



301 Springside Drive Akron, OH 44333

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|-------------|------------------|
| SALE PRICE | \$3,100,000.00 |
| LEASE RATE | \$14.50/SF/NNN |
| TOTAL SQ FT | 21,808 |
| LAND AREA | 2.85 Acres |
| PARCEL | 0500725 |
| ZONING | B3 |
| YEAR BUILT | 1997 |
| PARKING | 90 spaces |
| TAXES | \$38,764.74/half |

Property Details

- Attractive Class “A” brick office building available for sale or lease..
- Fantastic layout features large windows around the entire perimeter allowing for natural light throughout.
- 38 perimeter offices (18-1st floor, 20-2nd floor).
- Floor plan provides flexibility with mix of private offices and open work areas.
- Located directly off I-77 in the commercially dense Fairlawn sub-market.
- Numerous option for dining, shopping, hotels.
- Tenant vacating 12/31/2024.

Dan Spring, SIOR

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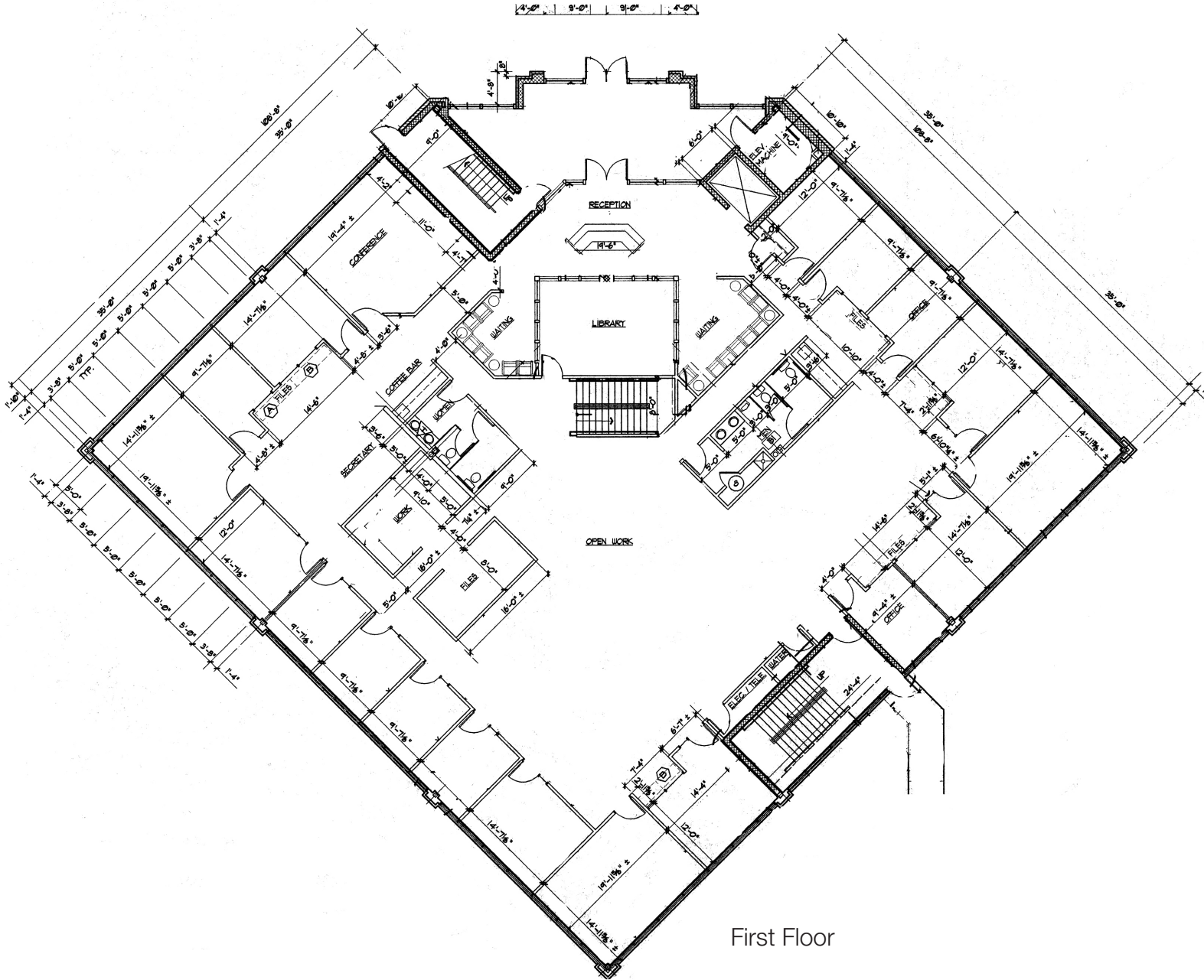
Kelly Sober, CCIM

