

312 N. Cleveland Massillon Road **FOR LEASE**

312 N. CLEVELAND MASSILLON ROAD, AKRON, OH 44333

Office Building



PROPERTY DESCRIPTION

Offered at \$14.25/SF Modified Gross, this is a flexible office leasing opportunity well-suited for a single-tenant user who can utilize space across two floors within the same office Building. While the available suites are not contiguous, they function effectively as a unified (upstairs/downstairs)—ideal for tenants who want a natural separation between departments, client-facing vs. back-office functions, or headquarters space plus satellite/admin overflow. The interiors present in clean, professional condition with a practical mix of private offices, open work areas, conference/meeting capability, and support space, finished in neutral tones that fit a wide range of business types. This configuration allows a tenant to establish a primary suite on one floor while leveraging the second-floor/executive-style suites for additional offices, partners, therapy rooms, project teams, or quiet touchdown space. The Modified Gross structure provides cost predictability and simplified management for occupancy, making this an efficient solution for firms seeking a polished, multi-suite footprint without the burden of full-service expense variability.

LOCATION DESCRIPTION

312 N. Cleveland Massillon Rd is located on the west side of N. Cleveland Massillon Road in the Fairlawn/Bath commercial corridor. Embassy Parkway is immediately to the west/southwest of the site, providing direct connectivity into the office and hotel district. The I-77 / West Market (SR-18) interchange lies to the southwest, delivering fast regional access. The property sits east/northeast of the Springside Drive retail concentration. Major medical/professional users, restaurants, hotels, and retail amenities cluster along the Rt 18 commercial corridor and toward the freeway.

OFFERING SUMMARY

Lease Rate:	\$14.25 SF/yr (MG)
Number of Units:	1
Available SF:	5,008 SF
Building Size:	5,008 SF



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Patrick Craig

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Each office independently owned and operated.

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- Asking Rate: \$14.25 PSF Modified Gross (predictable occupancy costs; base rent includes standard operating expenses).
- Single-Tenant, Full-Building Suite: Entire building is one leased suite for a single user—strong identity and control.
- Natural Department Separation: Two-floor layout supports client-facing vs. back-office, teams, or quiet/admin zones.
- Professional, Move-In-Ready Buildout: Functional mix of private offices, open workspace, and meeting/conference areas.
- Neutral, Professional Finishes: Commercial carpet/tile mix, suspended acoustical ceilings, bright lay-in lighting, central HVAC.
- Ample On-Site Parking: Convenient surface parking for employees and visitors.
- Prime Fairlawn/Bath location: Close to Rt 18 commercial corridor retail/dining/hotels and minutes to I-77 / SR-18 for regional access.



