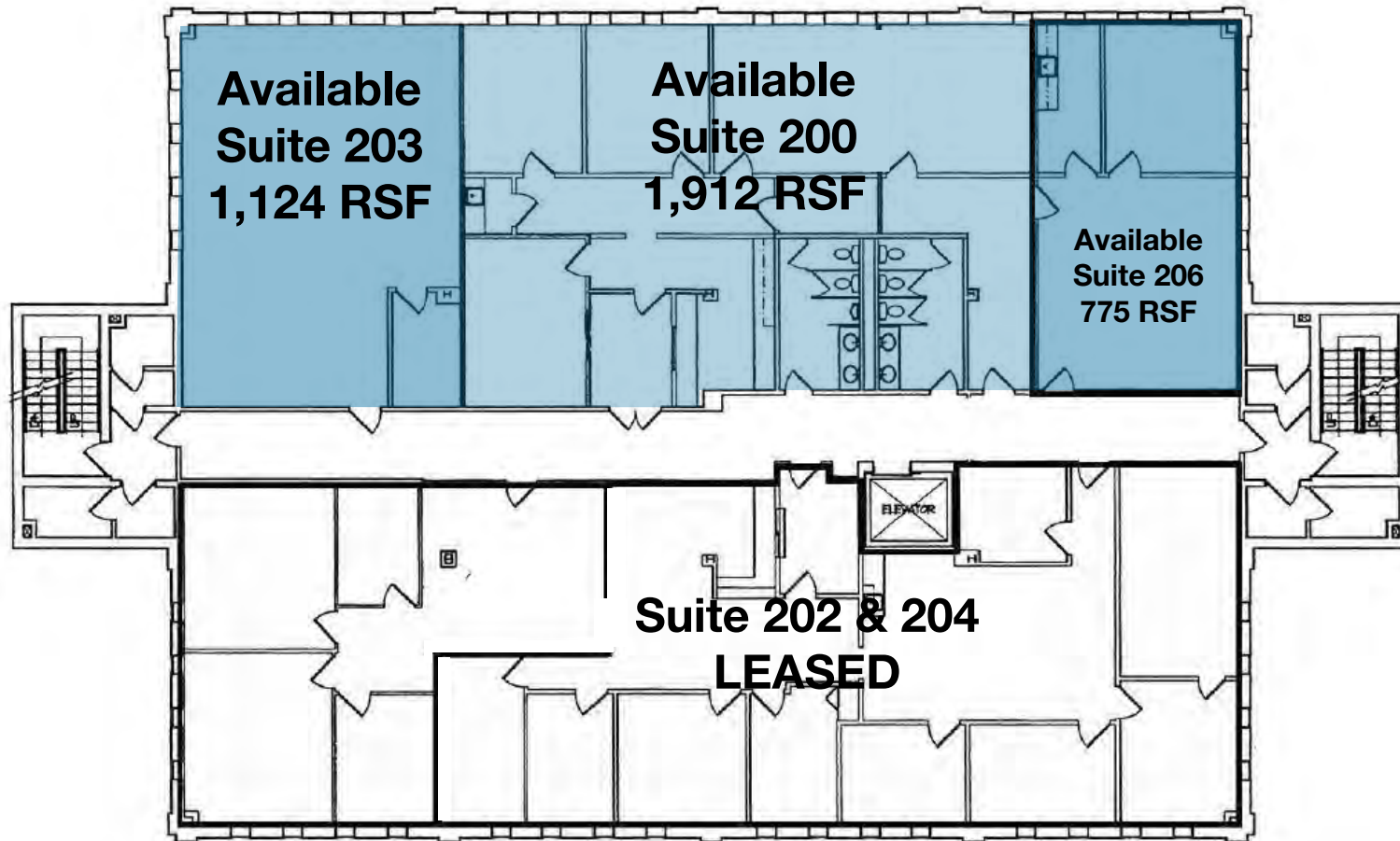
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Second Floor



