



**MEDICAL OFFICE FOR LEASE**

# Gateway Park

**690 WHITE POND DRIVE**

Akron, OH 44320

**PRESENTED BY:**

**NICHOLE BOOKER, PHD**

Senior Advisor

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# GATEWAY PARK MEDICAL OFFICE



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE:</b>	5,758 - 15,062 SF
<b>SUITE 220:</b>	5,758 SF
<b>SUITE 300:</b>	9,304 SF
<b>CONDITION:</b>	Core & Shell
<b>BUILDING SIZE:</b>	35,047 SF
<b>NNN:</b>	\$8.00/SF (2023)
<b>YEAR BUILT:</b>	2015

## BEST IN CLASS MEDICAL SUITES

Gateway Park is a highly visible medical office building, strategically located along the White Pond medical corridor in West Akron next to I-76/I-77. The location provides tenants with excellent building signage opportunities and convenient patient access.

Gateway Park is less than a 10-minute drive from 3 major medical centers - Cleveland Clinic Akron General, Summa Health, and Akron Children's Hospital. A pharmacy and café are located on campus and an abundance of hotels, restaurants and retail are easily accessible nearby.

## HIGHLIGHTS

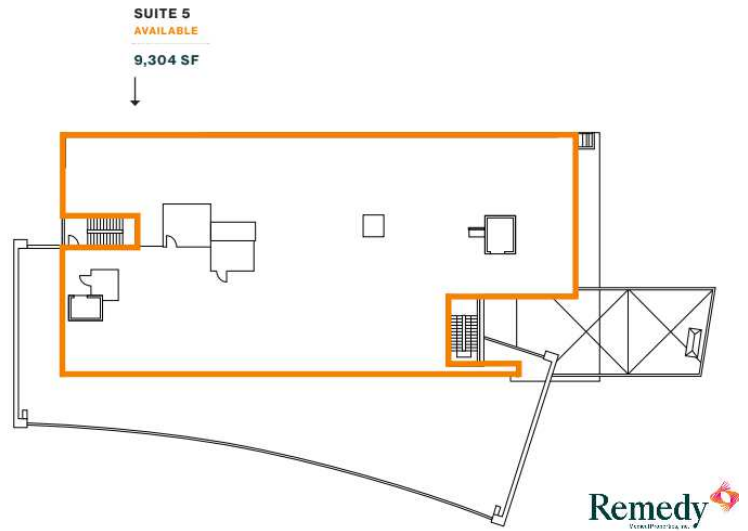
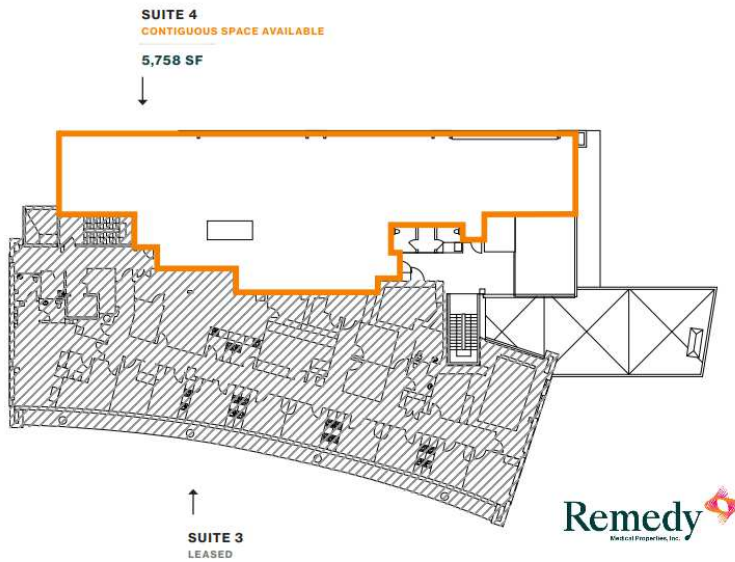
- Minimum \$100/SF TI allowance
- Up to 6 months of rent abatement
- High visibility and premium building signage
- Easy access to downtown Akron and surrounding hospitals via I-77/I-76
- Over 93,225 VPD (71,557 I-77; 11,793 White Pond; 9,948 on/off ramps)
- Strategically located seconds from I-77 & I-76, minutes from I-71 & I-271
- Best-in-class building systems, filtered air and comfortable heating/cooling
- Parking 5.65 per 1,000 RSF
- Main floor common lobby & 2 passenger elevators

