

THE AKRON INNOVATION CAMPUS IN AKRON'S UNIVERSITY PARK DISTRICT



411 Wolf Ledges Pkwy.
Akron, OH 44311

Asking Rate: \$9.50-\$12.25/SF MG
additional: \$1.75/SF Utilities

Property Details

- Available Space: 11,846 SF
- Suites Up To: 3,219 SF
- Building Size: 35,710 SF (4 Stories)
- New Roof (2019)
- New Boilers & Chillers (2019)
- Double Hung Plate Glass Windows
- ADA Accessible
- Elevator Access to All Floors
- Key Only Access Restrooms Located on Each Floor
- Tenant Improvement Allowance Available
- Located in a Designated Opportunity Zone and HUBZone
- Immediate Availability



For more information:

Marissa Rufe

330.204.3873

marissa.rufe@naipvc.com

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FOR LEASE



FREE PARKING

This commerce center offers RARE free parking in Downtown Akron with a total of 148 parking spaces!

Excellent Location

Within University Park District, just off East Exchange St with close access to downtown Akron, restaurants, hospitals, and I-77/76 & SR 8.

Meticulously Maintained

Owner Occupied with a million dollars spent in extensive building upgrades, maintenance, and tenant improvements to the Akron Innovation Campus.

For more information:

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Sales Associate | 330.204.3873
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NAI Pleasant Valley

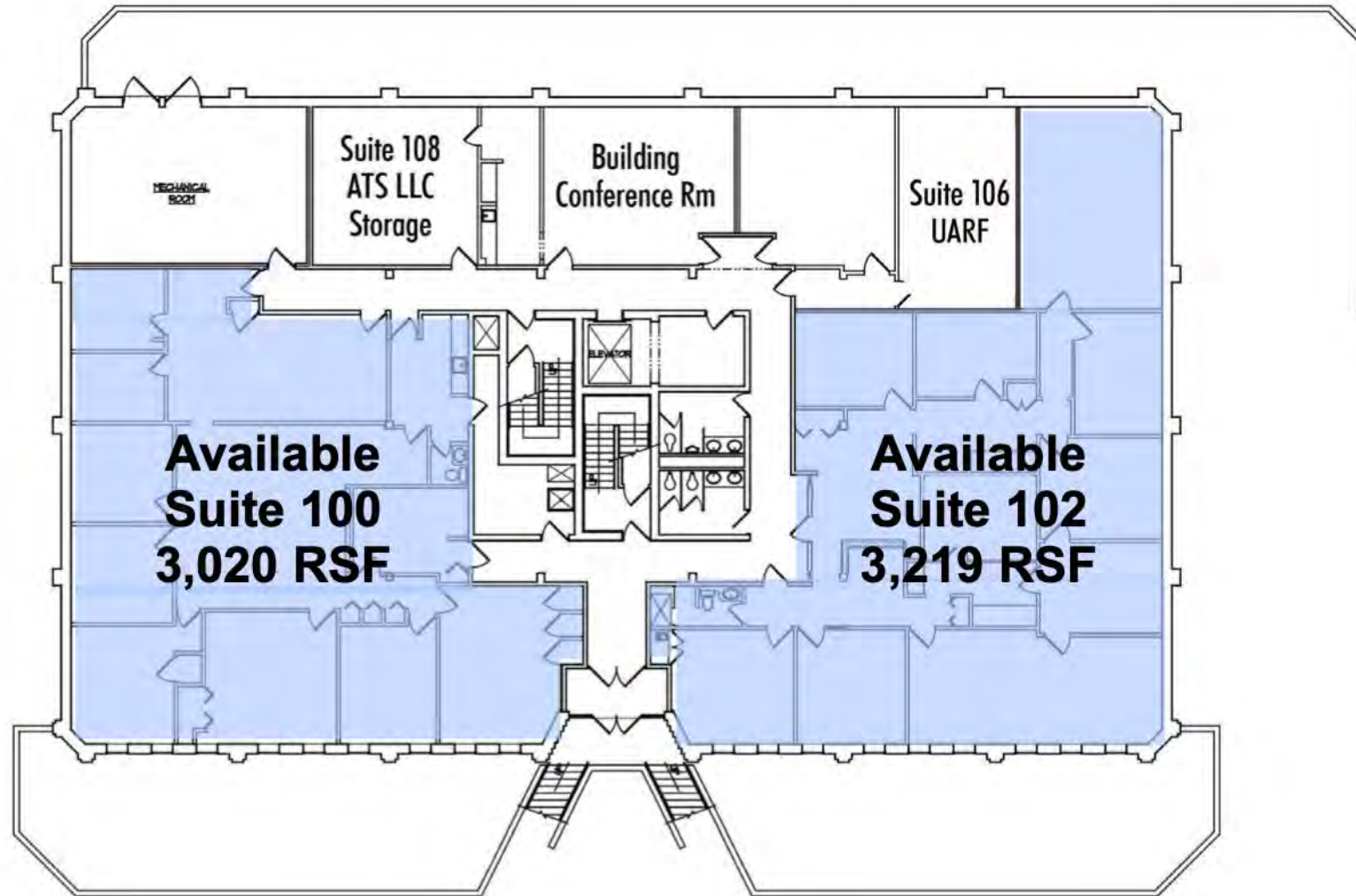
540 White Pond Drive | Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com