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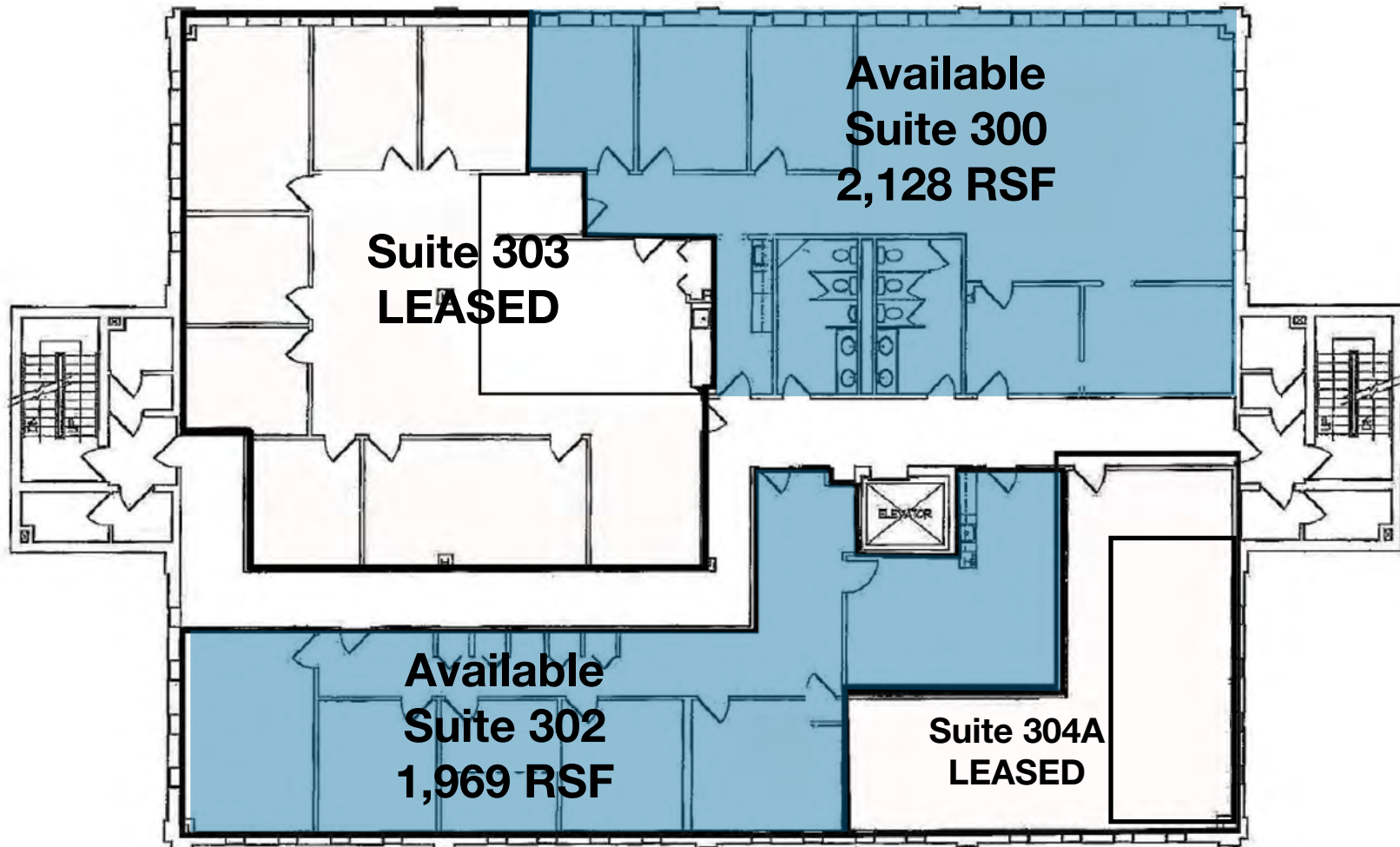
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Third Floor



