



FOR LEASE

750,000 SF Mixed-Use Development

530 - 540 S Main St, Akron, OH 44311

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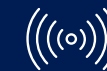
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AMENITIES



Abundant Parking



Fiber-Optic Networks



Conference Rooms



Daycare & Preschool



Self Storage Units



24-Hour Security



On-Site Fitness Center



On-Site Craft Brewery



Restaurants Close By



Easy Access to Major Roadways



Local Airport
20 min. drive

New 5,000 SF state-of-the-art fitness center with locker rooms



Mixed-Use Complex

Canal Place, with its industrial heritage as home of the BFGoodrich rubber factory continues to transform into a unique, expansive environment for both office and warehouse/flex users looking for an innovative new space for their business. With over 750,000 SF of space and various floorplates and suites available, the intriguing opportunities are endless.

Prime Location in Akron, OH

Located within walking distance of the cultural hot spot of downtown, with easy access to Rt 8 and I-76 and I-77, Canal Place is very close to additional restaurants and interesting attractions such as the ball park, zoo, Lock 3, and the Akron Civic Theatre. The University of Akron and Akron Children's Hospital are conveniently located nearby as well.

Cool, Classic, Inviting Space

The classic appearance of wood and stone has been preserved within the walls of these 8 historic buildings while a contemporary new look and feel has been created utilizing glass and stainless steel. The abundance of natural light and terrific views through the large windows pair well with the adaptable floor plan layouts.

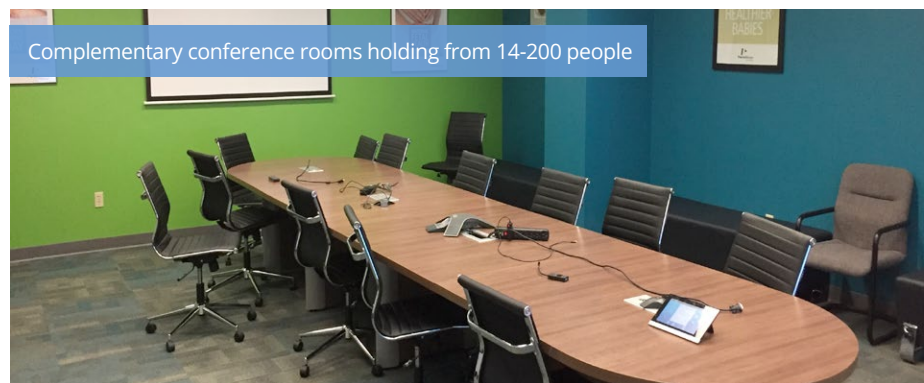
Multiple move-in ready suites



Multiple move-in ready cubicles



Complementary conference rooms holding from 14-200 people



Mixed-Use Complex



Click on individual suite to view its floor plan

Available Office Building Factor 10%

Building 10	1st Floor	Suite 1015*	1,793 RSF
Building 10	1st Floor	Suite 1017*	334 RSF
Building 17	3rd Floor	Suite 1731-A	2,782RSF
Building 17	3rd Floor	Suite 1733	3,201RSF
Building 17	3rd Floor	Suite 1737	1,258 RSF
Building 17	6th Floor	Suite 1763	16,812 RSF
Building 17	6th Floor	Suite 1765	683 RSF

