

COMPETITIVE PRICING BY MOTIVATED LANDLORD



1025 S. Broadway St.
Akron, OH 44311

For more information:

Marissa Rufe

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G.F. "Geoff" Coyle, III, SIOR

330.328.8150

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Property Details

- Located Right Off I-77 on S Main St with a South Broadway Address
- Ideal for Creative Office, Co-working or Startups
- High Ceilings
- Plenty of Natural Light
- Common Area Bathrooms and Kitchen in Excellent Condition
- Security Cameras and Motion Detectors Throughout
- Some Space is move in Ready
- Looking for Short Term Tenants (24 months)

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This is a 4-story self-storage building. The 4th floor is multi-tenant office with common area bathrooms and kitchen and is perfect for creative office, co-working or startups. Security Cameras throughout and keypad/key entry to 1st floor entrance.



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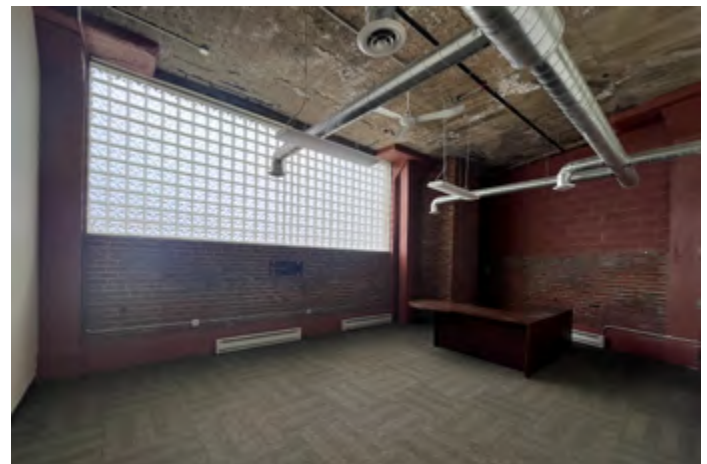
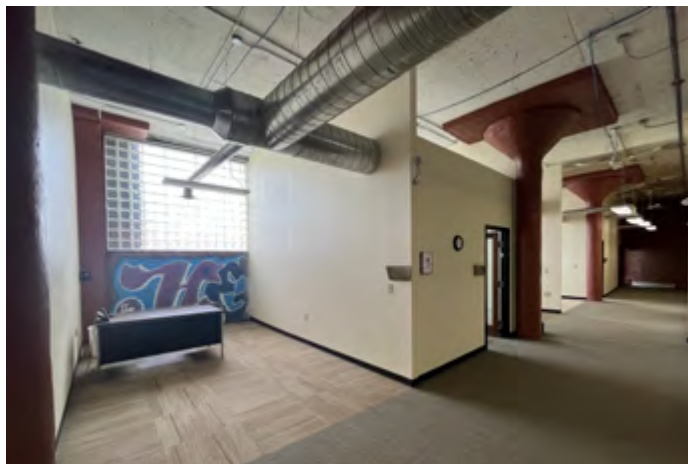
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NAIPleasant Valley

