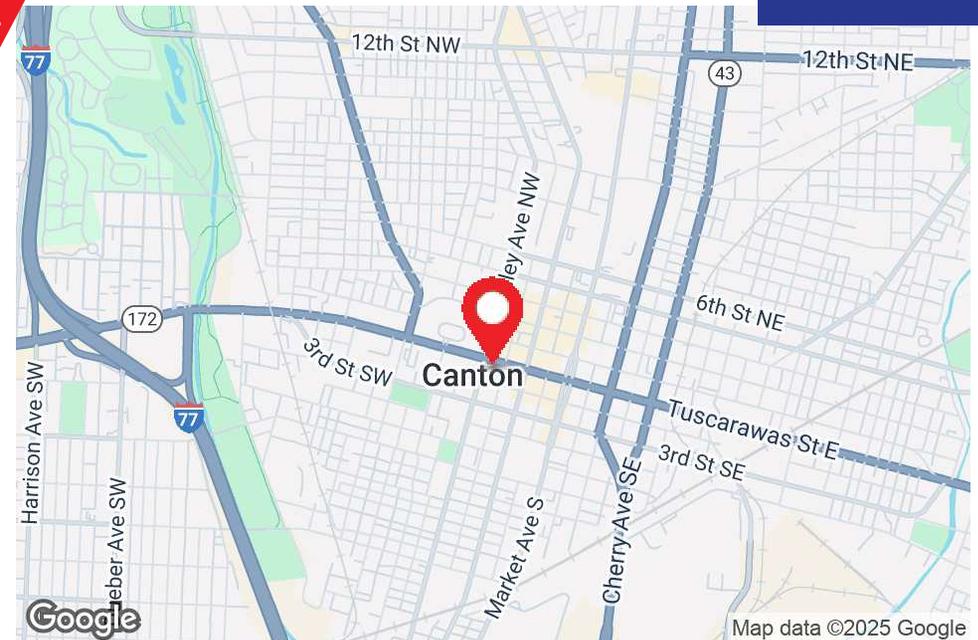


# FORMER BANK HQ - CLASS A OFFICE

400 TUSCARAWAS STREET WEST, CANTON, OH 44702

FOR LEASE



## PROPERTY DESCRIPTION

Join Charter One Bank in this prime location in downtown Canton. Class "A" offices with a great view of the courthouse and Canton. Up to 40 parking spaces available in the attached underground, secured parking lot at an additional cost. Ideal for an attorney, CPA, title office or any professional office.

## PROPERTY HIGHLIGHTS

- Easy access to I-77 and downtown Canton business district.
- Separate tenant and public elevators, ADA accessible bathrooms throughout.
- Rent includes utilities and janitorial services - negotiable
- Pylon space available for company sign.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$12.00 SF/yr (Gross)
<b>Available SF:</b>	2,345 - 23,746 SF
<b>Lot Size:</b>	0.92 Acres
<b>Building Size:</b>	60,861 SF

## DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
<b>Total Households</b>	1,462	6,046	13,508
<b>Total Population</b>	2,129	10,427	25,883
<b>Average HH Income</b>	\$27,263	\$26,731	\$31,293

### Spencer Hartung

Vice President, Senior Sales Associate  
330.936.0276  
spencer@putmanproperties.com

### Wick Hartung

Broker, Vice President, Sales & Leasing  
330.495.0601  
wick@putmanproperties.com