* Spaces can be Combined

Available Flex Building Factor 10%

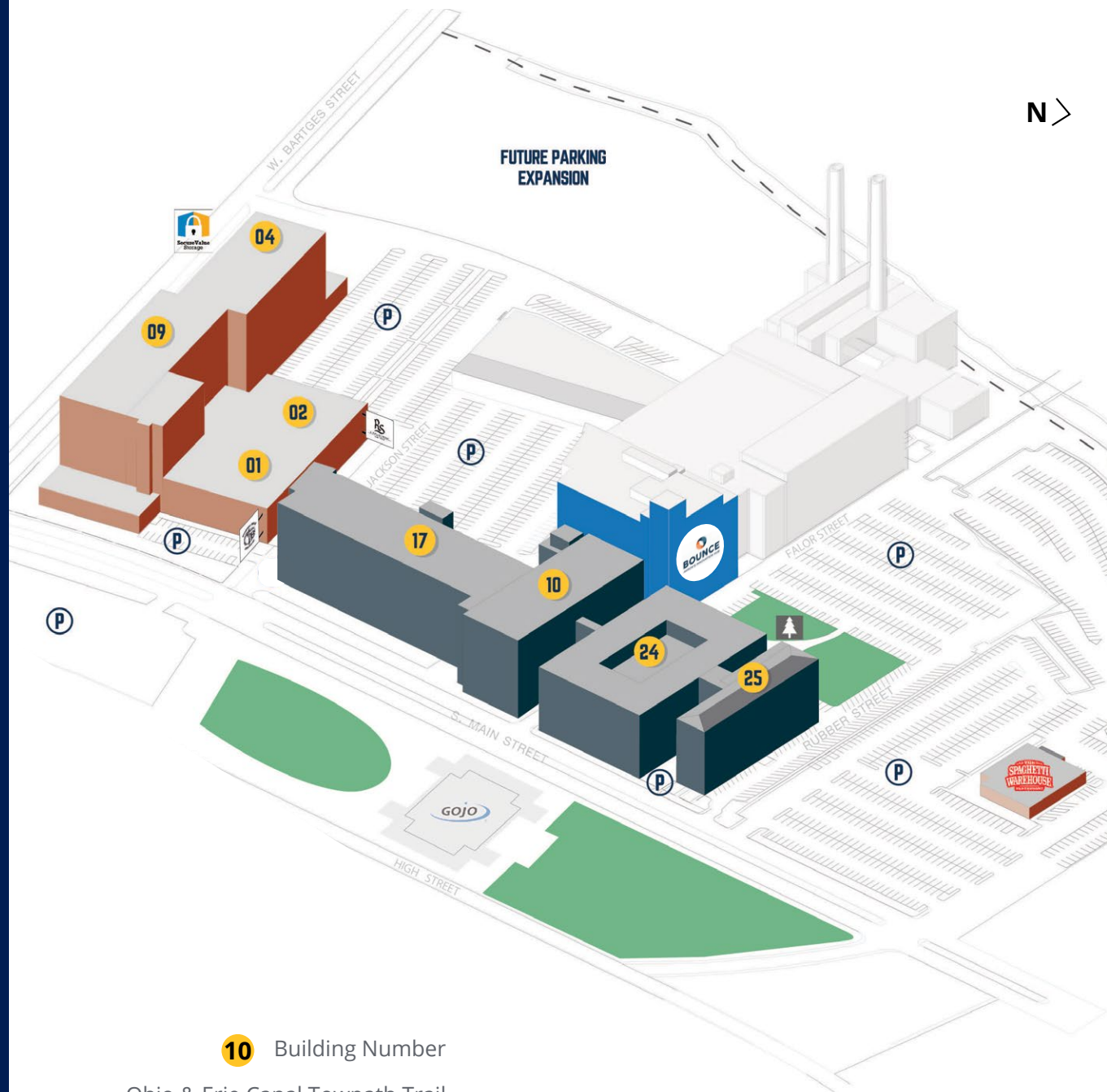
Building 10	1st Floor	Suite 1012	4,872 RSF
Building 1	2nd Floor	Suite 121	9,420 RSF

Available Medical Building Factor 10%

Building 17	1st Floor	Suite 1712	4,670 RSF
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Available Industrial No Building Factor

Building 1	Lower Level	Suite 1AA	17,651 SF
Building 2	Lower Level	Suite 2AA	29,733 SF
Building 4	5th Floor	Suite 453	5,298 SF
Building 4	6th Floor	Suite 461	18,819 USF
Building 9	Lower Level	Suite 901	27,421 SF
Building 9	2nd Floor	Suite 921A	10,400 SF*
Building 9	2nd Floor	Suite 921B	19,453 SF*
Building 9	4th Floor	Suite 941	35,245 SF



10 Building Number

----- Ohio & Erie Canal Towpath Trail



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