FOR LEASE

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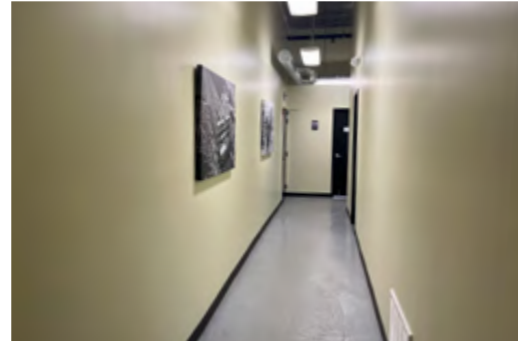
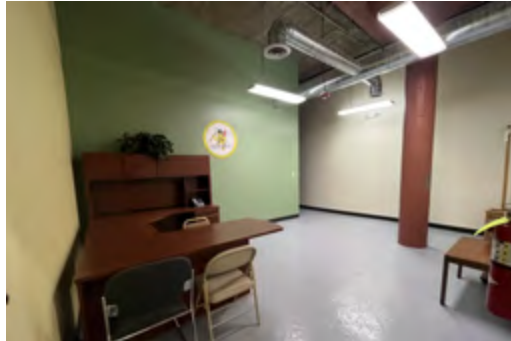
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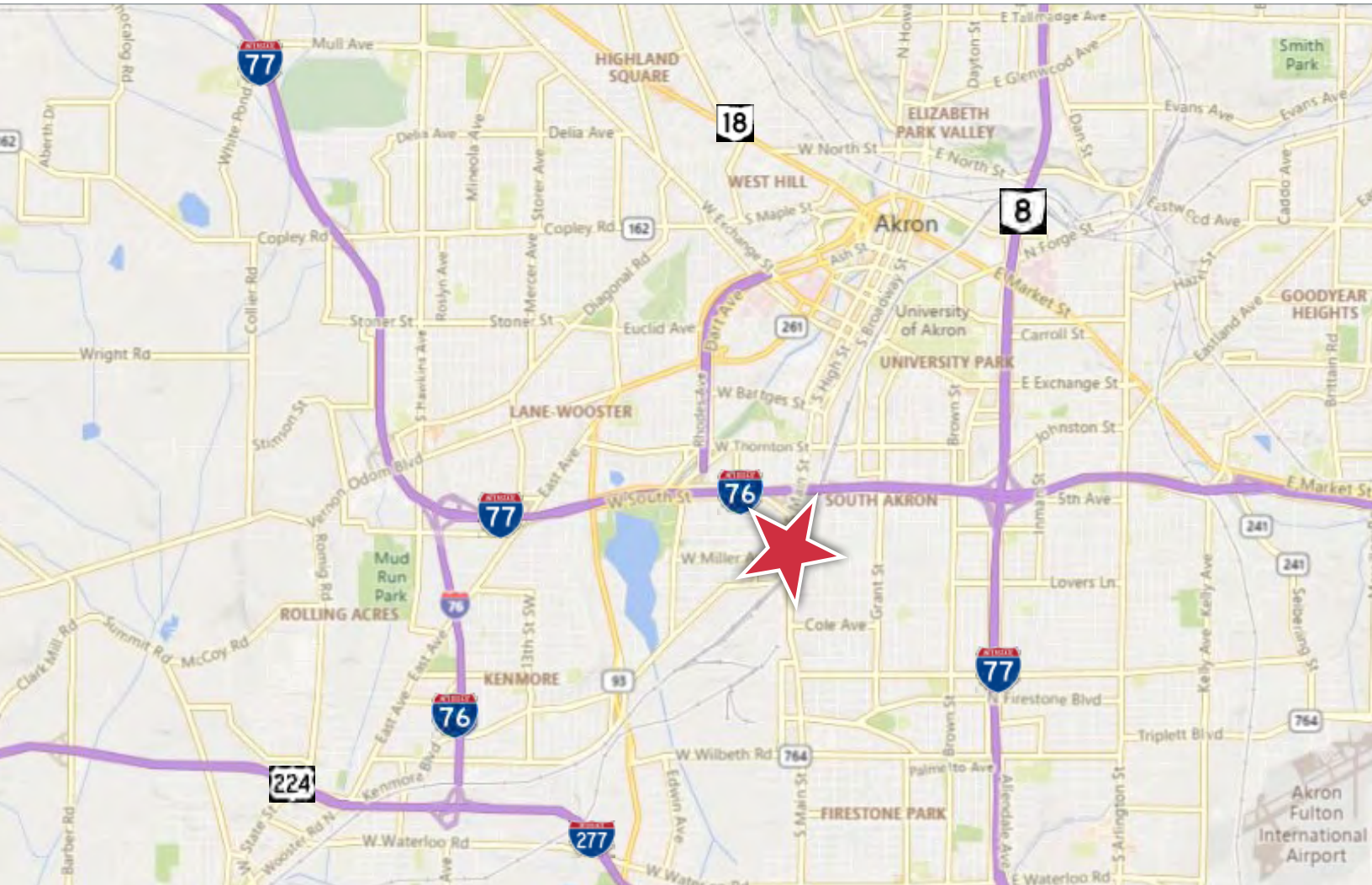
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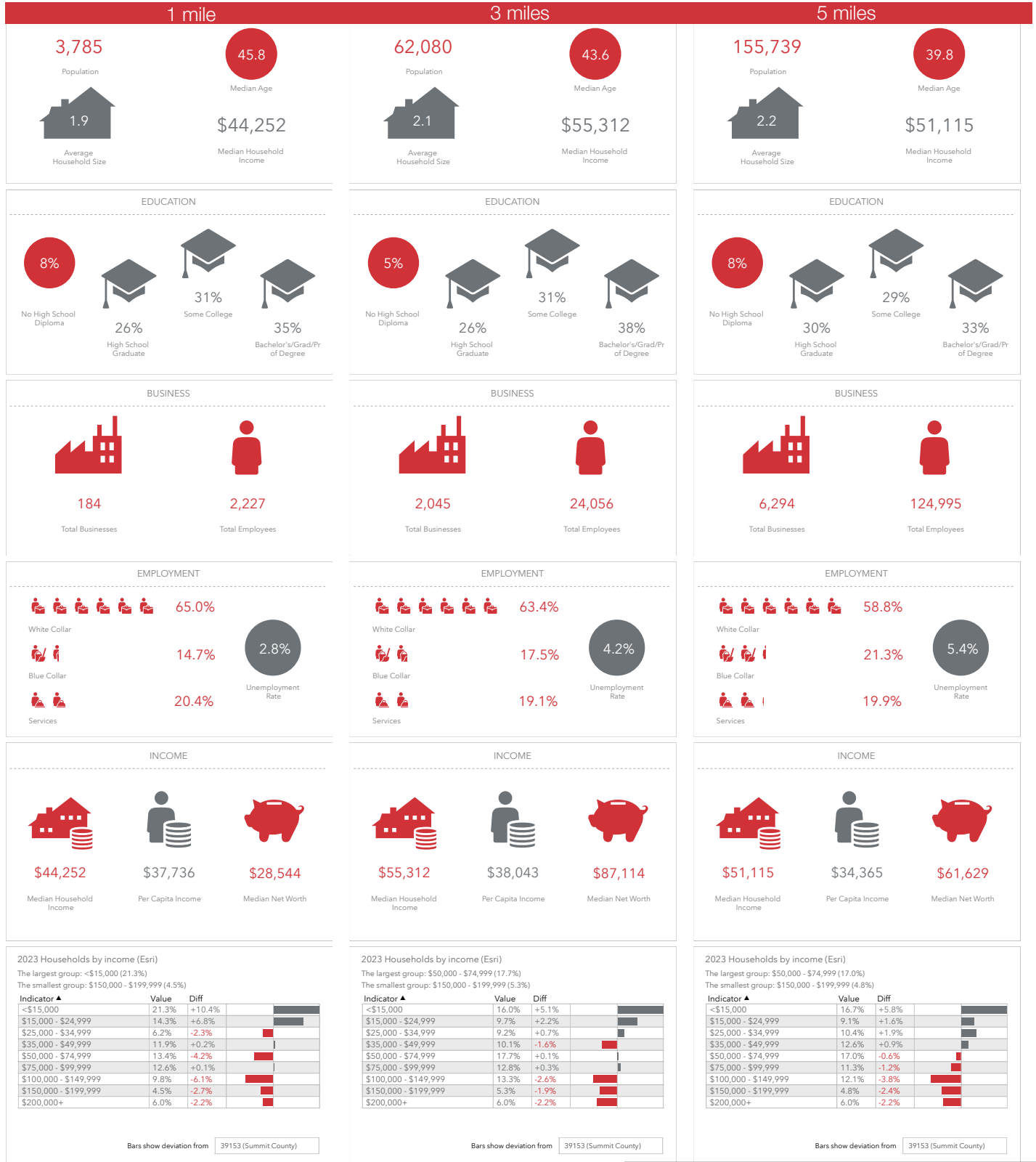


