

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: 13,720 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](mailto: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.

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**NAI Pleasant Valley**

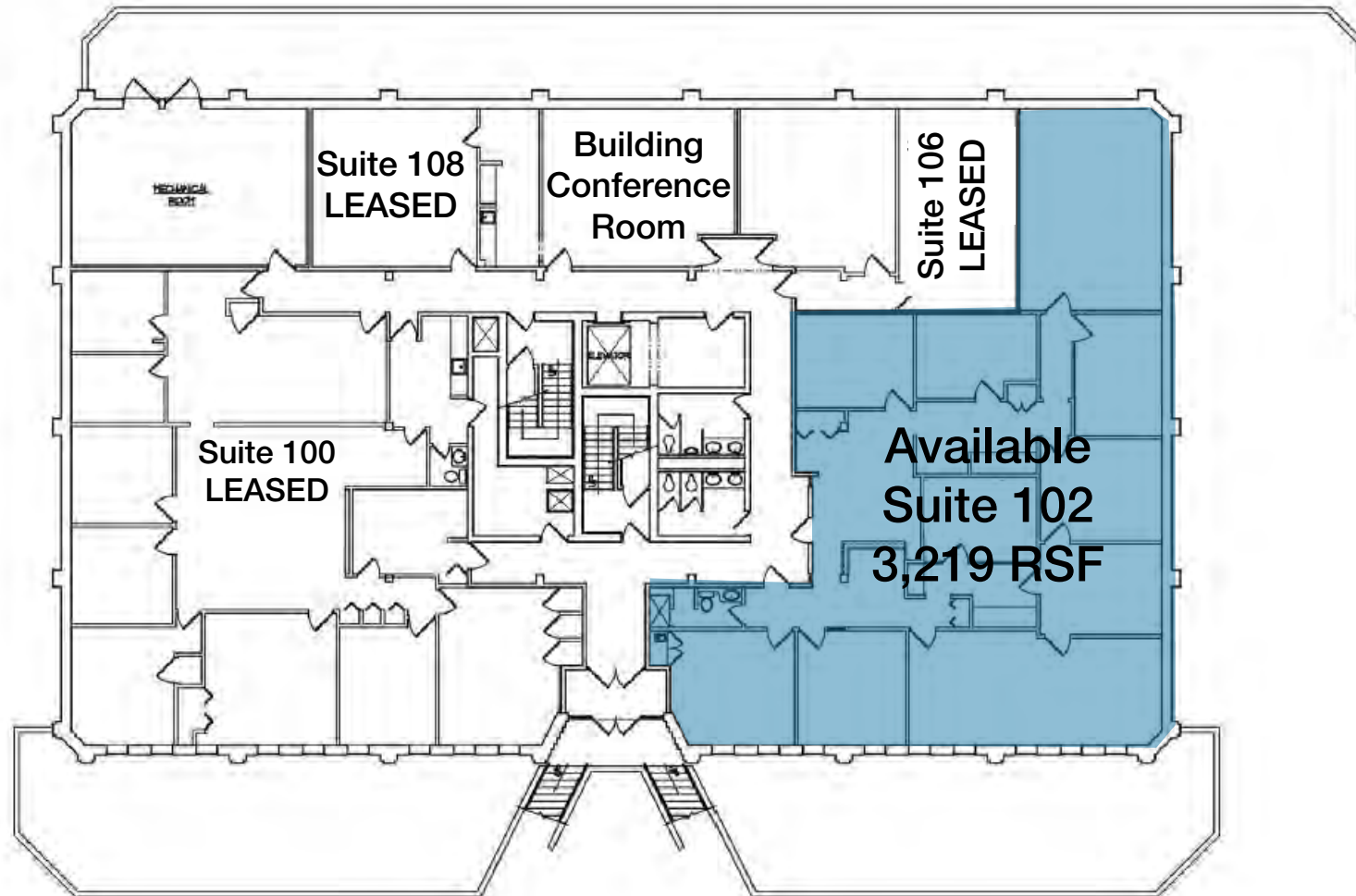
540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com