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# LEASE SPACES



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	VIDEO
Suite 101	Fresenius Medical Care	8,872 SF	-
Suite 120	Retina Associates of Cleveland	3,800 SF	-
Suite 201	Bio-Medical Applications of Ohio	7,313 SF	-
Suite 220	Available	5,758 SF	<a href="#">View Here</a>
Suite 300	Available	9,304 SF	<a href="#">View Here</a>

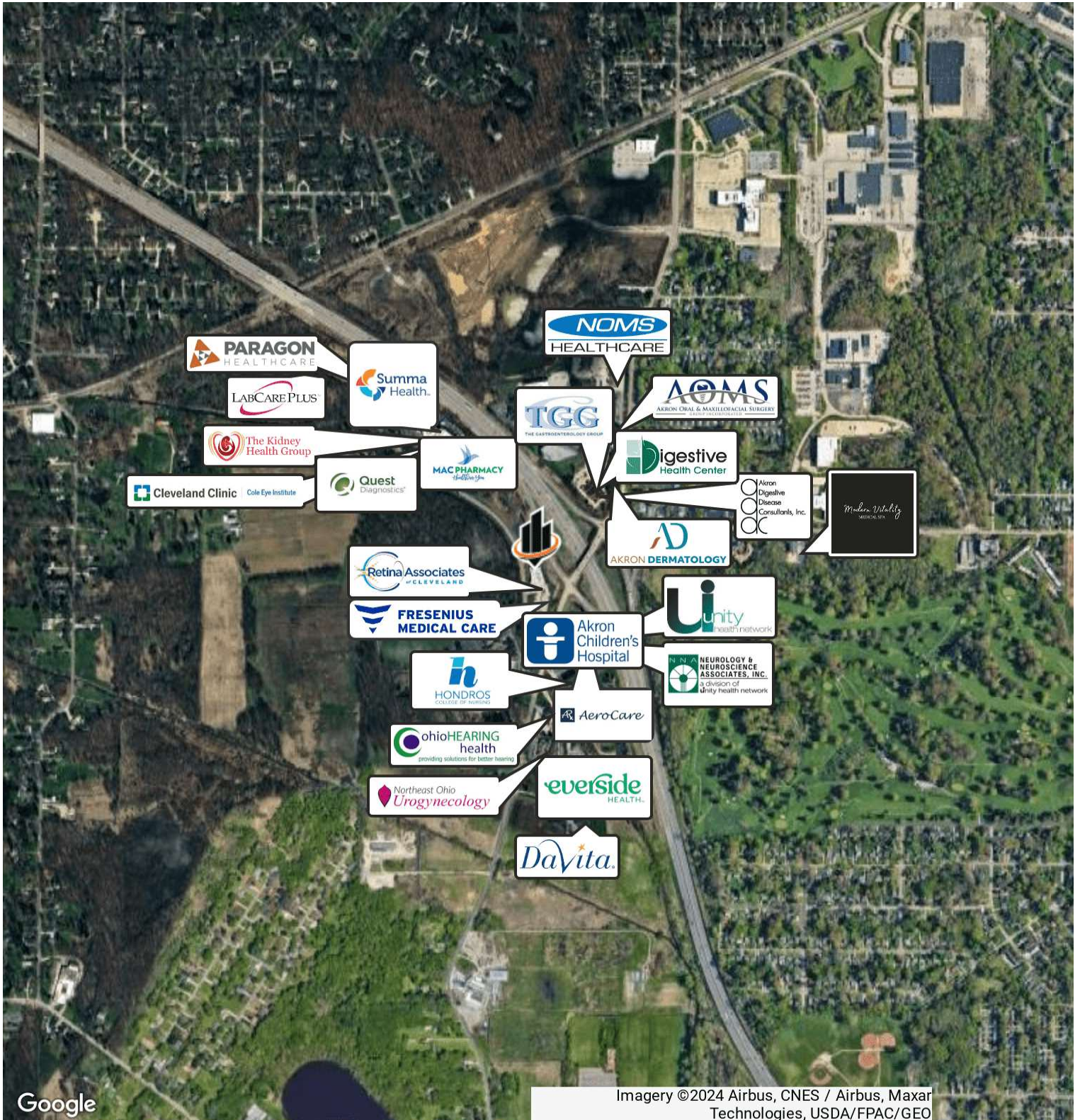
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# WHITE POND MEDICAL CORRIDOR