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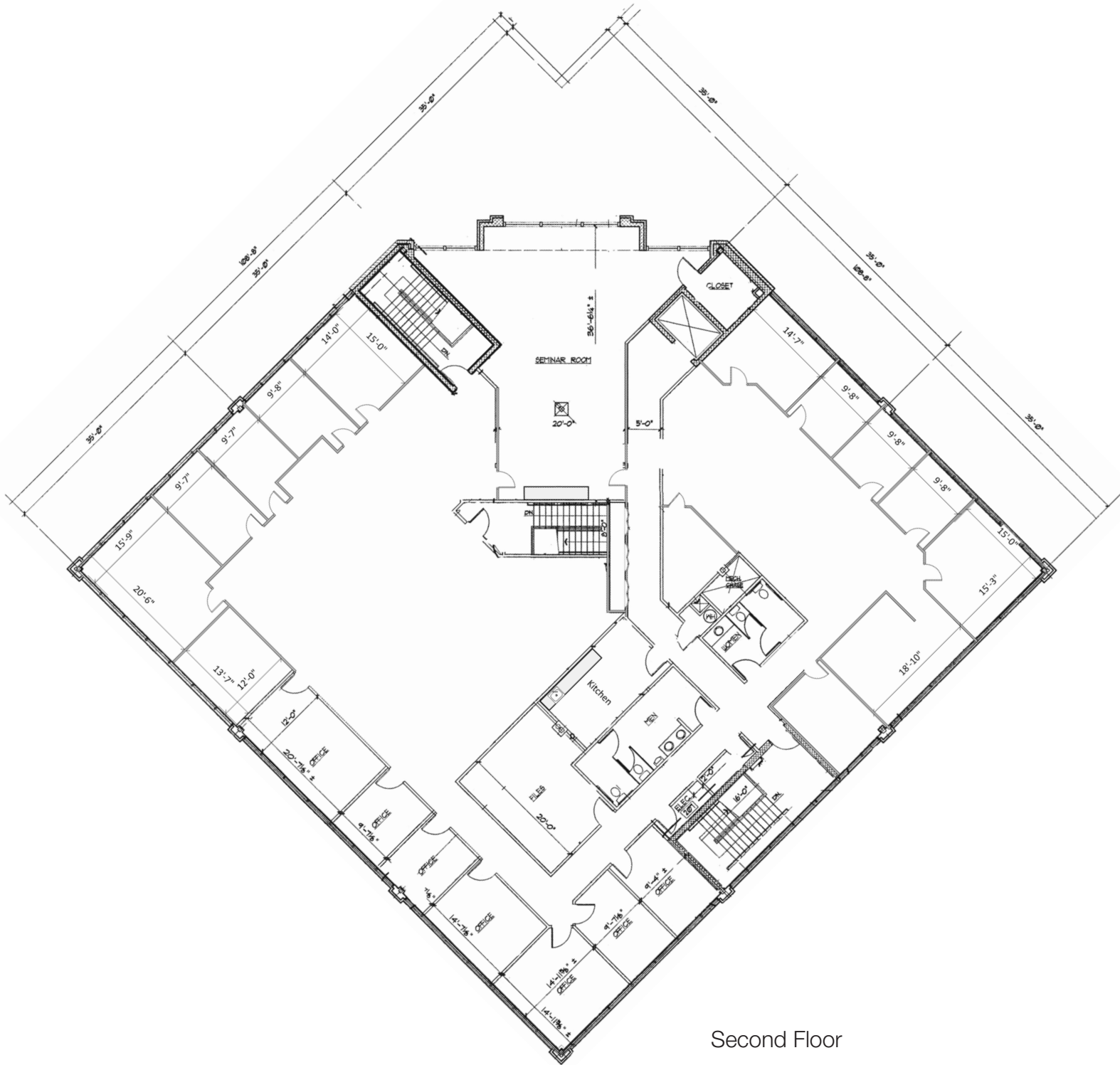


