

MODERN DESIGN OFFICE BUILDING FOR SALE AND LEASE!



450 Grant St.
Akron, OH 44311

AVAILABLE SUITES

SUITE	SF
220	3,000-15,119
100	1,721
LL Storage	2,069-3,638

Property Details

- Quick Highway Access I-77/76 and Route 8
- Unique and Modern Building Design and Architecture
- Best Suited for Owner User
- Near Downtown Akron and The University of Akron
- Abundant Surface Parking (80+ spaces)
- Anchor Tenant Vacating in August 2025 (15,119 SF)
- History of Long Term Tenancy
- Unique Clerestory Windows allows for an Abundance of Natural Light
- Picnic Spots and Barbeque Areas
- Common space with Coffee/Tea Station, Lounge and Game Areas



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Exterior

For more information:

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Upper Level

For more information:

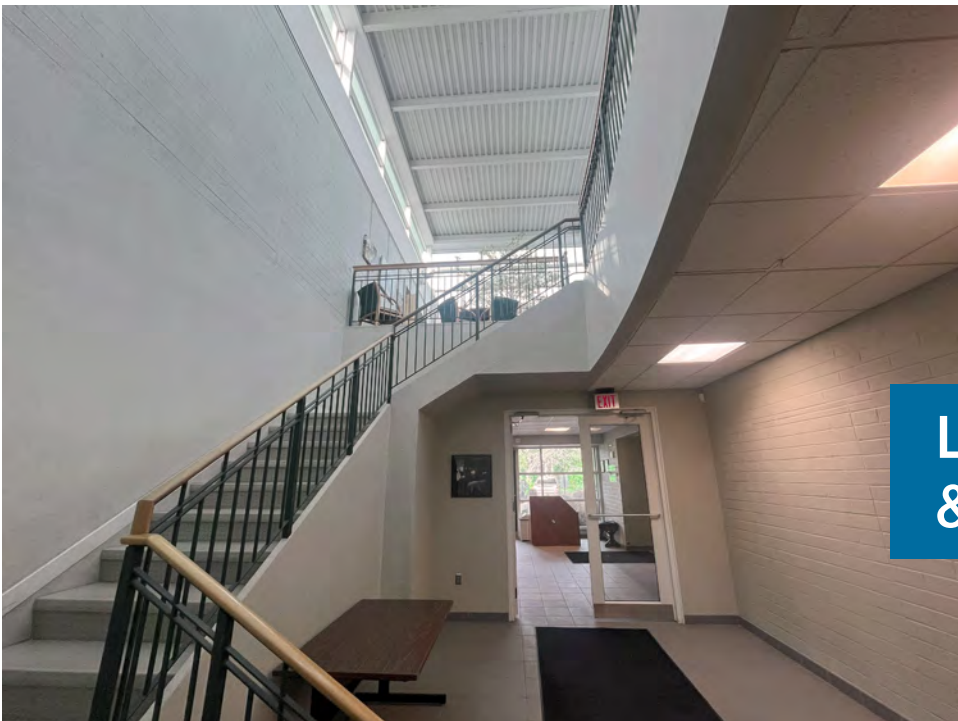
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Lower Level Entrance & Common Areas

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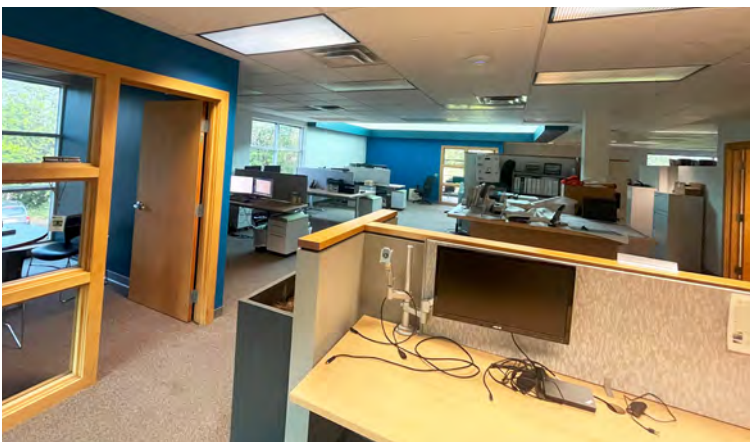


Suite 100

1,721 SF
Lower Level (Ground Access)
ADA Accessible
Immediate Availability
\$12.25/SF MG