# 411 Wolf Ledges Pkwy.

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## FOR LEASE

First Floor



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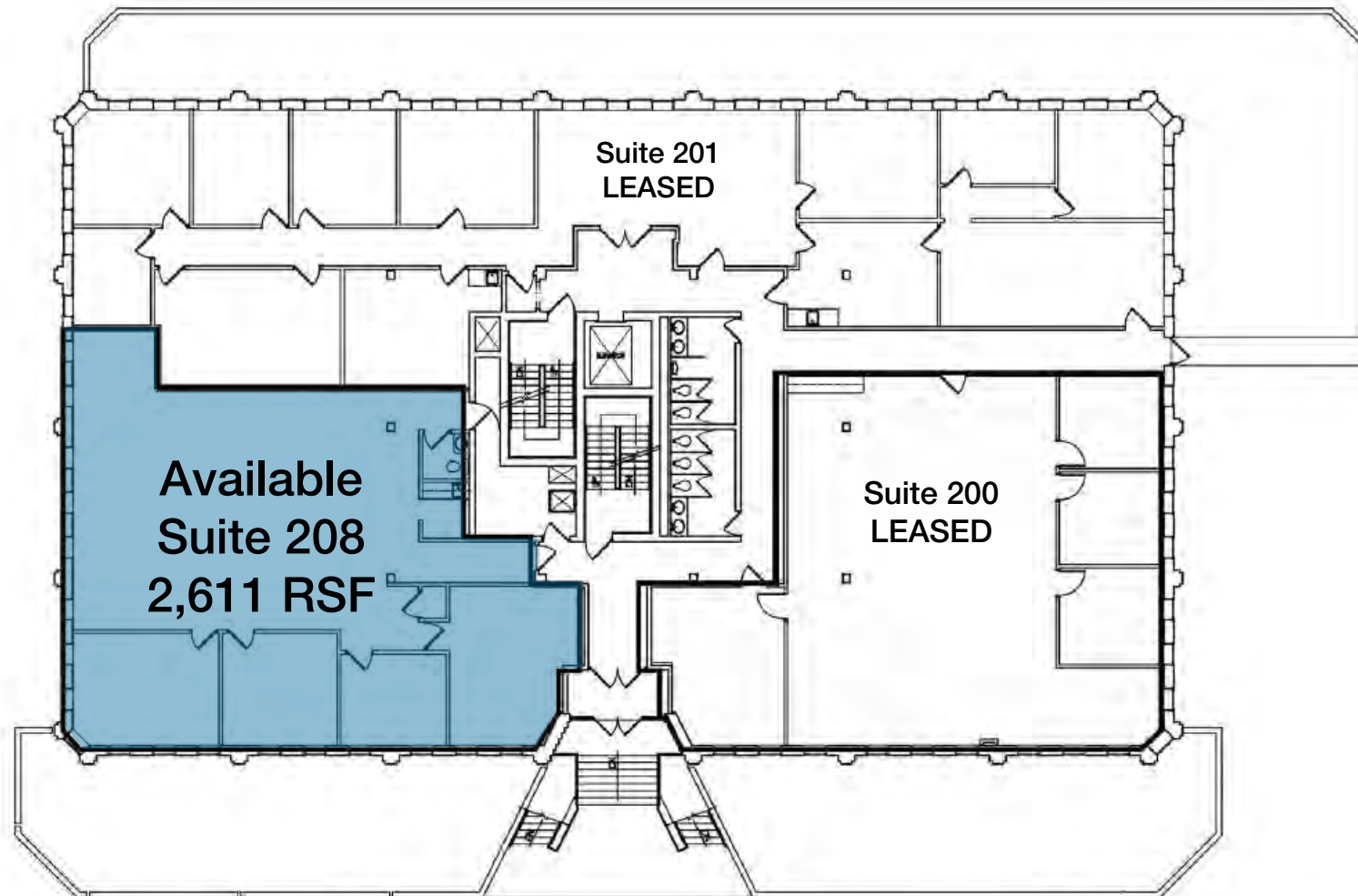
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# 411 Wolf Ledges Pkwy.

