

OFFERING MEMORANDUM

100% LEASED INVESTMENT SALE:
SINGLE-TENANT OFFICE

165 SMOKERISE DRIVE, WADSWORTH, OH 44281



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TRADE AREA

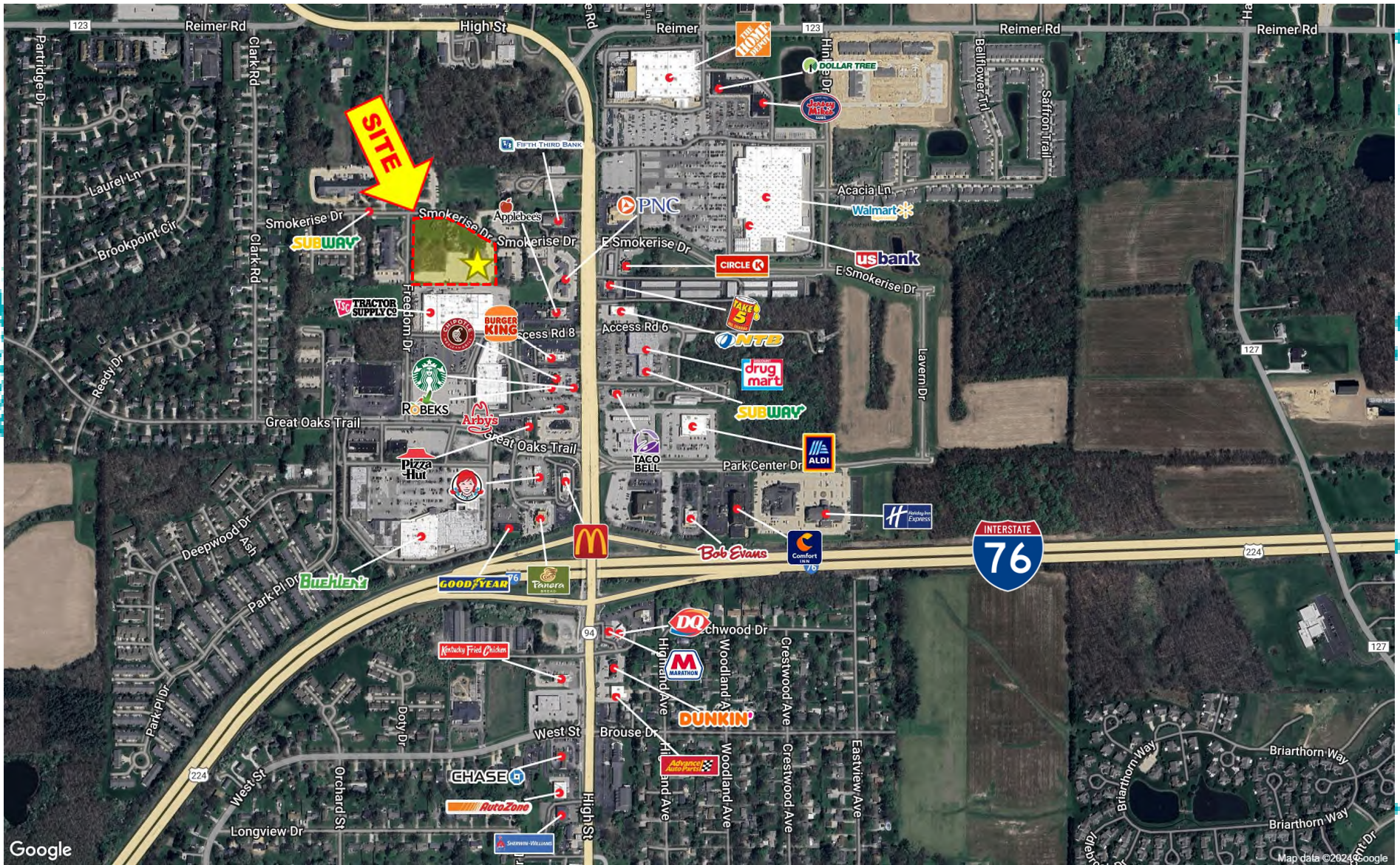


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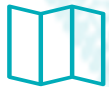
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INVESTMENT SUMMARY

- **100% occupied 30,248 SF NNN office investment (lease expires March 31, 2030)**
- Built in 1989 and renovated in 2019; new roof installed in 2019
- The tenant, CDM Smith Inc., is an American engineering and construction company with over 6,000 employees in 131 offices—85 of those being in the United States
- An additional two (2) acres of developable land valued at \$300,000 is included in the sale
- 140 surface parking spaces
- Wadsworth, Ohio is one of the fastest growing cities in northeast Ohio with huge potential for business growth
- **Sale price: \$6,450,000 (cap rate 7.25%)**



TENANT OVERVIEW



CDM Smith is a global privately-owned engineering and construction firm providing legendary client service and smart solutions in water, environment, transportation, energy and facilities. Founded in 1947 with a commitment to solve the world's toughest environmental and infrastructure challenges, we've been staying true to this promise for more than 75 years, forging tremendous, long-standing relationships along the way. Always looking forward, we prepare today for the problems we may face tomorrow, guiding our clients through uncertainty and forging a path towards a more promising future. And with the power of independence, we make decisions based on what's best for our clients and our employees, not outside investors. We reinvest in our people, tools and technology to find better solutions and foster amazing careers.

PHOTOS



WADSWORTH, OHIO

Wadsworth (2020 population: 24,007) is a suburb of Akron, Ohio in Medina County.

Major employers include: The Schaeffler Group (automotive components), Soprema USA (roofing, waterproofing), Clampco Products (stainless steel couplings), Foundation Wellness (custom cushioning), Cornwell Quality Tools, Rohrer Corporation (consumer packaging), and the Ohio Blue Tip Match Company.