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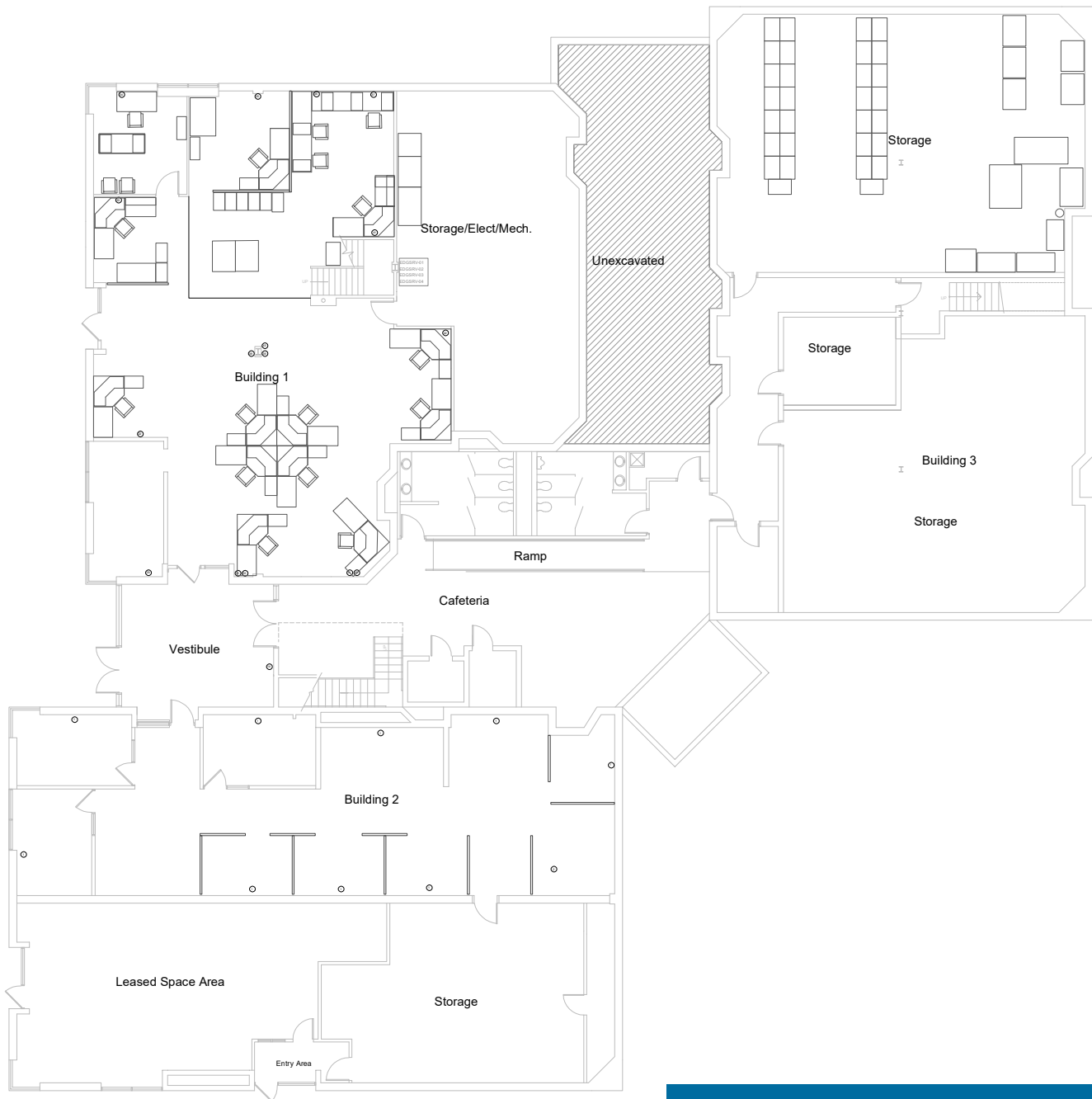


Suite 220

3,000 - 15,119 SF
Lower Level (Ground Access)
ADA Accessible
Available 9/1/2025
\$12.25 - \$14.00/SF MG
15,119 SF Contiguous Office
Lots of Natural Light

