



charles
SCHWAB



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Actual Site

**Office Investment
Offering Memorandum:**

**Charles Schwab
4141 Heritage Center Drive
Copley, OH 44321**



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Actual Site



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**Charles Schwab
4141 Heritage Center Drive
Copley, OH 44321**



Actual Site



Investment Summary

Charles Schwab Investment Office

INVESTMENT HIGHLIGHTS

- High Investment Grade Offering: Corporate, Build-to-Suit, Single-Tenant, Publicly Traded Charles Schwab Investment Banking Office (NYSE: SCHW/S&P “A”/ Moody’s “A2”)
- New NNN Lease with 14 Years of Term Remaining (No Early Termination Rights) and 10% Rental Increases in 2028 and 2033
- Dynamic Demographics with Unbelievably High Average Household Incomes of Over \$205,000 Within a 1-Mile Radius and Over 55,000 People in a 5-Mile Radius
- Modern Construction on Oversized 1.16-Acre Lot with Highly Visible Elevated Location, Prominent Monument Signage and 20-Year Transferrable Roof Warranty
- Strong Tenancy: Charles Schwab Reports \$9.92 Trillion in Client Assets, 36 Million Active Brokerage Accounts, 5.48 Million Daily Average Trades and 2 Million Banking Accounts
- Signalized Location Off Medina Road (Over 44,000 VPD) with Direct Access to I-77 (Less Than 0.5 Miles) with 111,770 VPD
- Heart of the Retail Corridor Surrounded by Amenities: 17 Hotels, Over 50 Restaurants, an Upscale Mall and Loads of Other Complimentary Users
- Positioned Directly Across from World-Renowned Cleveland Clinic’s Surgery Center at Akron General Health & Wellness (12 Operating Rooms and 2,600 Employees)
- Growing Community: Next to Newer Orange Theory Fitness, Brew Wall and VIO Med Spa Anchored Center, As Well As Brand-New Construction Primrose Daycare Center (Opening Soon) and Vitalia Montrose Active Senior Living Villas
- Across from Well-Known, Expertly Manicured Embassy Parkway Office and Medical Corridor: Crystal Clinic (750+ Employees in Multiple Hospital/Office Locations), Risk International Headquarters, Primeline Industries, CBIZ, and Many Other Attractive Office Buildings with High Occupancy Rates (Average 92%)
- Robust Akron/Copley Employment Base: Goodyear Tires (NASDAQ: GT, 3,000 Employees), The University of Akron (9 Miles, 26,000 Students, 2,600 Employees), Fortune 500, FirstEnergy (2,500 Employees), Signet (NYSE: SIG, Kay Jewelers/ Jared Jewelers, 2,870 Employees) and Spectrum (2,095 Employees)
- Desirable Suburban Community with Highly Regarded Public School System
- Strategic Location Between Akron and Cleveland: Short 15 Minute Commute to Downtown Akron and 25 Minute Commute to Downtown Cleveland (27 Miles to Cleveland Hopkins International Airport and 25 Miles to Akron-Canton Airport)



Actual Site



Representative Photo



Actual Site





<https://copley.oh.us/354/Projects-on-the-Move>



LOCATION OVERVIEW

Copley is an affluent community located in Summit County, just west of Greater Akron, south of Bath Township and the City of Fairlawn, north of the City of Norton and east of Medina County. Average household incomes within 1-mile of the featured Charles Schwab office are over \$205,000, while the community also offers a highly regarded public school system, making Copley an extremely desirable place to both, reside and conduct business.

The construction of this new Charles Schwab building fits right in the growing community and region. In addition, the world-renowned Cleveland Clinic built a new hospital (Cleveland Clinic, The Surgery Center at Akron General Health & Wellness, 2,600 employees) directly across the street. The new hospital represents a major advancement for the region, providing access to truly world-class orthopedic and reconstructive care. The hospital features 12 operating rooms, 60 inpatient beds, advanced medical technologies, imaging, and other essential patient support services including Crystal Clinic QuickCare where patients can be seen the same day for orthopedic and sports injuries. The Crystal Clinic (750+ employees) offers several offices less than 1-mile down Embassy Parkway, an extremely well-known and desirable office and medical corridor. The growth of the immediate vicinity is also evidenced by the construction of a brand-new Primrose Daycare Center and the Vitalia Active Adult Community at Montrose (both immediately adjacent to Charles Schwab). The location with the vast amount of retailers, hotels and service users in the area, directly off I-77 can't be beaten.