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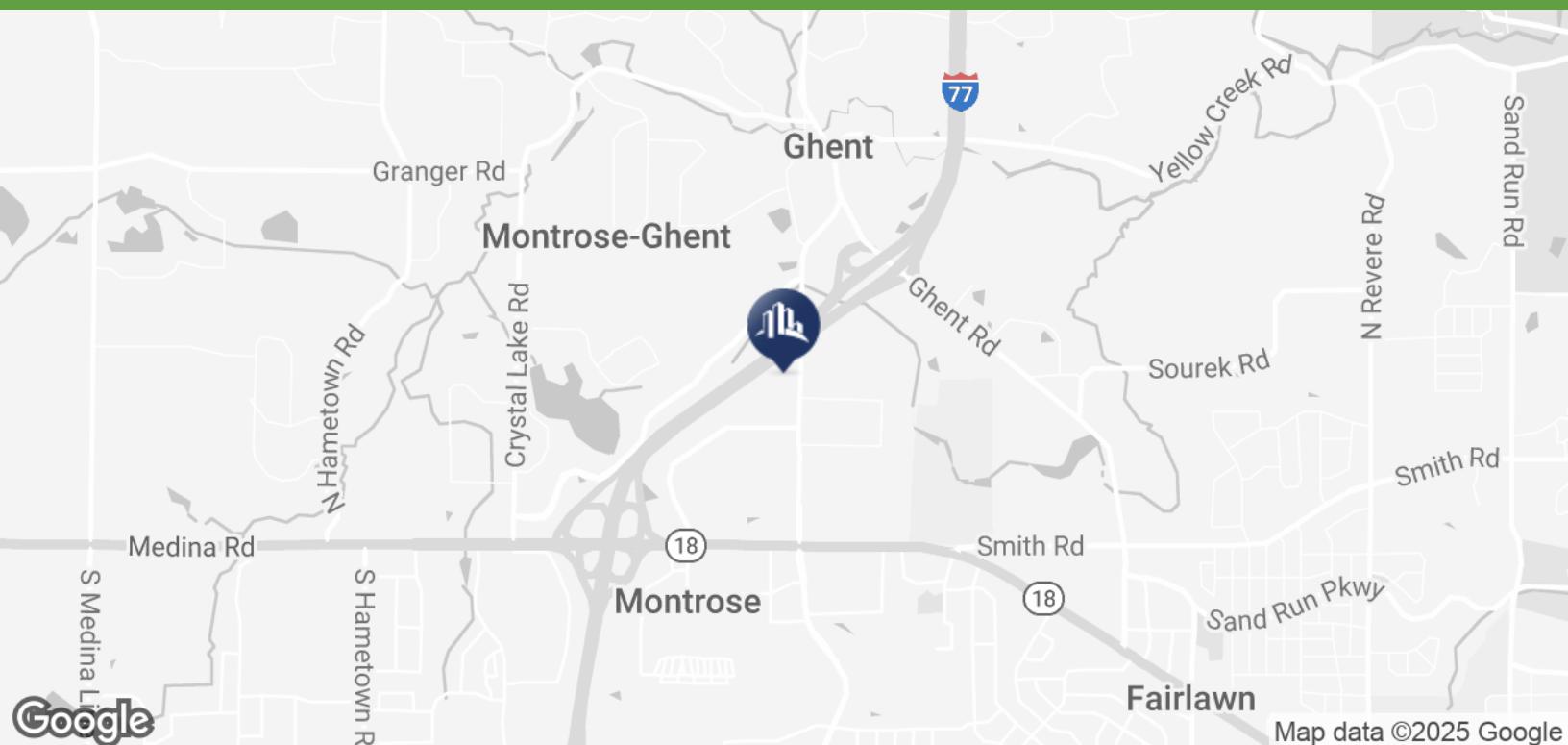
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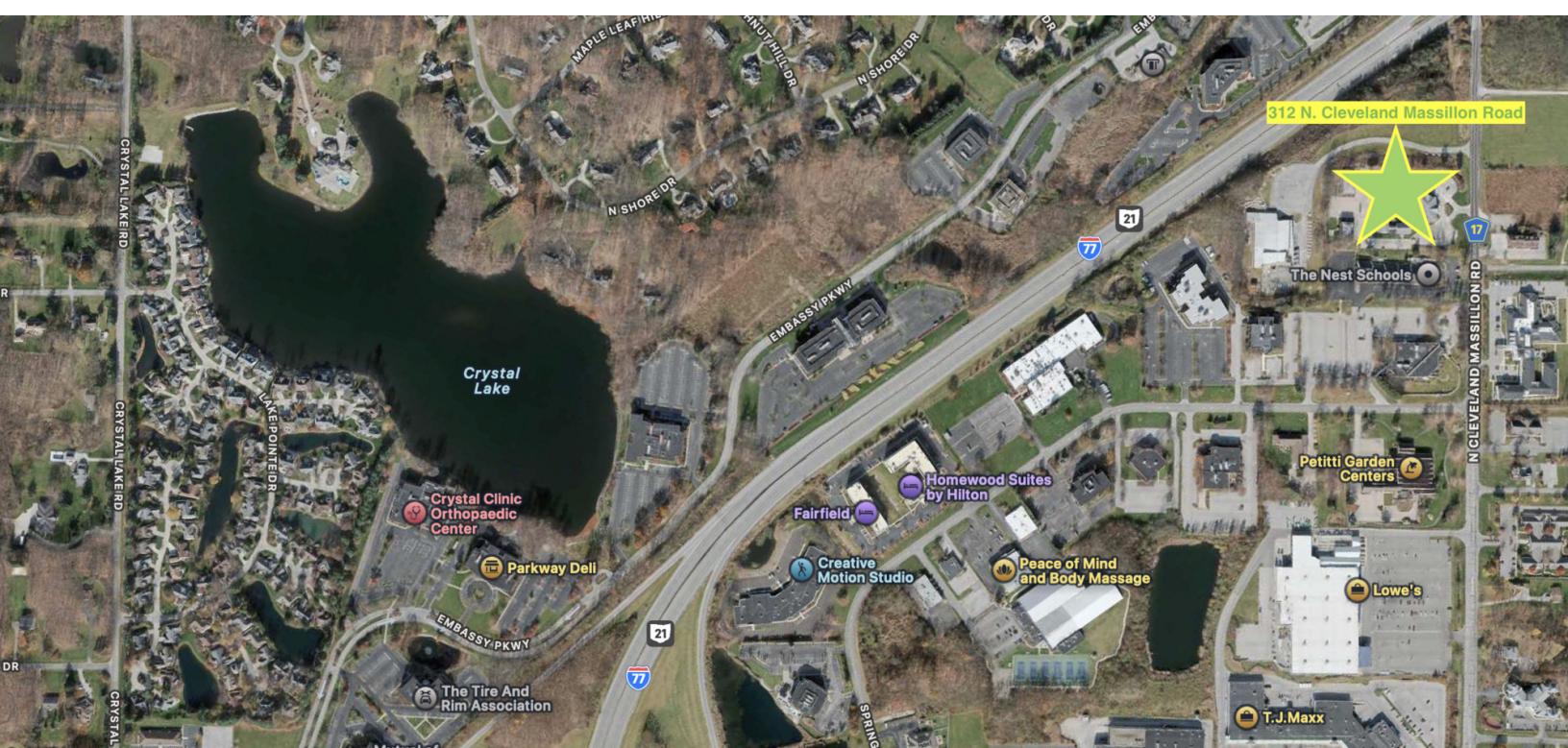
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Map data ©2025 Google