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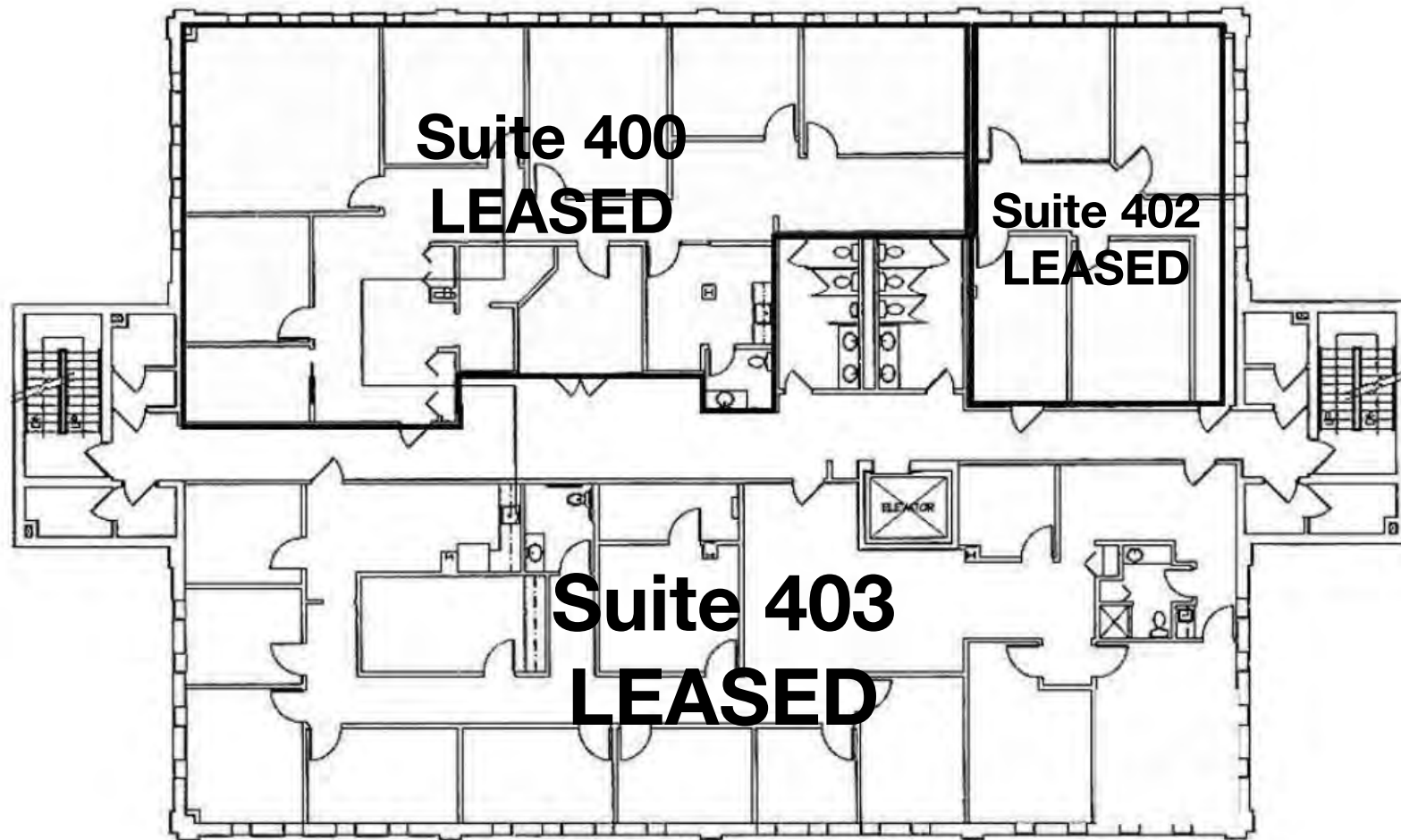
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Fourth Floor