Google

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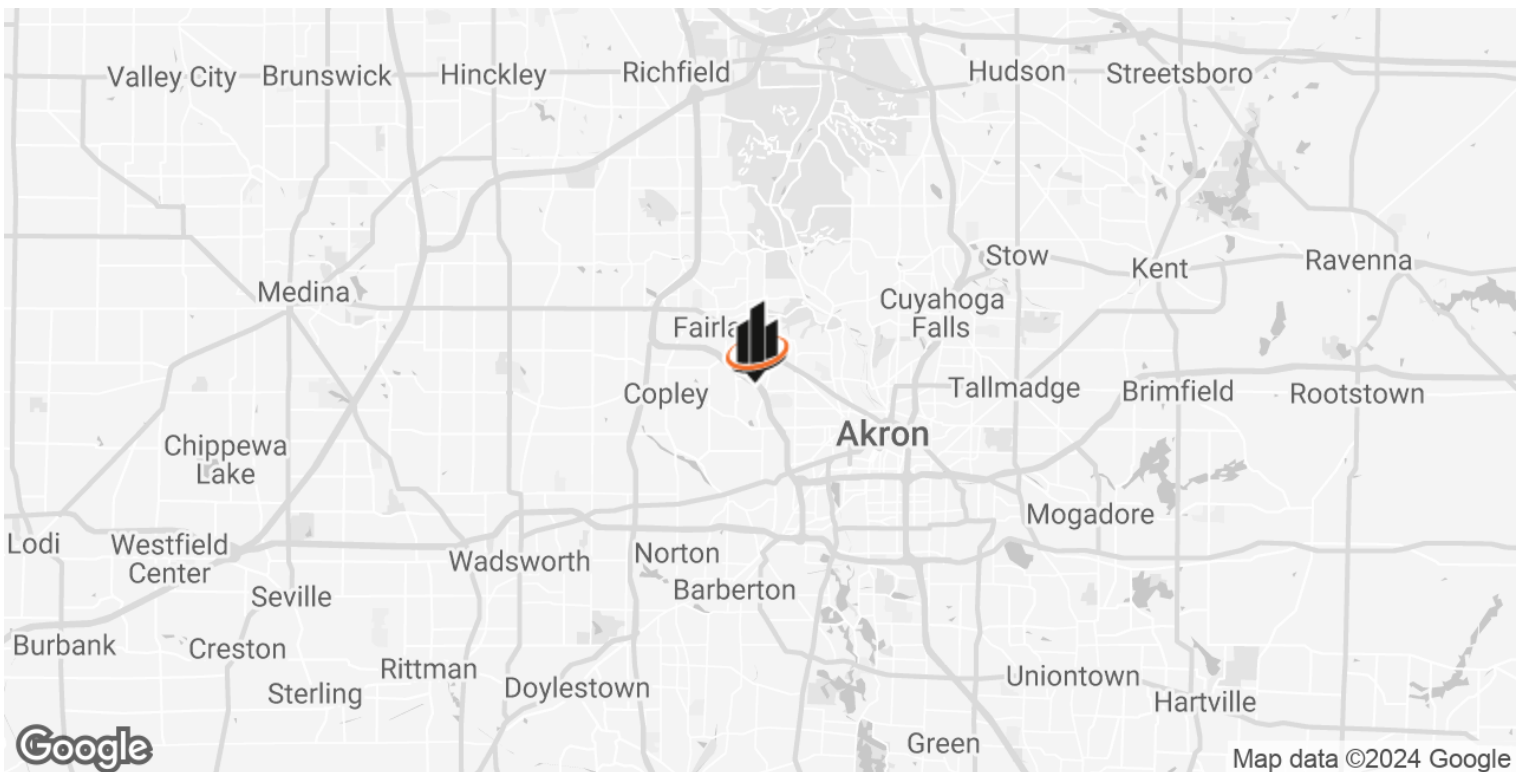
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# LOCATION MAPS