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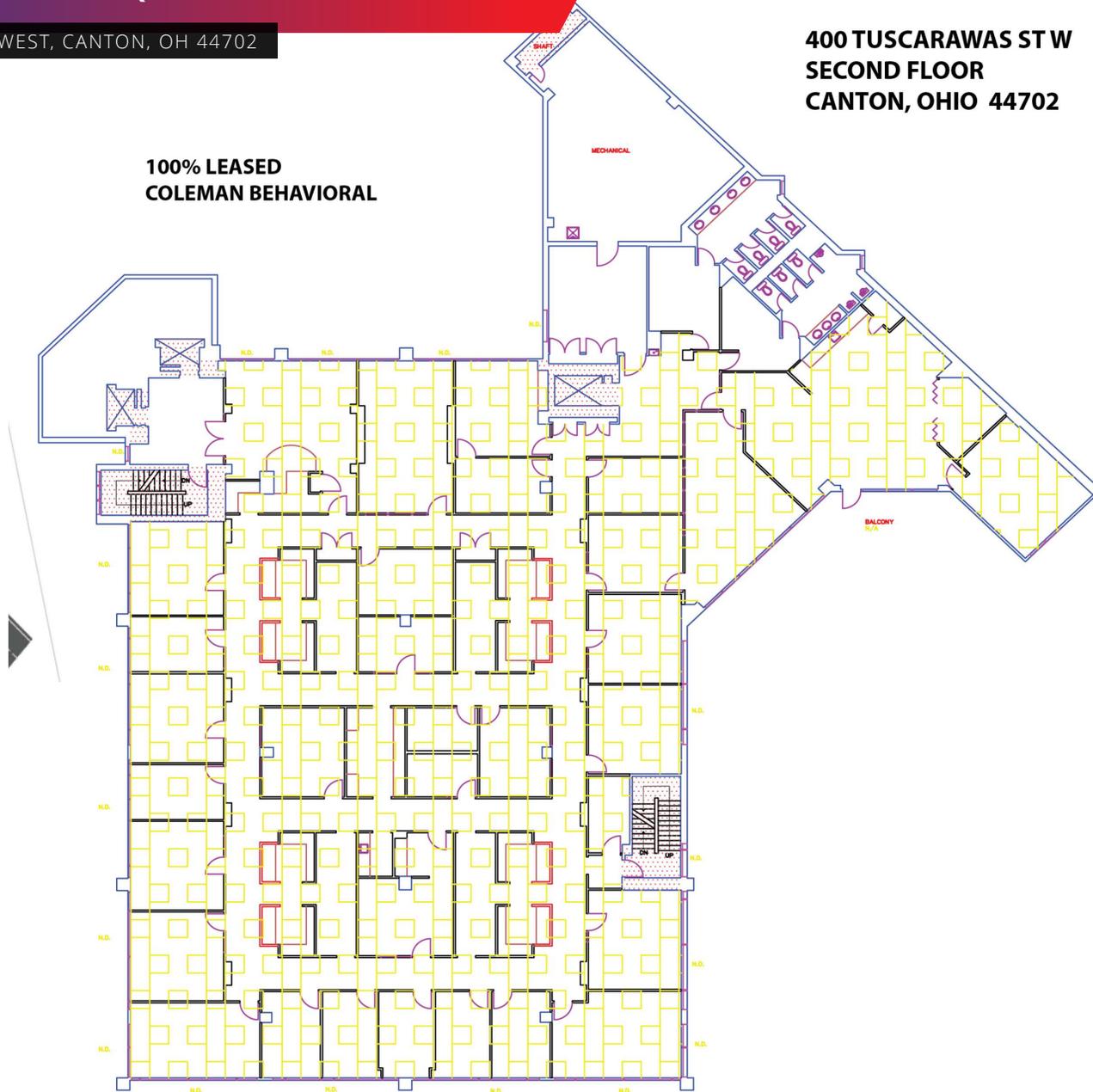
# FORMER BANK HQ - CLASS A OFFICE