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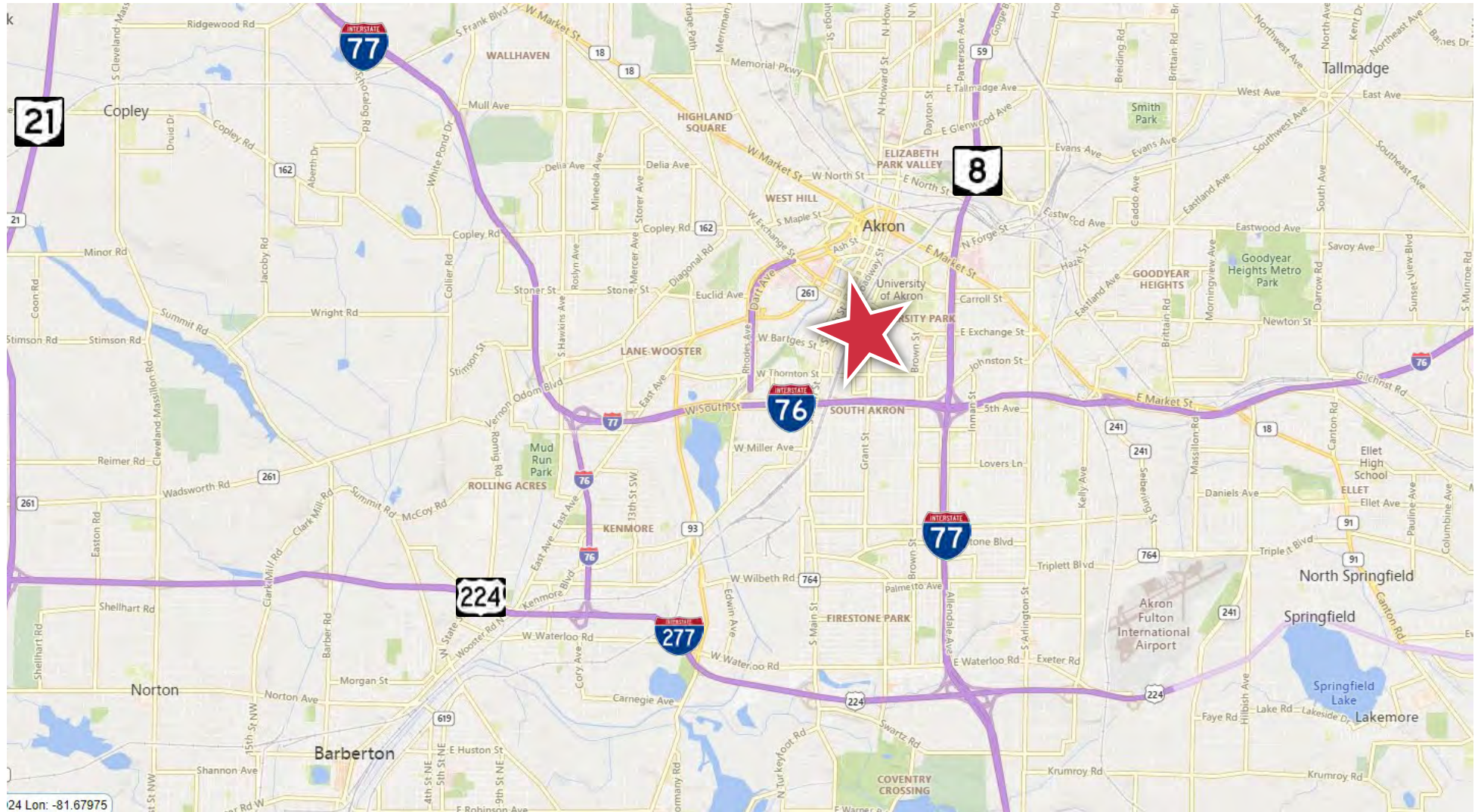
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Demographics	1 Mile	3 Miles	5 Miles
Population:	11,388	112,814	222,264
Households:	4,492	47,600	98,022
Median Age:	24.2	35.7	38.5
Average HH Income:	\$36,370	\$40,953	\$73,366
Traffic Count:	8,550 Wolf Ledges Pkwy @ Wheeler St		