The region boasts retail, industrial and commercial areas to serve every need. Nearby are major shopping centers, air transportation (Akron-Canton Airport/Cleveland Hopkins International Airport), local parks, national parks, entertainment and sports complexes. Within a few minutes drive, residents find the Akron Rubber Ducks minor league baseball, Cleveland Guardians major league baseball, Cleveland Cavaliers basketball and Cleveland Browns football as well as major college sports and the Rock and Roll Hall of Fame. Commuters can easily access Cleveland, approximately 27 minutes north. Cleveland boasts many corporate headquarters for major corporations, along with only 25 miles to Cleveland Hopkins International Airport. The Greater Akron region is located amidst the rolling hills of the Old Connecticut Western Reserve and the Ohio & Erie Canalway, and is a city with a collection of vibrant culture and dynamic energy. The region's innovation thrives, echoing the legacies of pioneering industrialists like B.F. Goodrich, Quaker Oats Company and The Goodyear Tire and Rubber Company. The area continues to foster entrepreneurial efforts, reigns as one of the world's leading polymer centers and is home to more than 150 Fortune 500 companies.

Situated in the larger MSA that includes the Cleveland-Akron-Canton-Youngstown metro area ideally puts a lot to do, all within a short drive. It's the best of both worlds: small town comforts and charm for everyday living with access to all those big-city amenities. Downtown Akron has all the attributes of a mid-sized city and is known as the "Rubber Capital of the World". Goodyear Tires (NASDAQ: GT), America's biggest tire manufacturer and the 4th-largest private employer in Summit County, with approximately 3,000 employees, recently built a new world headquarters in the city. Akron is also home to faculty, staff and students at The University of Akron (9 miles, 26,000 students, 2,600 employees). Additionally, Akron is home to Fortune 500 company, FirstEnergy, who employs nearly 2,500 people. The city is the headquarters to several other notable companies such as Signet (NYSE: SIG, Kay Jewelers/Jared Jewelers, 2,870 employees) and Spectrum (2,095 employees).

The immediate area is also a destination point for attractions, from the fine arts scene, where theaters come alive with productions, concerts and films to the Akron Art Museum showcases the brilliance of local and international artists alike. For the sports enthusiast, Akron offers activities year-round, from the thrilling races of the FirstEnergy All-American Soap Box Derby to the exhilarating rounds of golf at the Kaulig Companies Championship. Additionally, the immersive experience of Hale Farm & Village or Perkins Stone Mansion, along with the timeless elegance of Stan Hywet Hall & Gardens (7 miles). Nature beckons with open arms in Summit County, home to Ohio's only national park, the Cuyahoga Valley National Park. Summit Metro Parks offers more than 125 miles of beautiful trails and the Akron Zoo has over 2,000 animals from around the world, while the area also includes visitors to the Akron Children's Museum.



OFFERING SUMMARY

Price:	\$5,125,000
Gross Leasable Area:	5,000 S.F.
NOI:	\$268,867
CAP Rate:	5.25%
Year Built:	2023
Lot Size:	1.16 Acres
Parking:	Approx. 22 Spaces
Foundation:	Concrete
Exterior:	Brick/Block
Roof:	2023-20 Yr. Transferrable Warranty

		Pro Forma 2025-2026	
		2025-2026	\$/SF
INCOME:			
Rental Income		\$ 260,004	\$ 52.00
Tenant Reimbursements:			
Insurance		3,000	0.60
CAM/Management		32,313	6.46
Gross Potential Rental Income		\$ 295,317	\$ 59.06
Vacancy (Actual)	0.00%		
Effective Gross Income		\$ 295,317	\$ 59.06
OPERATING EXPENSES:			
Management Fee		\$ 5,200	\$ 1.04
Insurance		3,000	0.60
Landscaping		8,000	1.60
Snow Removal		7,000	1.40
Repairs & Maintenance		500	0.10
Labor		250	0.05
Cleaning/Trash Removal		2,500	0.50
Total Expenses		\$ 26,450	\$ 5.29
Net Operating Income		\$ 268,867	\$ 53.77
Pricing Analysis			
Net Operating Income		\$ 268,867	\$ 53.77
Capitalization Rate		5.25%	5.25%
Valuation		\$ 5,125,000	\$ 1,025