400 TUSCARAWAS STREET WEST, CANTON, OH 44702

FOR LEASE

400 TUSCARAWAS ST W  
SECOND FLOOR  
CANTON, OHIO 44702

100% LEASED  
COLEMAN BEHAVIORAL



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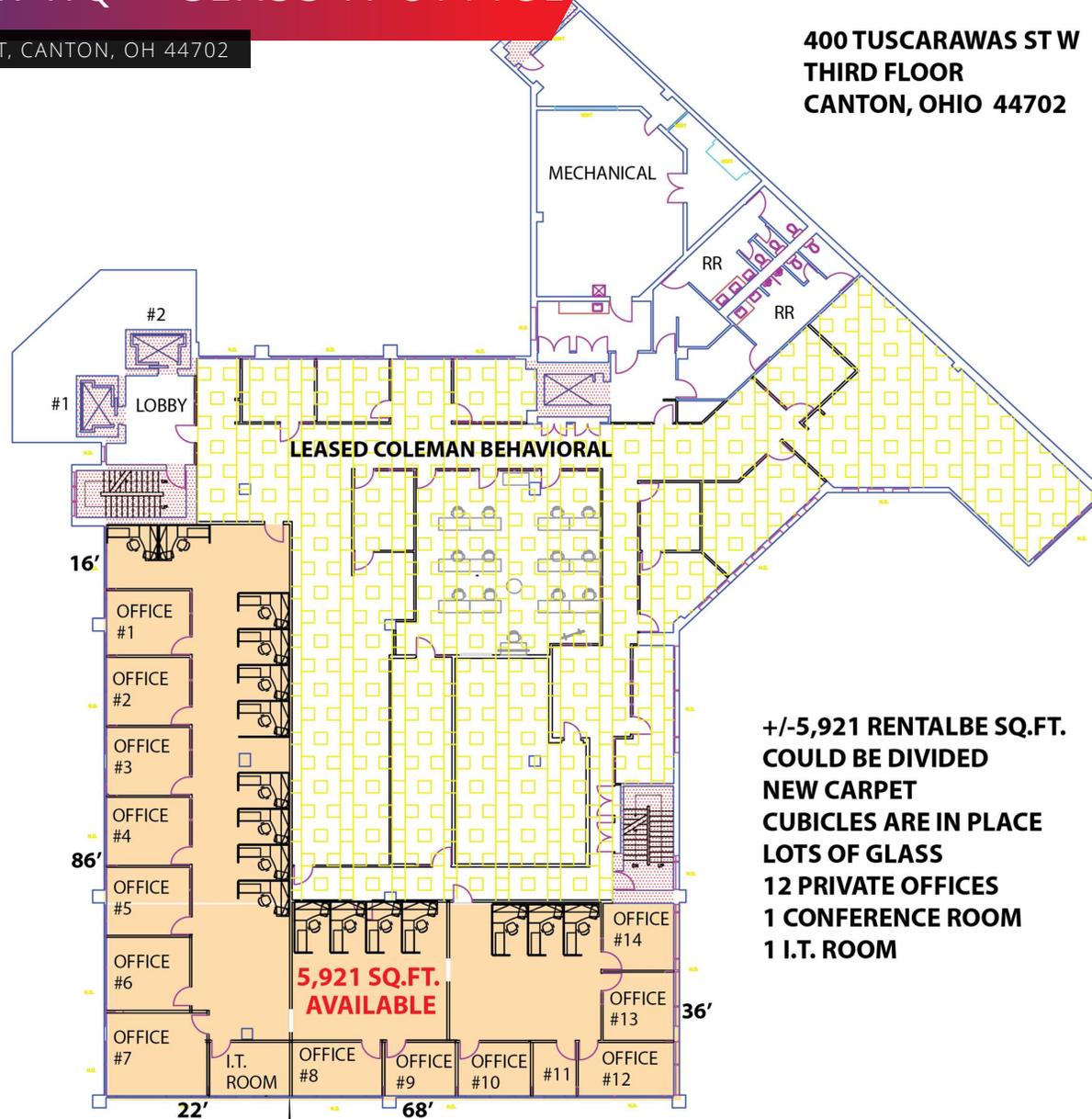


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400 TUSCARAWAS ST W  
THIRD FLOOR  
CANTON, OHIO 44702



**+/-5,921 RENTALBE SQ.FT.  
COULD BE DIVIDED  
NEW CARPET  
CUBICLES ARE IN PLACE  
LOTS OF GLASS  
12 PRIVATE OFFICES  
1 CONFERENCE ROOM  
1 I.T. ROOM**