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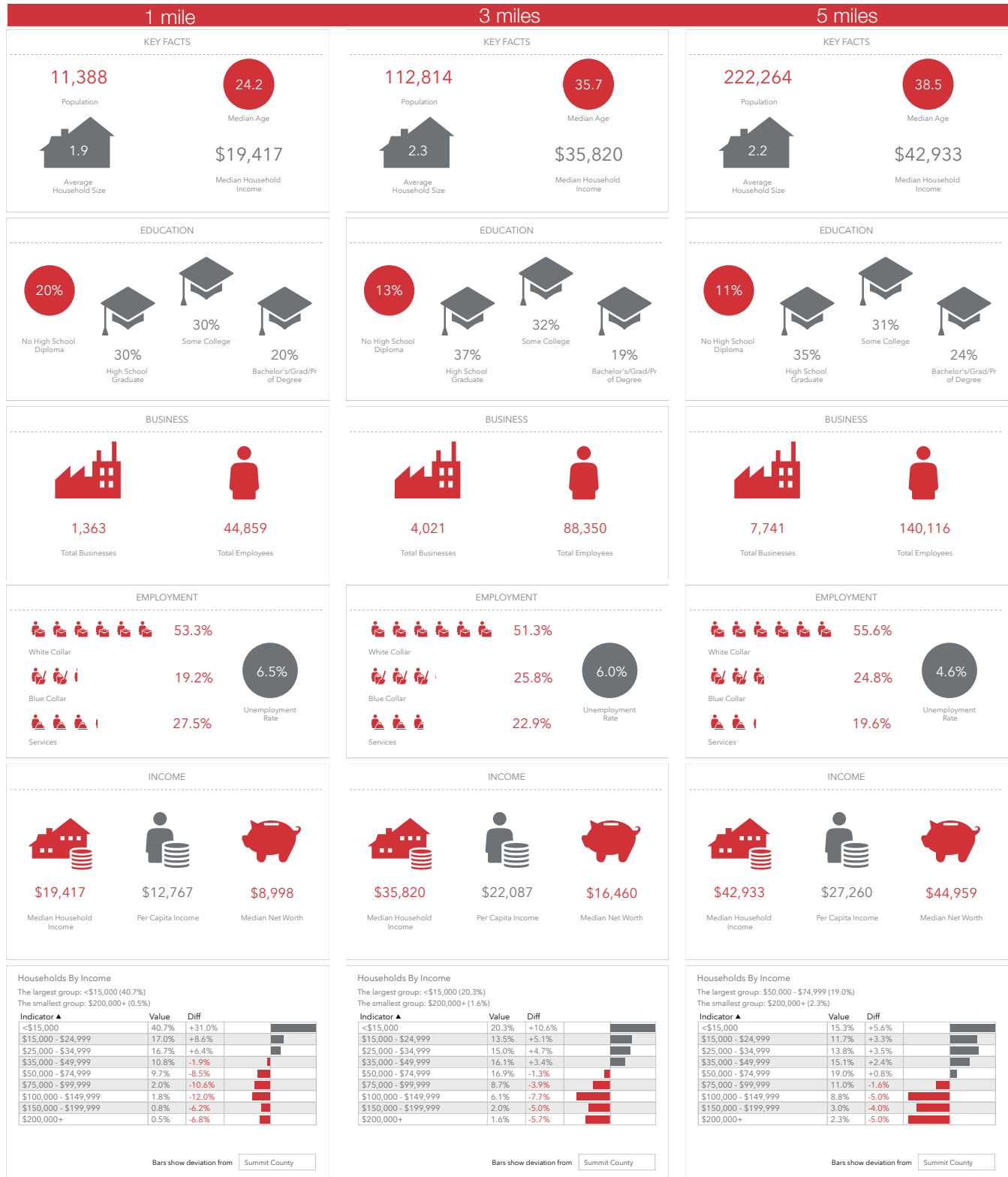
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Property Details

BUILDING SPACE: 26,639 SF

AVAILABLE SPACE: 7,908 SF

AVERAGE SF PER FLOOR: 7,577 SF

ACERAGE: 1.6 Acres

YEAR BUILT / RENOVATED: 1980 / 2018

ELEVATORS: 1

SPRINKLERS: No

CONSTRUCTION TYPE: Brick Veneer

PARKING: 88 Spaces

ZONING: U-4 Commercial

HEAT: Hot Air

AIR CONDITIONING: Central

Lease Details

LEASE RATE: \$12.25 PSF MG

ADDITIONAL RATE: \$1.75/SF Utilities

POSSESSION: Immediate

Location Details

INTERCHANGE: I-77/76 & SR 8

TRAFFIC: 9,226 Vehicles/Day

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The information contained herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.

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