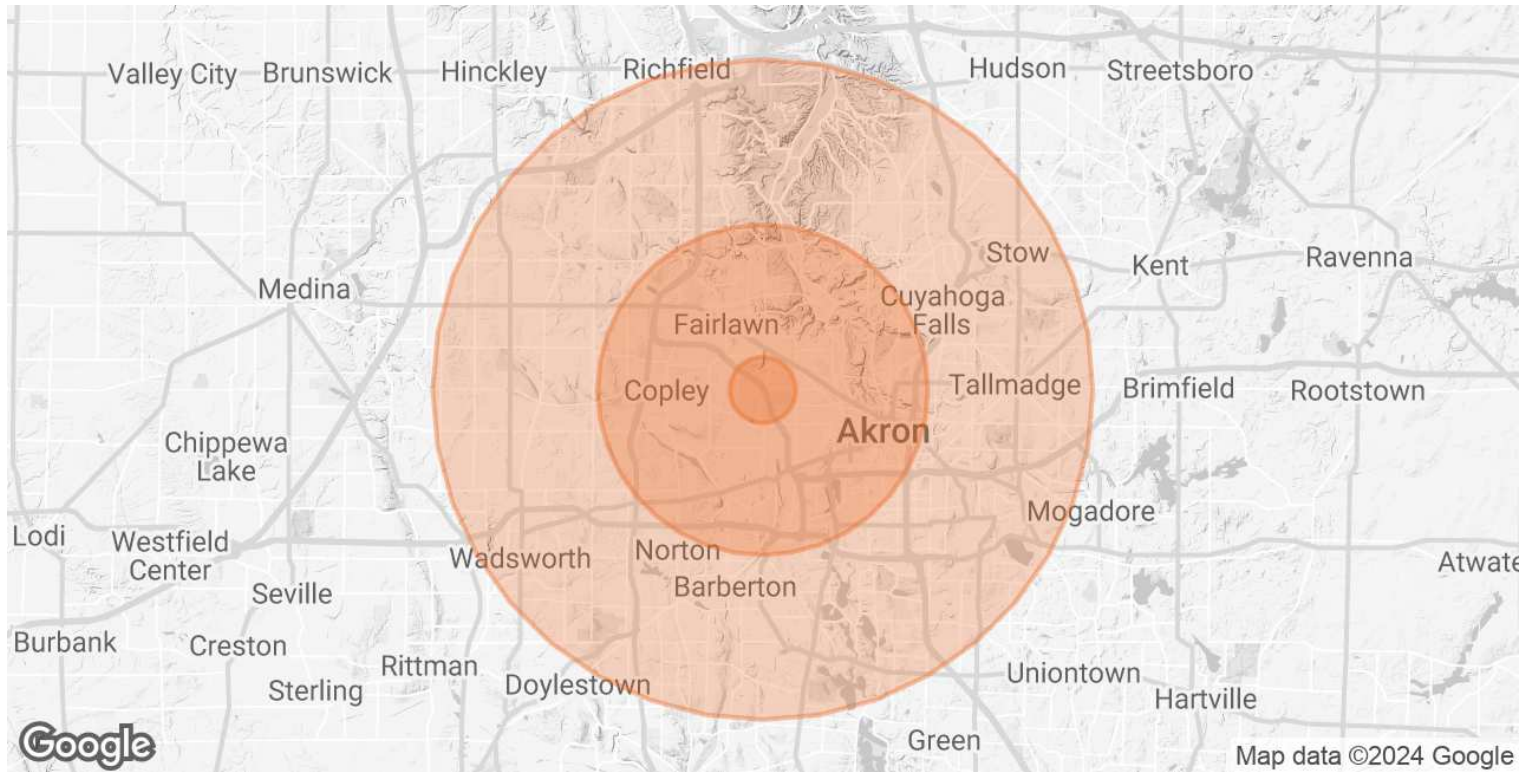
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL POPULATION</b>	4,735	153,337	431,017
<b>AVERAGE AGE</b>	42.6	39.8	41.0
<b>AVERAGE AGE (MALE)</b>	33.5	38.3	39.6
<b>AVERAGE AGE (FEMALE)</b>	48.0	41.4	42.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,529	73,529	201,321
<b># OF PERSONS PER HH</b>	1.9	2.1	2.1
<b>AVERAGE HH INCOME</b>	\$72,007	\$61,833	\$66,328
<b>AVERAGE HOUSE VALUE</b>	\$151,947	\$124,228	\$136,458

2020 American Community Survey (ACS)

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