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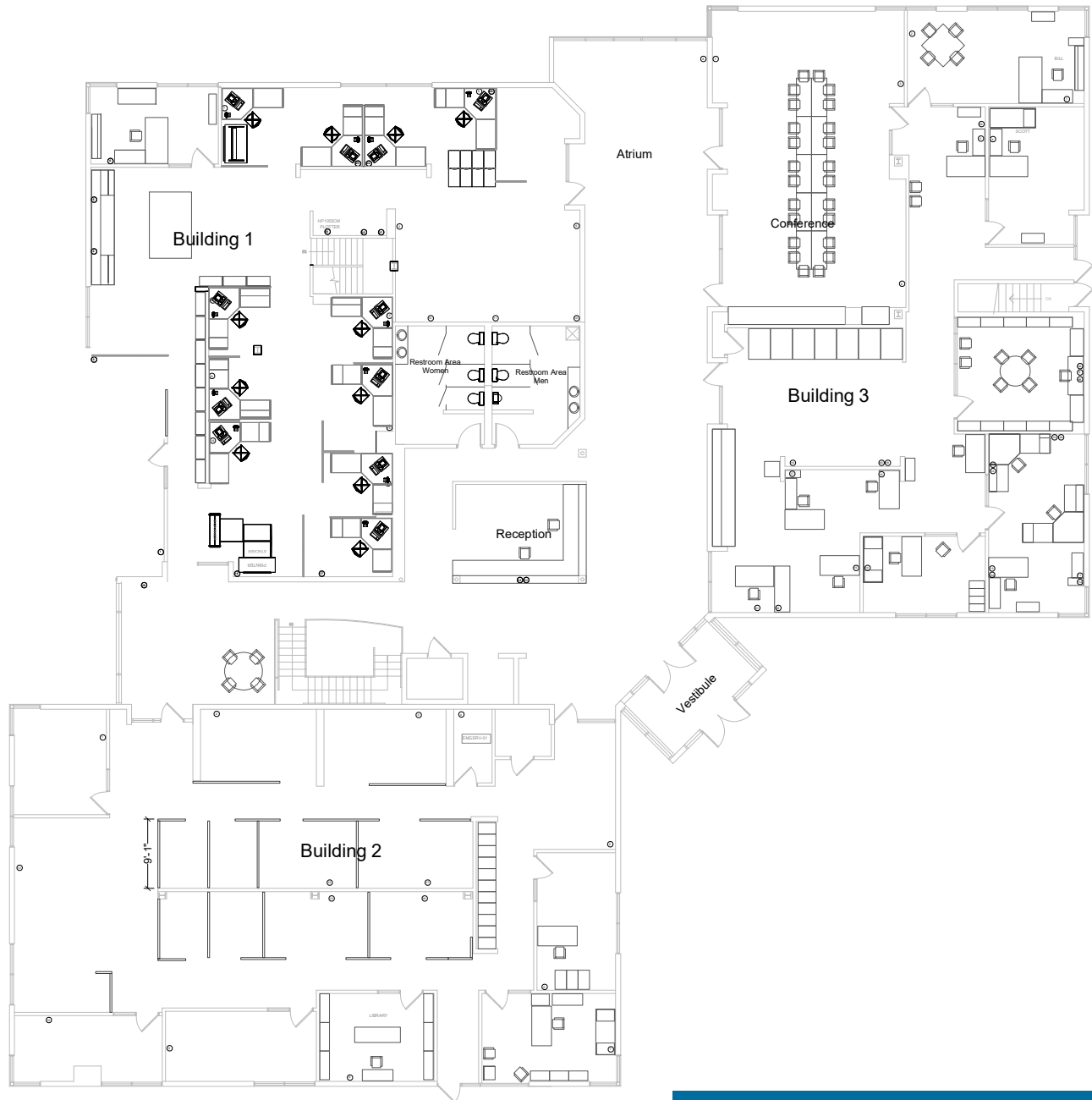
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**Floorplan
Lower Level**

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**Floorplan
Upper Level**

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Property Details

BUILDING SIZE:	29,198 SF
ACREAGE:	2.29 acres
AVAILABLE SPACE:	16,840 SF
MINIMUM DIVISIBLE:	1,721 SF Lower Level (Suite 100)
MAXIMUM CONTIGUOUS:	15,119 SF Upper Level (Suite 220)
FLOORS:	2
YEAR BUILT:	1973
PARCEL:	6735244
SECURITY SYSTEM:	Yes
ELEVATOR:	No
HEAT:	Forced Air
PARKING:	80 surface spaces
COUNTY:	Summit
ZONING:	Zoning C-D, Commercial Downtown District

Purchase Details

Special Offers on Leasing Rates, Call for Tours and Pricing Information

Demographics	1 Mile	3 Miles	5 Miles
Population:	11,496	110,432	219,222
Households:	4,518	47,121	97,445
Median Age:	24.3	35.8	38.3
Average HH Income:	\$39,580	\$64,907	\$77,245

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