TENANT SUMMARY

Tenant Name	Charles Schwab & Co. Inc.
Credit Ratings:	S&P "A"/Moody's "A2"
Lease Type:	Triple Net (NNN)
Remaining Lease Term:	14 Years
Tenant Since:	2023
Commencement Date:	8/21/2023
Lease Expiration Date:	8/31/2038
Rental Increases:	2028 and 2033
Option to Extend:	(4) 5-Yr. Options
Options to Terminate:	None
Right of First Refusal:	None
Roof:	Landlord Responsibility
HVAC:	Tenant Responsibility
Parking Lot Repairs & Maintenance:	Tenant Reimburses LL
Common Area Maintenance:	Tenant Reimburses LL
Real Estate Taxes:	Tenant Pays Direct
Insurance:	Tenant Reimburses LL
Structure:	Landlord Responsibility

Tenant Base Rent Schedule

	! Monthly	Annual	PSF
Current:	\$21,667.00	\$260,004.00	\$52.00
Bump 2028:	\$23,833.00	\$286,000.00	\$57.20
Bump 2033:	\$26,217.00	\$314,600.00	\$62.92
Option 1:	95% of Fair Market Rent		
Option 2:	95% of Fair Market Rent		
Option 3:	95% of Fair Market Rent		
Option 4:	95% of Fair Market Rent		

Financial Data

Rental Income:	\$260,004
Reimbursements:	\$35,313
Gross Potential Rental Income:	\$295,317
<u>Expenses</u>	
Insurance:	(\$3,000)
Common Area Maintenance/Management:	(\$23,450)
NOI:	\$268,867



charles SCHWAB

Property Name: Charles Schwab
Property Address: 4141 Heritage Center Drive
 Copley, OH 44321
Property Type: NNN
Rentable Area: 5,000 S.F.
of Total Locations: 400 Branches in 45 States
Ticker Symbol: NYSE: SCHW
S&P Credit Rating: A
Moody's Credit Rating: A2
Corp. Headquarter: Westlake, TX
Websites: schwab.com

Founded as Charles Schwab & Co. in 1971, the now The Charles Schwab Corp. is an American multinational financial services company. It offers banking, commercial banking, investing and related services including consulting, and wealth management advisory services to both retail and institutional clients. The firm has over 400 branches, primarily in financial centers in the United States and the United Kingdom. Charles Schwab is on the list of largest banks in the United States by assets. The company reports \$9.92 trillion in client assets, 36 million active brokerage accounts, 5.48 million daily average trades, and 2 million banking accounts. Schwab was built around a simple idea: put the client first. The group works hard to make client goals the focus of everything by offering a better, more modern way to build and manage wealth. The company has 32,100 employees and continues to earn high ranking in the industry for its heritage of innovation, modern wealth management capabilities, and client service.