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First Floor

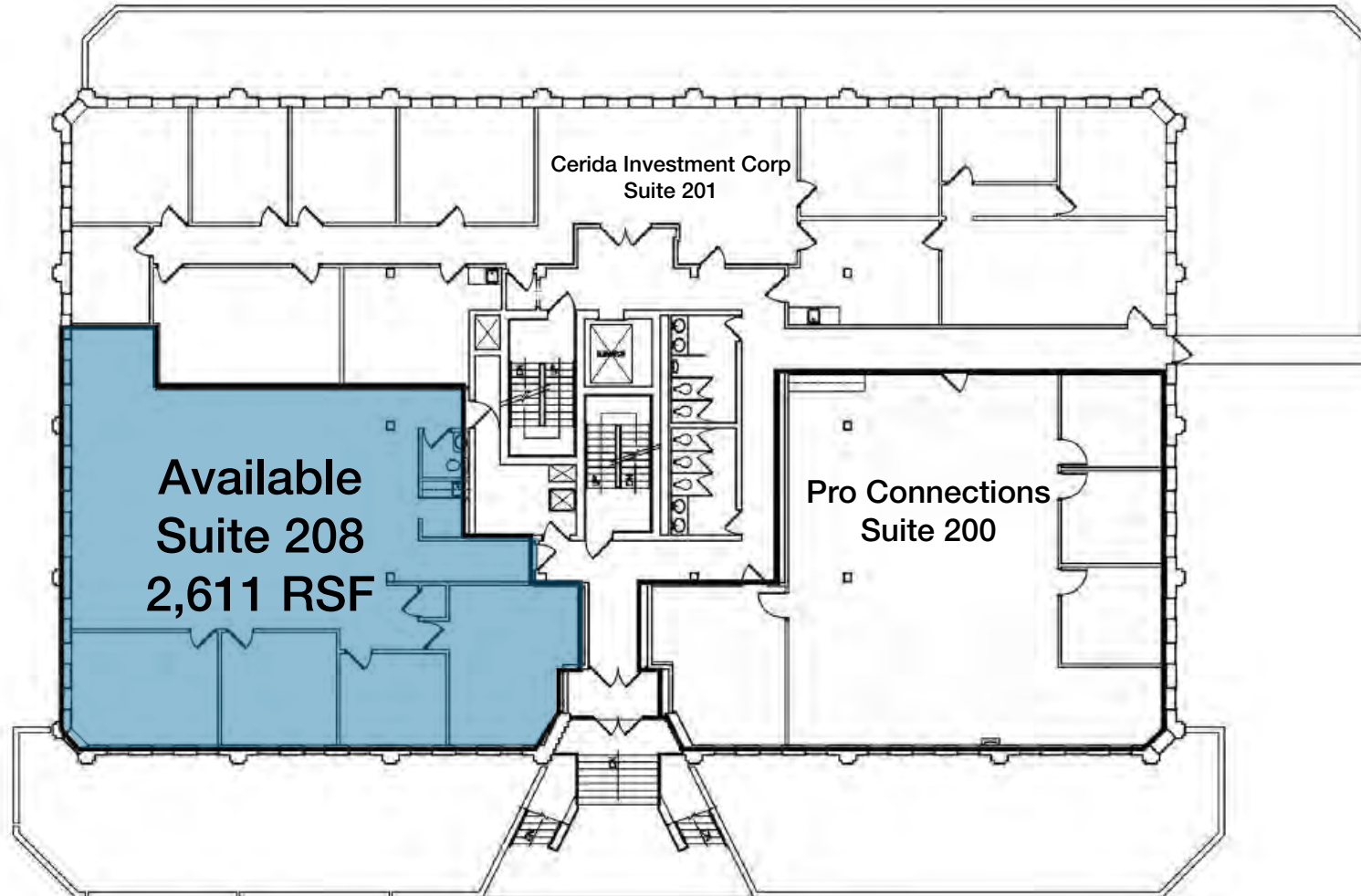


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Second Floor