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Second Floor



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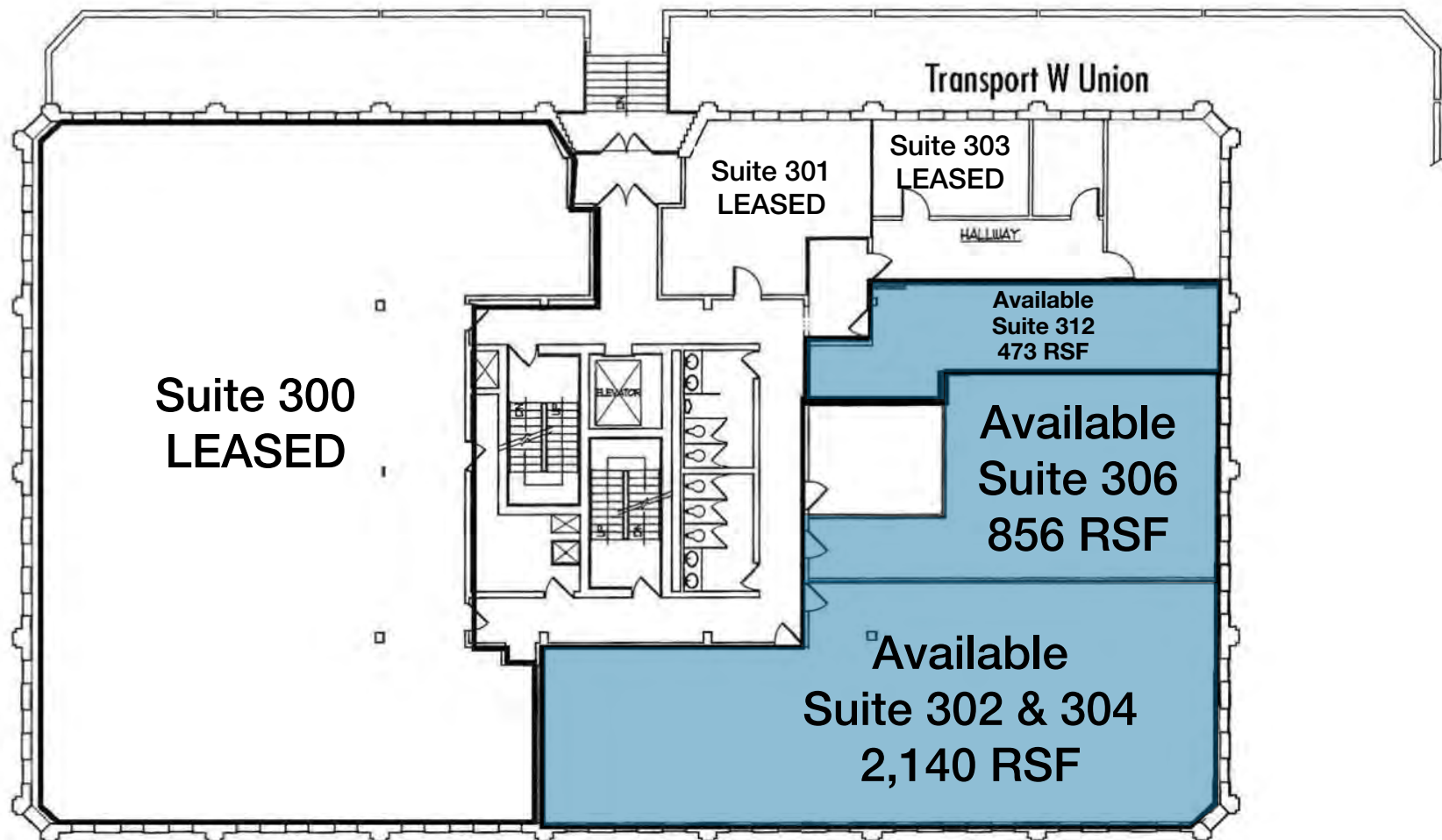