Forbes Best Customer Service 2024



Investor's Business Daily: Best Online Brokers 2024



Ameritrade, now part of Charles Schwab

\$9.92 trillion
total client assets

36.0 million
brokerage accounts

5.48 million
daily average trades

2.0 million
banking accounts

\$1.17 trillion
in proprietary mutual funds and ETFs



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BY MARRIOTT

SUMMIT MALL
A SIMON MALL



Property Analysis

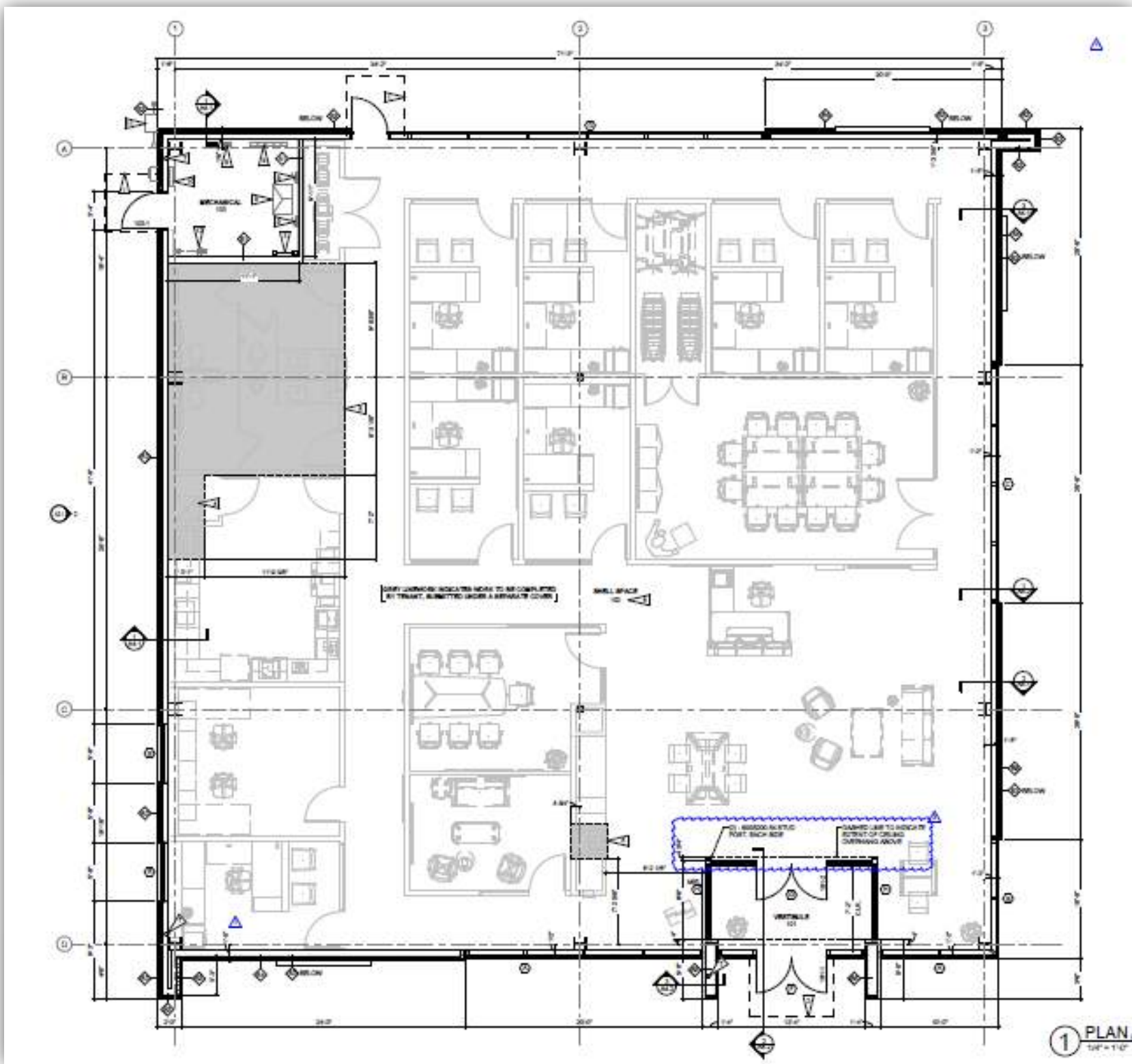


