CONFIDENTIAL OFFERING MEMORANDUM

DRESSLER ROAD 4510

CANTON, OHIO

100% LEASED MEDICAL/OFFICE INVESTMENT

CBRE

Affiliated Business Disclosure

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DRESSLER ROAD

INVESTMENT HIGHLIGHTS

- 100% occupied, stabilized asset with immediate cash flow and long-term leases in place
- ARC Health invested substantial capital into their space providing stability and increasing future renewal probability
- Located in the prime Belden Village corridor location, Stark County's leading retail and commercial trade area with close proximity to Belden Village Mall, major national retailers, health systems. and the Greens at Belden development
- Ideally situated in between Munson St NW and Fulton Rd NW with easy access to I-77, US-30 and SR-800
- Large surface lot with 50+ spaces providing ample parking for current tenants and future flexibility

$985,000
LIST PRICE

$164/SF
PRICE/SF

9.87%
CAP RATE

6,000 SF
SQUARE FEET

1.03
ACRES

DRESSLER ROAD 4510

CANTON, OHIO


Depressed Brain
Brain After TMS
(216) 450-1613
arcproviders.com
Transcranial Magnetic Stimulation (TMS) is....
SCAN HERE

TENANT OUTLINE

TENANT SUMMARY

ARC Psychiatry is an outpatient behavioral health provider with five Northeast Ohio clinics in Canton, Beachwood, Medina, Westlake, and Youngstown, delivering medication management, therapy, psychological and genetic testing, telemedicine and Transcranial Magnetic Stimulation (TMS). The practicer operates under ARC Health, a Cleveland based platform with more than 1,300 clinicians across 91 locations in 20 states. ARC has occupied the suite since November 2019 and invested substantial capital into specialized treatment infrastructure.

ARC PYSCHIATRY	
Suite 4510	
Lease Details	
Square Feet	3,768
Pro Rata Share	62.8%
Lease Start Date	November 2019
Lease Expiration Date	12/31/2033
Renewal Options	2 x 5-year renewal options
Annual Increases	1% annual increases
Lease Type	NNN
Financials	
Annual Base Rent	$81,084.32
Monthly Base Rent	$6,757.03
Base Rent/SF	$21.52

TENANT OUTLINE

TENANT SUMMARY

Ohio Real Title is a Cleveland-based title and escrow agency founded in 2006, operating 16 offices across Ohio and Southwest Florida and closing transactions in all 88 Ohio Counties. Services span residential and commercial title and escrow closings, judicial reports, lien searches, and property information reports, drawing revenue from purchases, refinances and recurring institutional work for lenders and attorneys. The firm also operates Venture Land Title Agency, a joint venture with more than 1,000 partners.

OHIO REAL TITLE

Suite 4512	
Lease Details	
Square Feet	2,232
Pro Rata Share	37.2%
Lease Start Date	January 2017
Lease Expiration Date	2/28/2031
Renewal Options	N/A
Annual Increases	3% annual increases
Lease Type	Modified Gross
Financials	
Annual Base Rent	$37,944.00
Monthly Base Rent	$3,162.00
Base Rent/SF	$17.00

PROFORMA

		Proforma		Notes
REVENUE				
Rental Income				
Base Rental Income		$119,028.32		i
Total Rental Income			$119,028.32	
Other Income				
Tenant Expense Reimbursements		$24,702.24		ii
Total Other Income			$24,702.24	
Less: Vacancy & Credit Loss	5.0%	($7,187.43)		iii
EFFECTIVE GROSS REVENUE			$136,561.13	
OPERATING EXPENSES				
Common Area Maintenance				
Insurance		$4,434.00		v
Repairs & Maintenance		$450.00		v
Landscaping, Grounds & Snow		$7,077.99		v
Trash Removal		$650.23		v
Total Common Area Maintenance			$12,612.22	
Taxes				
Real Estate Taxes		$16,453.72		iv
Total Taxes			$16,453.72	
Utilities			$2,051.04	
Other Expenses				
General & Administrative		$3,485.33		vi
Management Fee	4%	$4,761.13		vii
Total Other Expenses			$8,246.46	
TOTAL OPERATING EXPENSES			$39,363	$6.56
NET OPERATING INCOME			$97,197.69	

Notes

i) Base rental income per current tenant leases.

ii) Per tenant leases and allowable expense recoveries and reimbursements.

iii) Market vacancy / credit loss.

iv) Real estate taxes per Stark County Auditor.

v) Operating expenses modeled per Ownership's historical financials.

vi) Modeled per Ownership's historical financials.

vii) Assume market management fee. Property is currently owner-managed.

AREA DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Businesses	1,809	3,145	6,619
2025 Employees	12,853	38,107	90,047
2025 Population	3,504	54,839	167,713
Daytime Population	15,273	67,665	184,309
2025 Households	1,836	25,328	73,744
2025 Avg. Household Income	$90,621	$102,118	$94,009

	VPD
Dressler Road	12,802

ABOUT
CANTON, OHIO

Canton, Ohio, serves as a cornerstone of the Stark County economy, offering a unique blend of affordability, accessibility, and a robust, recession-resistant healthcare sector. As the county seat, Canton benefits from a stable, diverse workforce and a cost of living that consistently outperforms national averages, allowing businesses to maximize operational efficiency and talent retention.

The city is anchored by world-class healthcare institutions—most notably the Cleveland Clinic Mercy Hospital and Aultman Hospital systems—which foster a high-density medical corridor and drive consistent, long-term demand for specialized outpatient facilities. With significant ongoing revitalization in the downtown district and superior logistics connectivity via I-77, Canton provides a mature, growth-oriented environment where medical practices and professional services can thrive, drawing from a patient and client base that spans the entirety of Northeast Ohio.

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CANTON, OHIO

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