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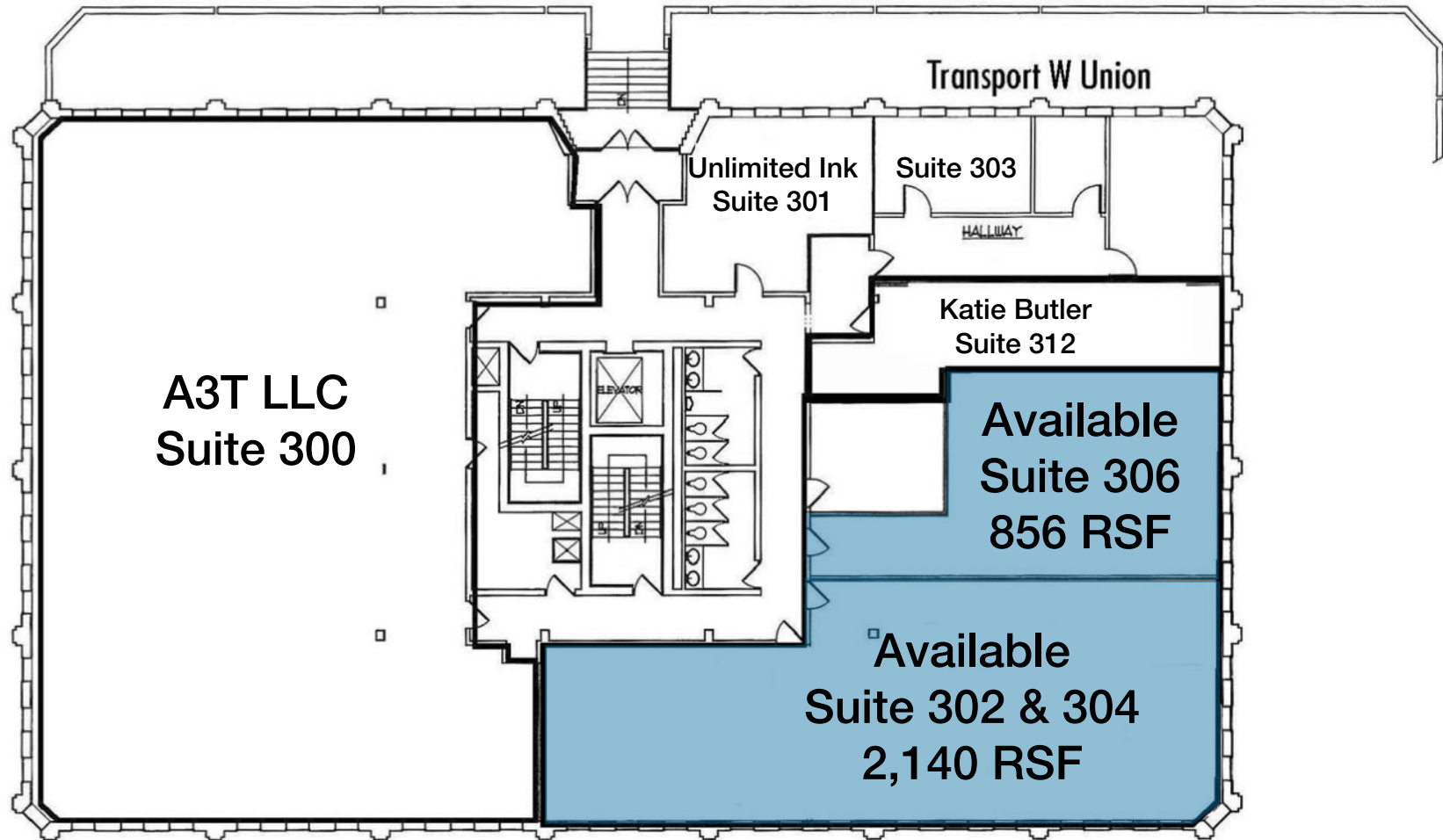
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Third Floor