# 411 Wolf Ledges Pkwy.

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## FOR LEASE

Third Floor



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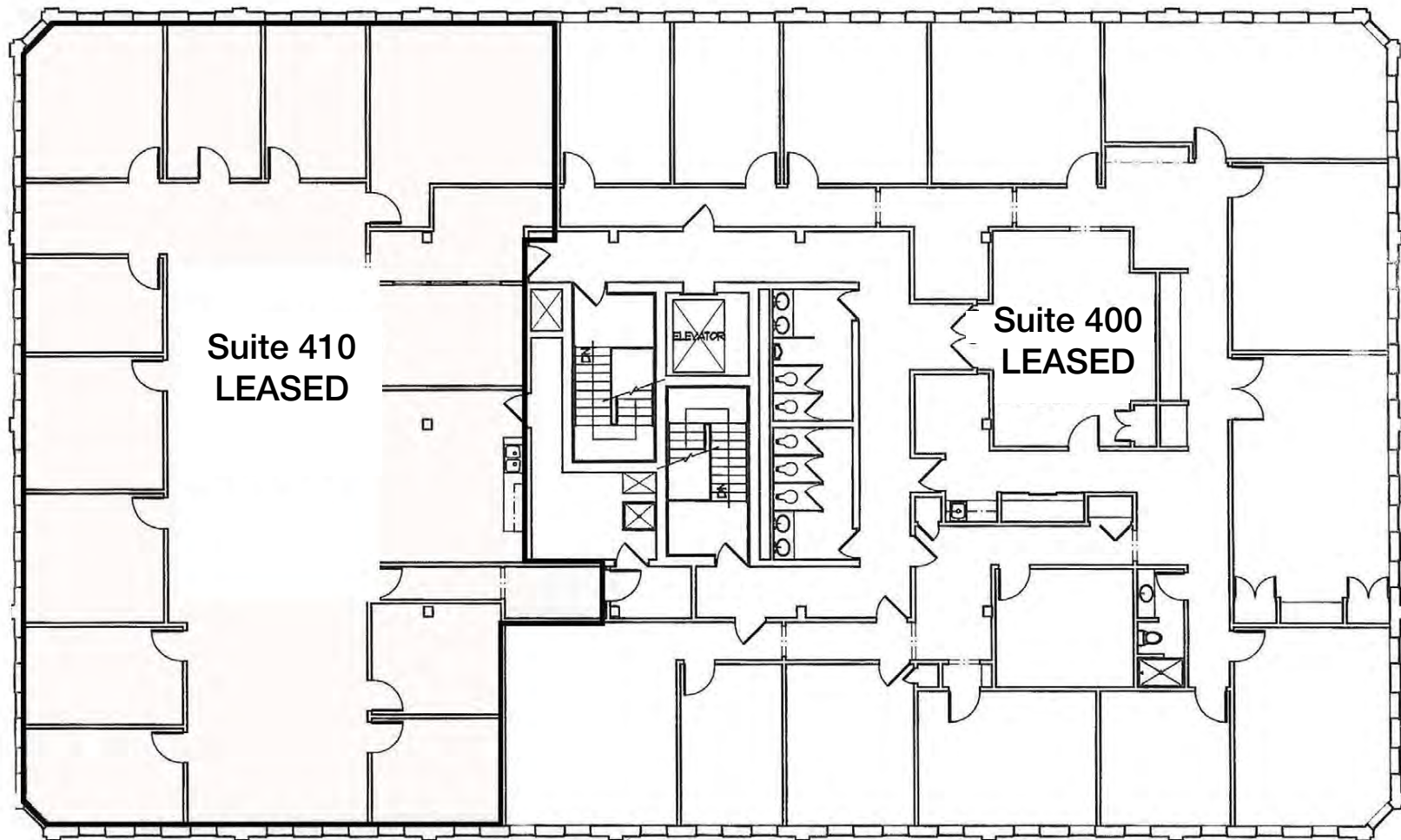
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# 411 Wolf Ledges Pkwy.