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Second Floor

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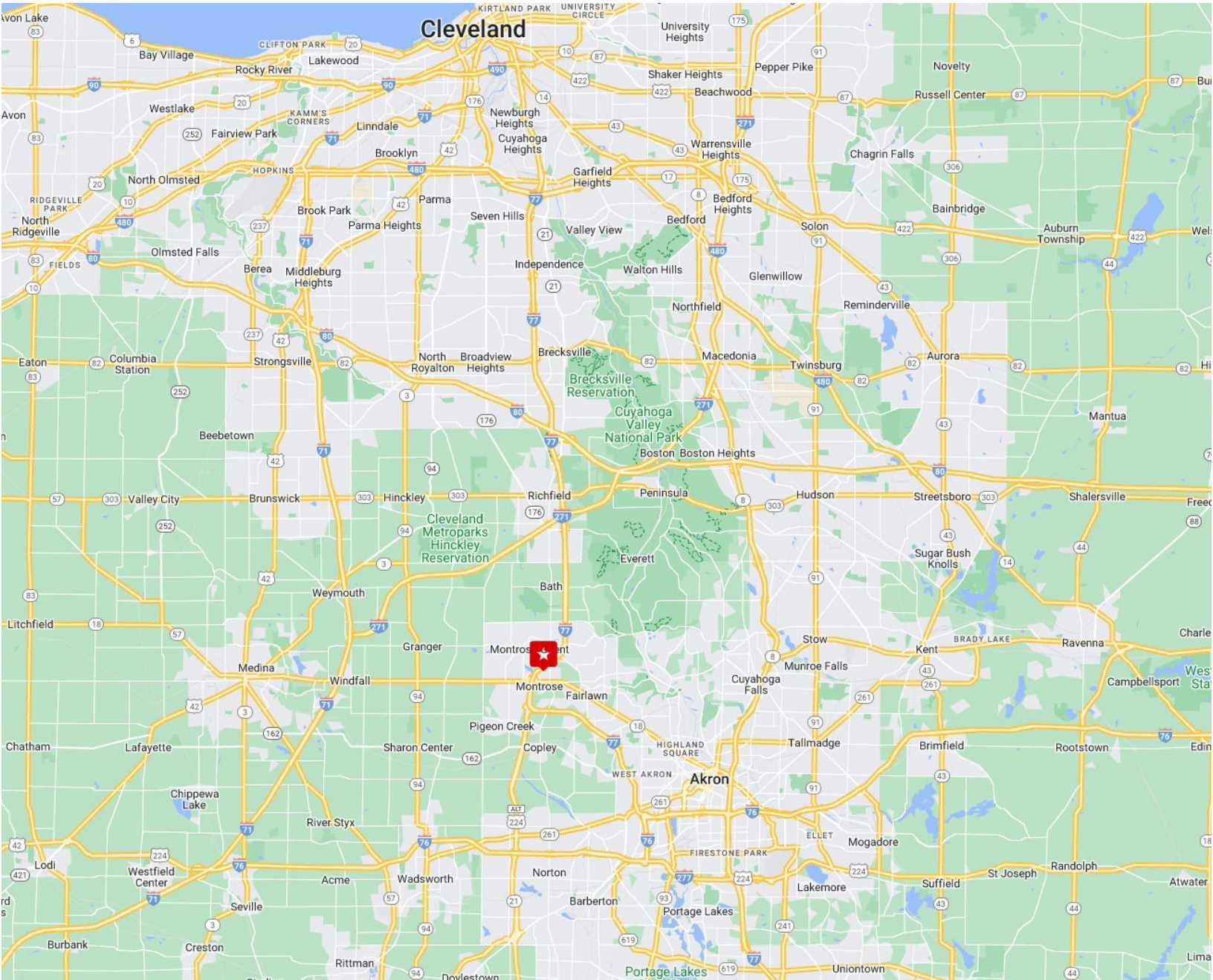
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