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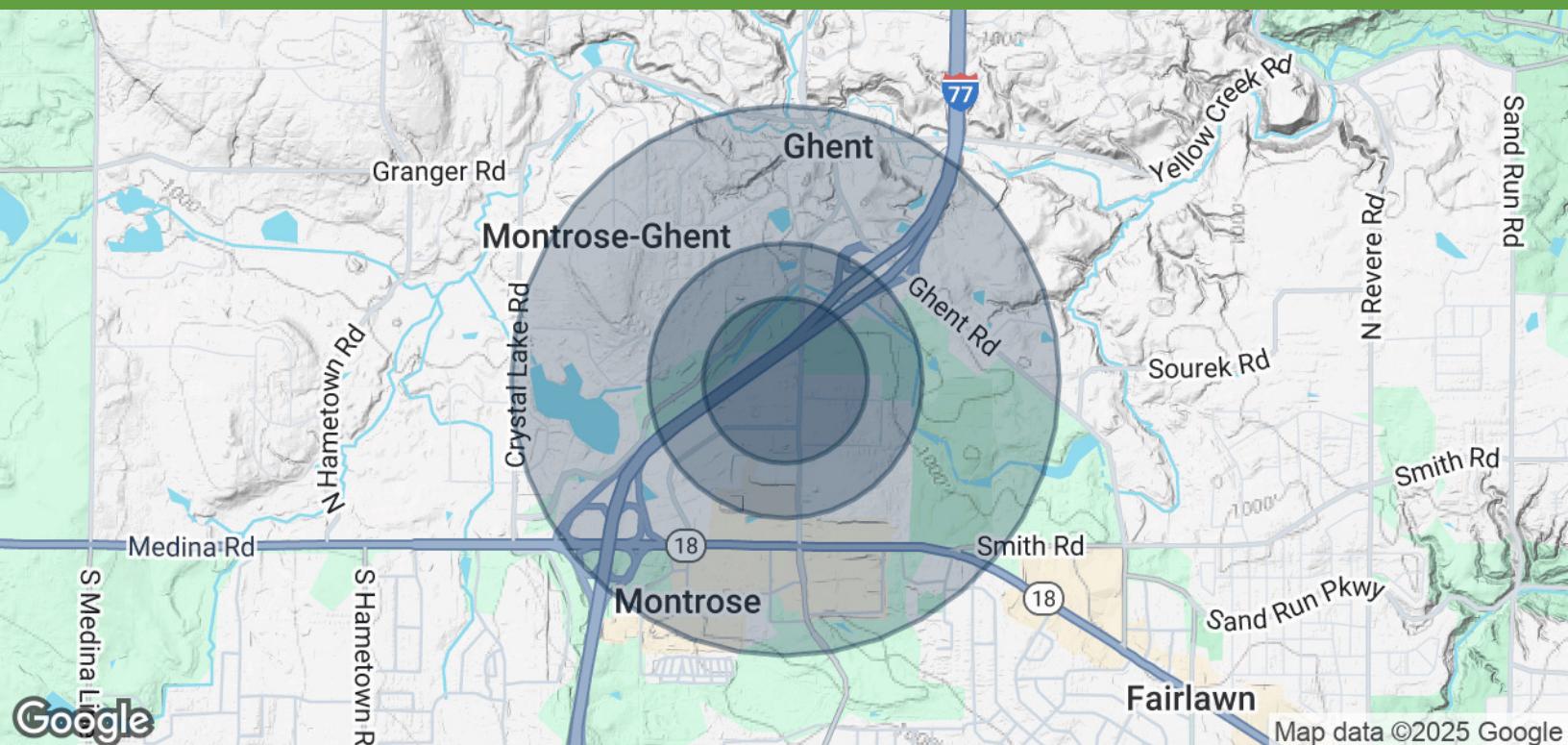
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	70	314	2,150
Average Age	61	58	53
Average Age (Male)	54	52	50
Average Age (Female)	65	61	55

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	144	991
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$127,294	\$158,826	\$183,135
Average House Value	\$326,401	\$389,503	\$449,421

Demographics data derived from AlphaMap



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