Demographics	1 Mile	3 Miles	5 Miles
Population:	10,754	98,744	202,043
Households:	4,525	42,508	88,419
Median Age:	32.2	35.3	39
Average HH Income:	\$44,926	\$85,336	\$73,203
Traffic Count:	9,708	S Broadway @ E Crozier	100,159 I-76 / I-77 @ Sweitzer

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Property Details

BUILDING SIZE:	approx. 60,000 SF
BUILDING TYPE:	Multi-tenant; Self-storage / office
# FLOORS:	4 floors, and basement
OFFICE SPACE:	14,000 SF
AVAILABLE SPACE:	11,000 SF
MIN./MAX. SPACE:	2,000 / 11,000 SF
PARCEL:	6702553, 6805864
ACREAGE:	0.51 acres
CEILING HEIGHT:	Vaulted Ceilings
YEAR BUILT:	1919
YEAR RENOVATED:	2016
HEAT:	Reznors in storage. Forced Air HVAC in office
ELEVATORS:	(1) Passenger and (1) Freight
PARKING:	20+ (estimate)

Lease Details

LEASE RATE:	\$8.25 SF
CAM RATE:	\$1.25 SF
LEASE TYPE:	MG

Location Details

Located right off I-77 on S. Main St. with a S. Broadway Address