Surrounding Area Photos





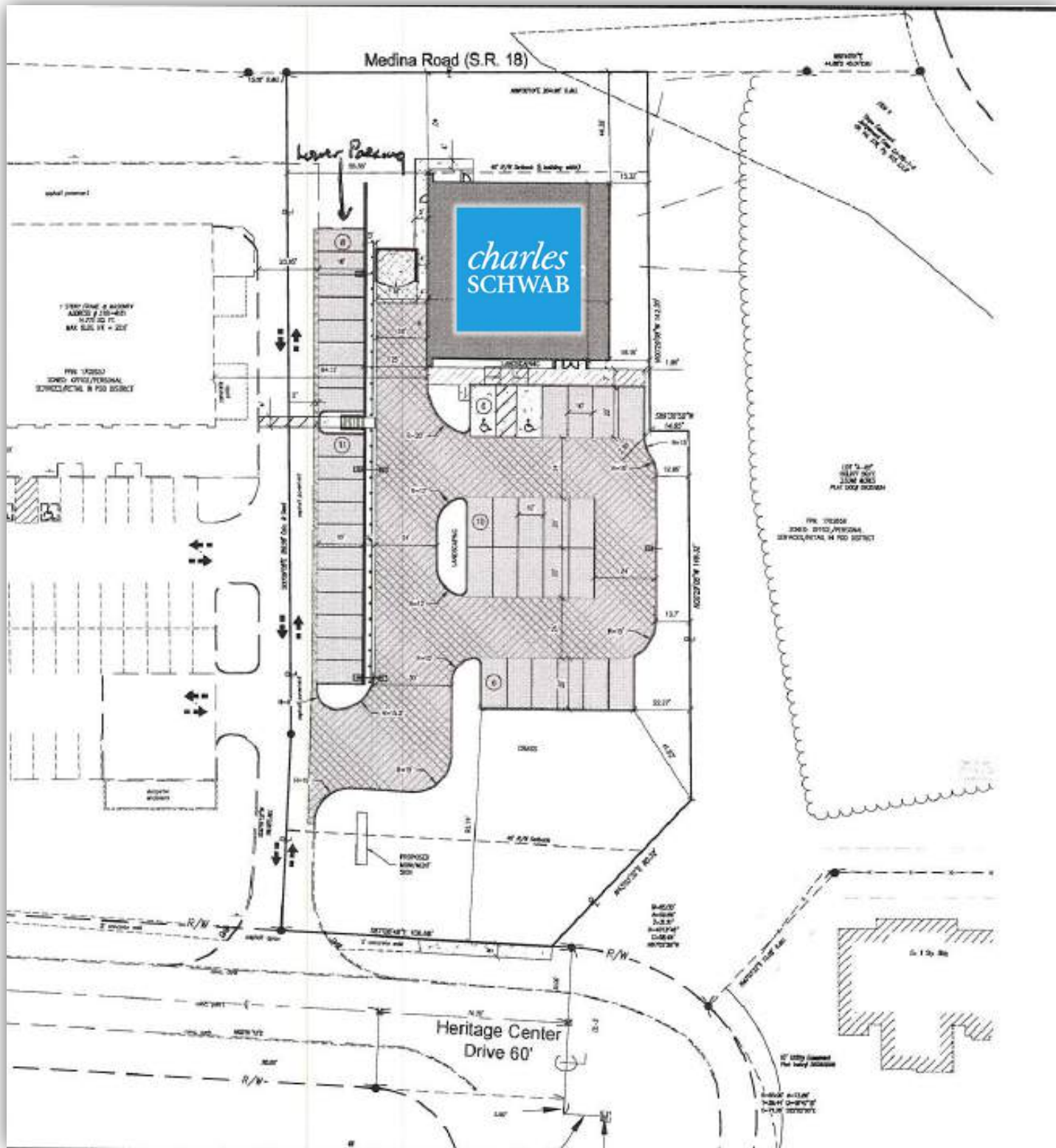
Floor Plan



1 PLAN
1/4" = 1'-0"



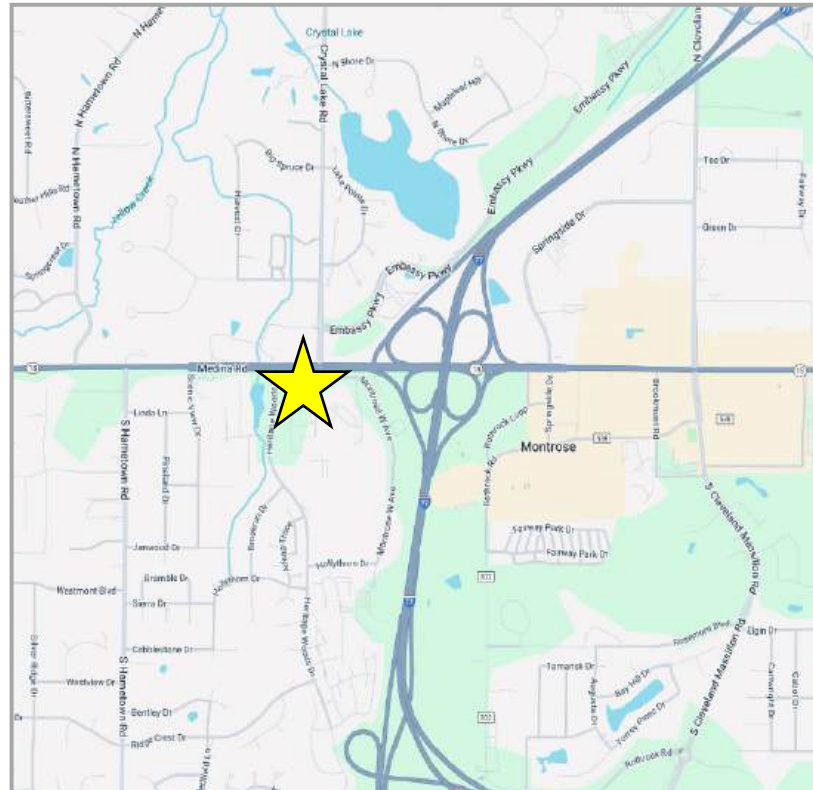
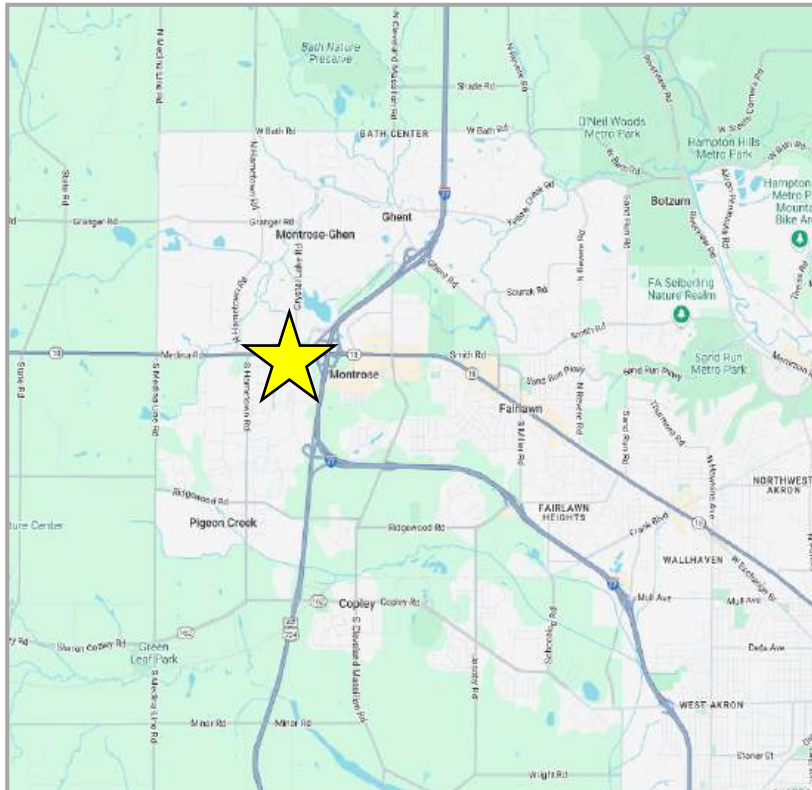
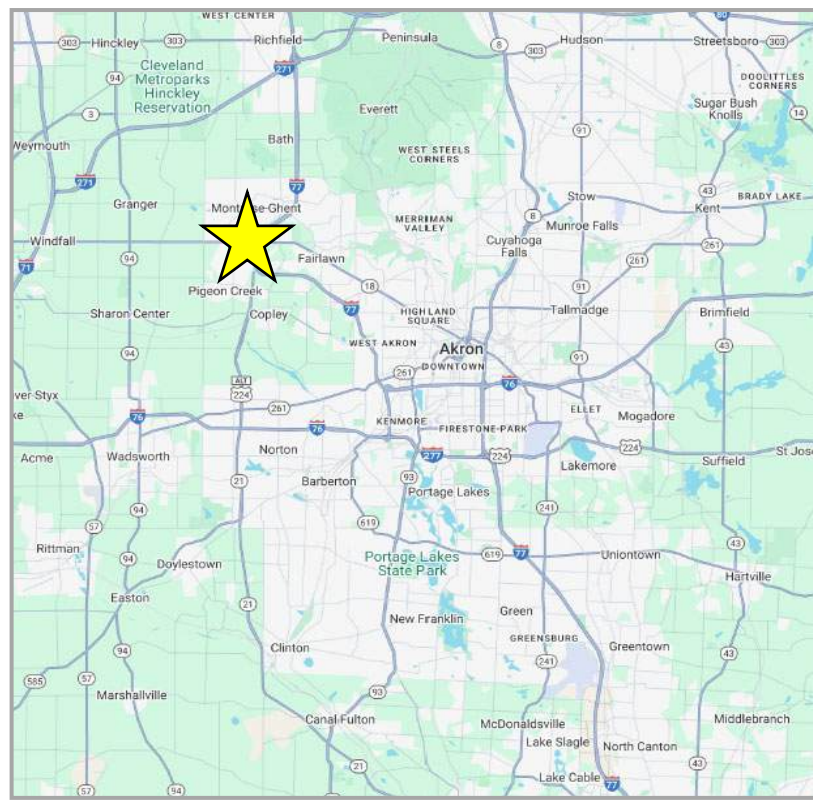
Site Plan