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Fourth Floor



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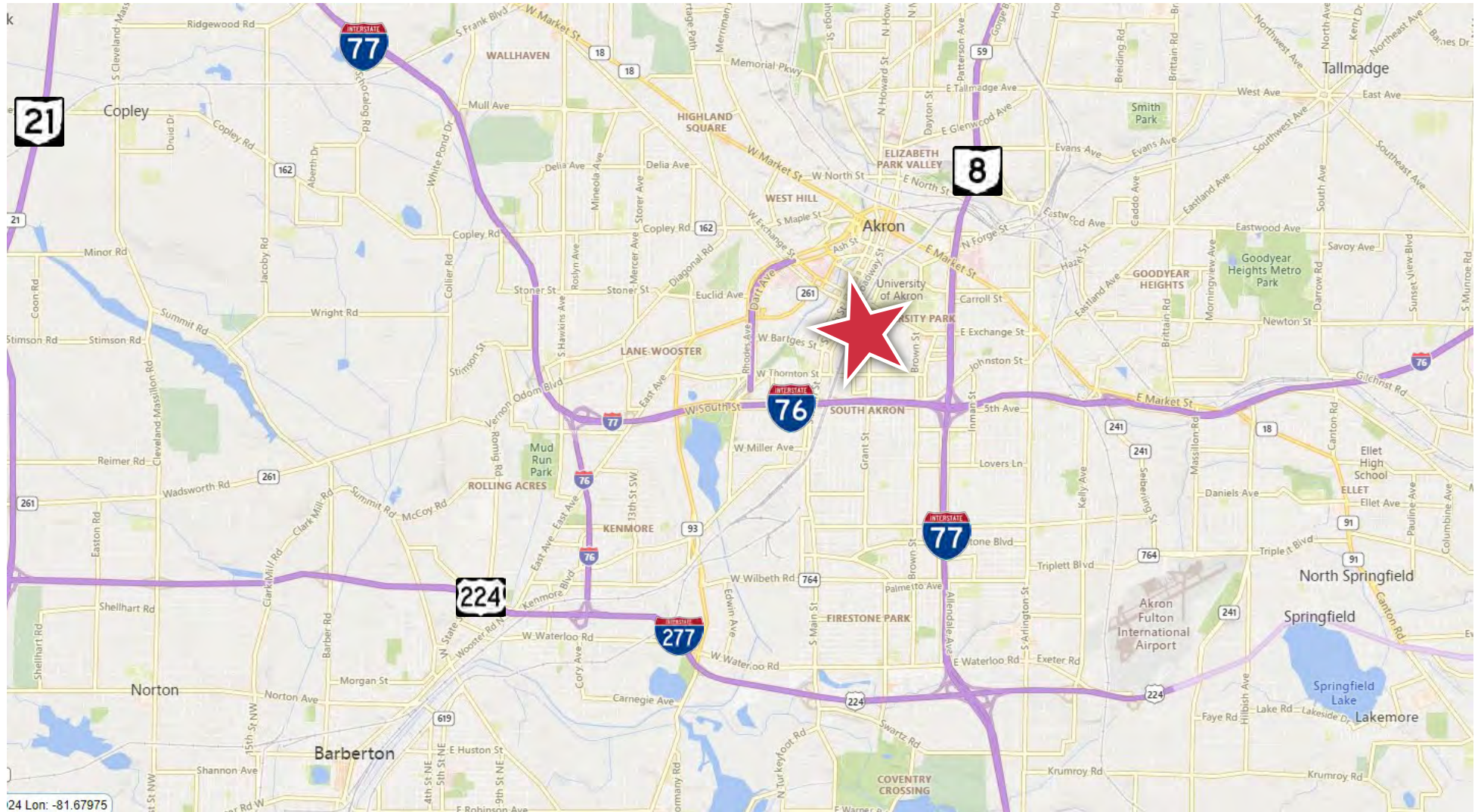
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# 411 Wolf Ledges Pkwy.