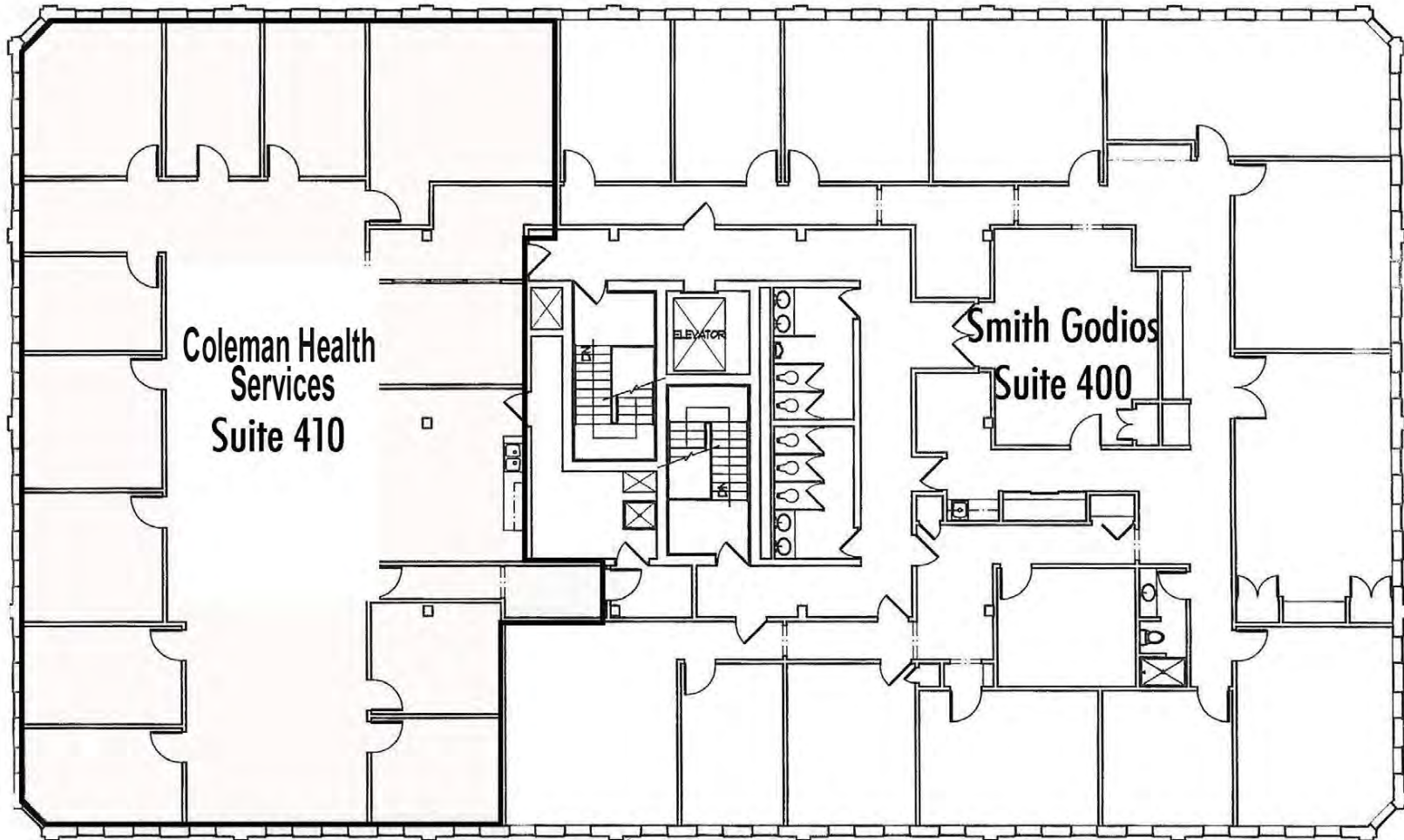


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Fourth Floor



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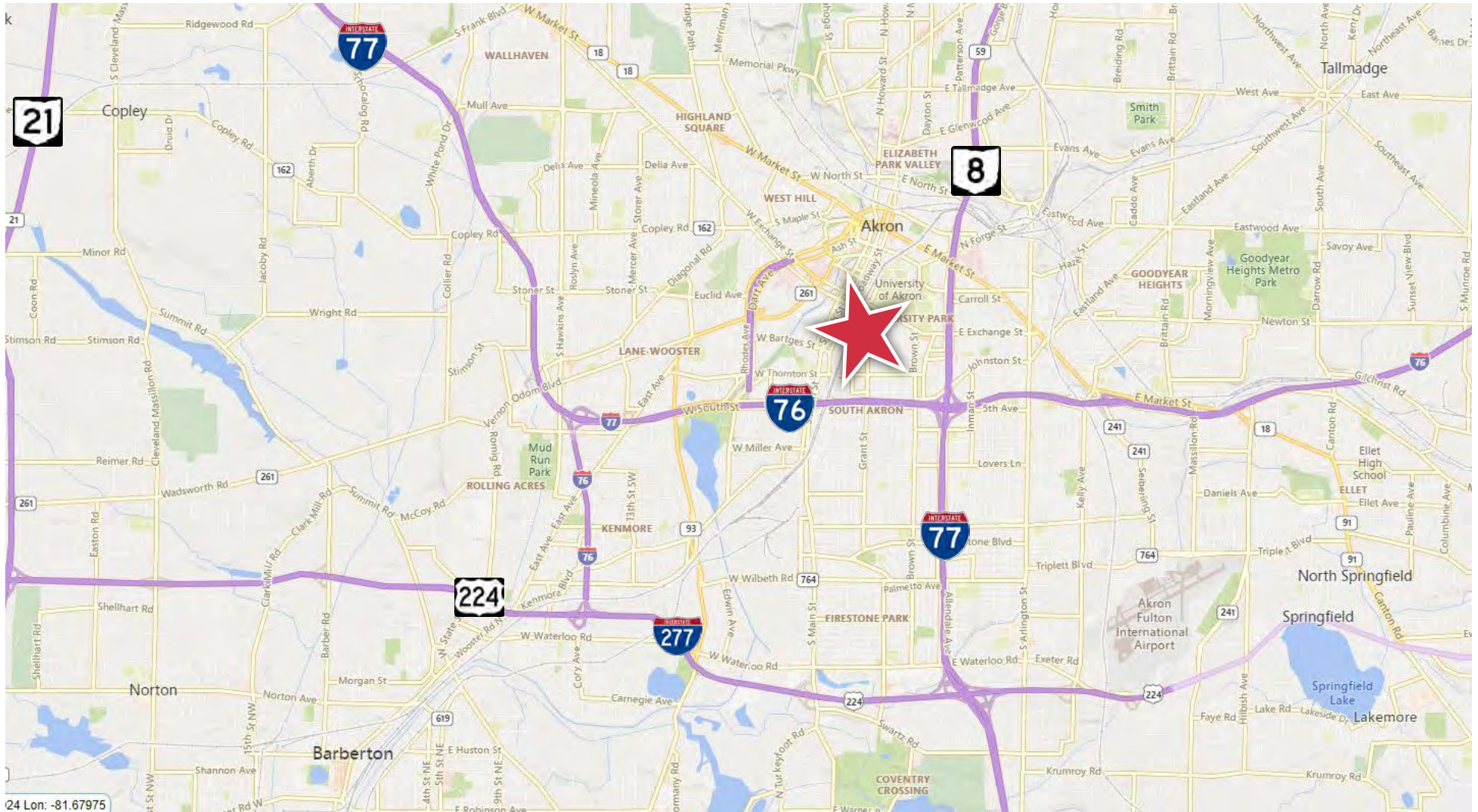
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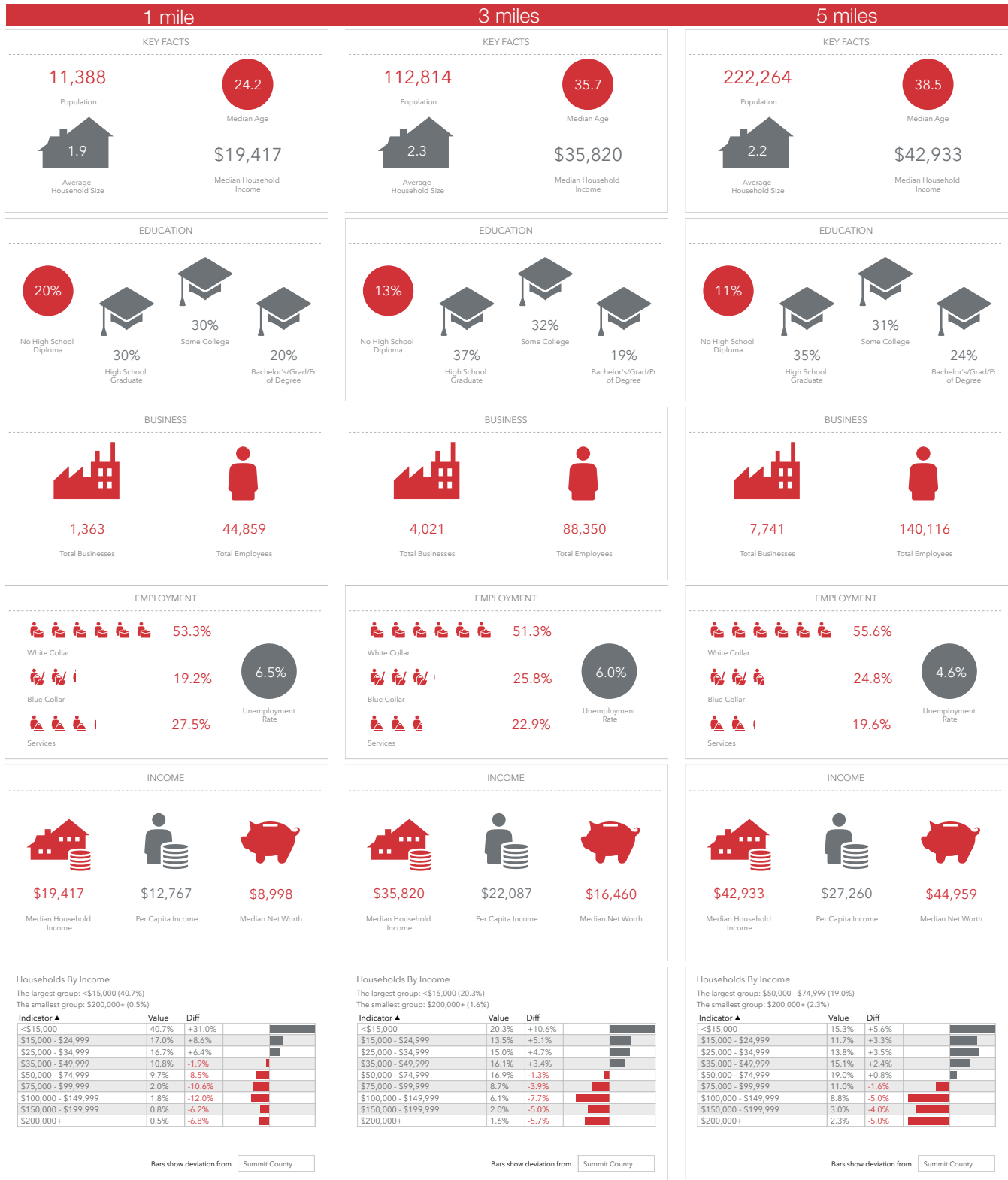


Demographics	1 Mile	3 Miles	5 Miles
Population:	11,388	112,814	222,264
Households:	4,492	47,600	98,022
Median Age:	24.2	35.7	38.5
Average HH Income:	\$36,370	\$40,953	\$73,366
Traffic Count:	8,550 Wolf Ledges Pkwy @ Wheeler St		

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Property Details

BUILDING SPACE:	35,710 SF
AVAILABLE SPACE:	11,846 SF
AVERAGE SF PER FLOOR:	8,927 SF
ACERAGE:	2.16 Acres
YEAR BUILT / RENOVATED:	1970 / 2019
ELEVATORS:	1
SPRINKLERS:	No
CONSTRUCTION TYPE:	Brick Veneer
PARKING:	148 Spaces
ZONING:	U-4 Commercial
HEAT:	Hot Air
AIR CONDITIONING:	Central

Lease Details

LEASE RATE:	\$9.50 - 12.25 PSF MG
ADDITIONAL RATE:	\$1.75/SF Utilities
POSSESSION:	Immediate

Location Details

INTERCHANGE:	I-77/76 & SR 8
TRAFFIC:	9,226 Vehicles/Day

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