Location Maps





4141 Heritage Center Dr Copley, OH 44321	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2024 Estimated Population	5,410	27,680	55,266	330,677
2029 Projected Population	5,834	28,703	56,576	332,506
2020 Census Population	5,063	26,788	54,591	326,121
2010 Census Population	4,474	25,152	52,532	328,088
Projected Annual Growth 2024 to 2029	1.6%	0.7%	0.5%	0.1%
Historical Annual Growth 2010 to 2024	1.5%	0.7%	0.4%	-
2024 Median Age	41.8	44.6	44.0	40.1
Households				
2024 Estimated Households	2,419	11,487	23,847	142,628
2029 Projected Households	2,600	11,856	24,275	142,946
2020 Census Households	2,143	10,816	23,001	138,094
2010 Census Households	1,841	9,991	21,718	134,793
Projected Annual Growth 2024 to 2029	1.5%	0.6%	0.4%	-
Historical Annual Growth 2010 to 2024	2.2%	1.1%	0.7%	0.4%
Race and Ethnicity				
2024 Estimated White	74.4%	81.4%	79.9%	74.3%
2024 Estimated Black or African American	8.4%	7.6%	11.3%	16.8%
2024 Estimated Asian or Pacific Islander	12.5%	6.9%	4.7%	4.5%
2024 Estimated American Indian or Native Alaskan	-	-	-	0.1%
2024 Estimated Other Races	4.6%	4.0%	4.1%	4.3%
2024 Estimated Hispanic	3.5%	2.7%	2.6%	2.8%
Income				
2024 Estimated Average Household Income	\$205,248	\$197,861	\$164,845	\$103,350
2024 Estimated Median Household Income	\$152,245	\$140,482	\$117,758	\$77,835
2024 Estimated Per Capita Income	\$91,909	\$82,303	\$71,257	\$44,722
Education (Age 25+)				
2024 Estimated High School Graduate	11.3%	15.2%	17.7%	28.1%
2024 Estimated Some College	7.4%	12.8%	15.8%	19.7%
2024 Estimated Associates Degree Only	3.3%	5.2%	7.0%	8.3%
2024 Estimated Bachelors Degree Only	41.0%	37.2%	33.6%	22.7%
2024 Estimated Graduate Degree	34.5%	27.4%	23.2%	13.5%
Business				
2024 Estimated Total Businesses	576	2,034	3,020	13,278
2024 Estimated Total Employees	8,334	32,438	42,345	176,806
2024 Estimated Employee Population per Business	14.5	16.0	14.0	13.3
2024 Estimated Residential Population per Business	9.4	13.6	18.3	24.9



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the "Recipient") and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the "Property"). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient's organization with a "need to know" and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

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On your terms

Actual Site



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