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## FOR LEASE



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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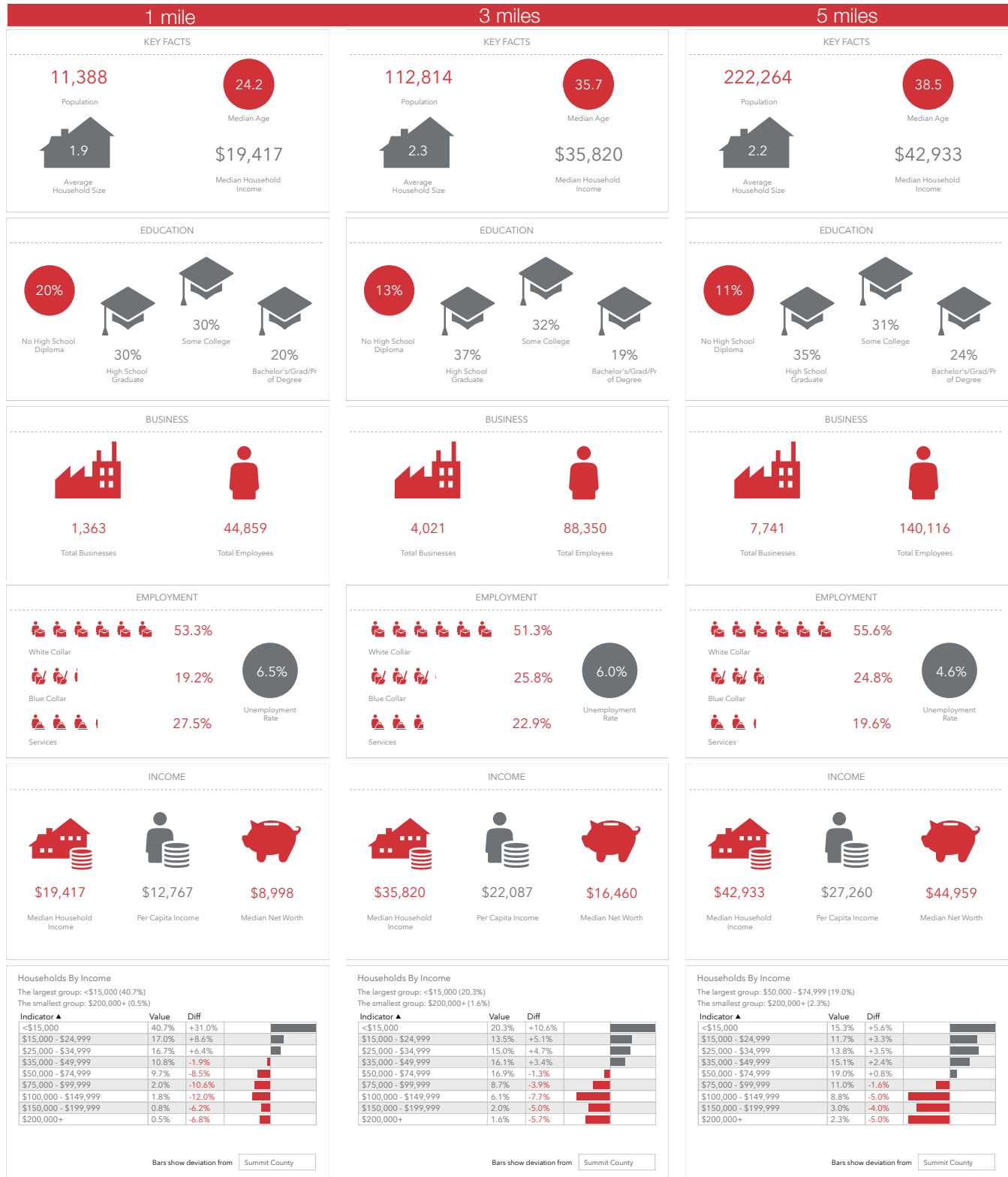
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### Property Details

**BUILDING SPACE:** 35,710 SF

**AVAILABLE SPACE:** 13,720 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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The information contained herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.

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