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CANTON, OHIO 44702



**4TH FLOOR  
TWO RESTROOMS WITHIN  
THE LARGER SUITE  
UTILITIES INCLUDED  
NEWER CARPET SQUARES**

**3,334 SQ.FT. SUITE  
2,498 SQ.FT. SUITE  
2,515 SQ.FT. SUITE &  
2,345 SQ.FT. SUITE  

---

10,647 SQ.FT. TOTAL RENTABLE**

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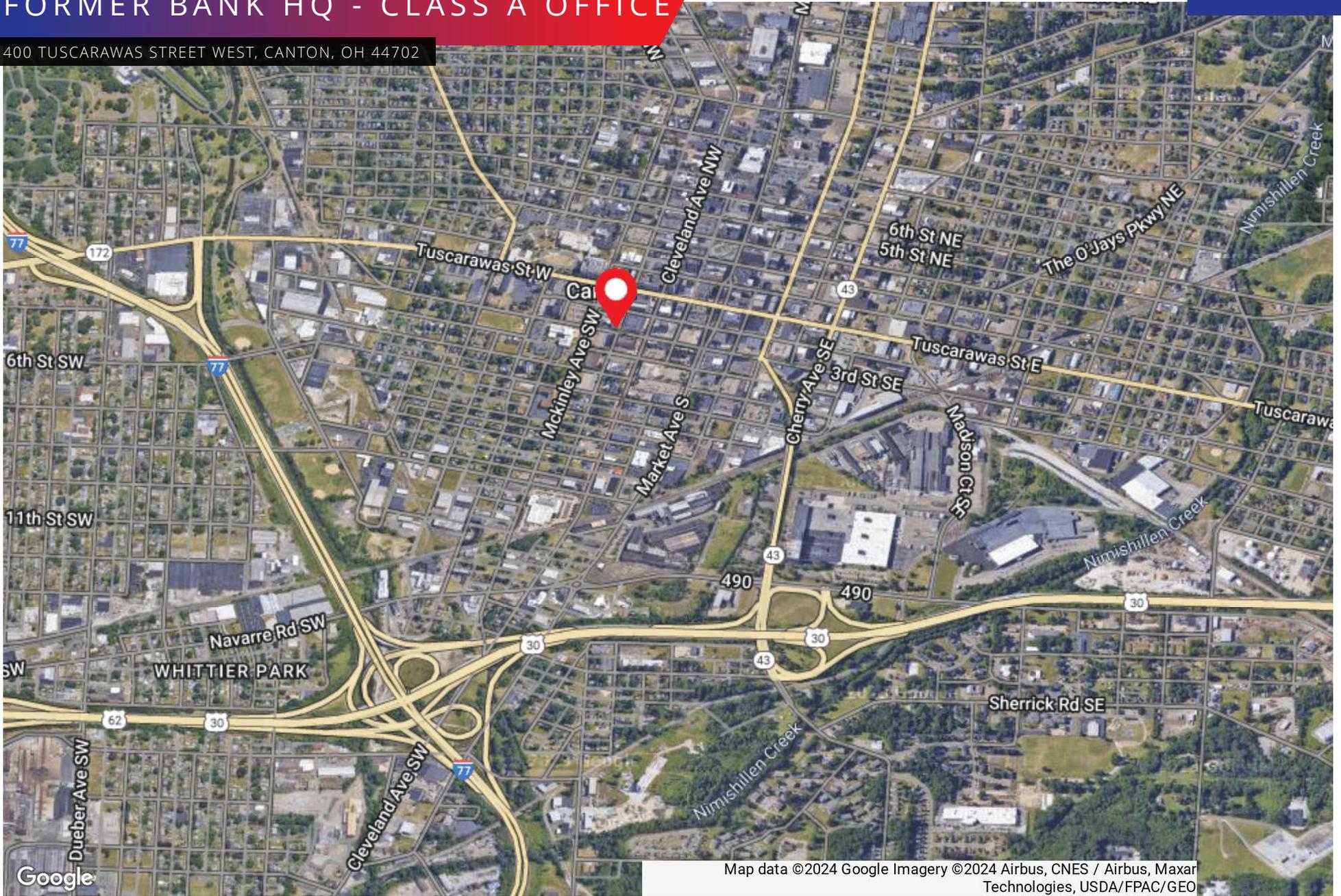
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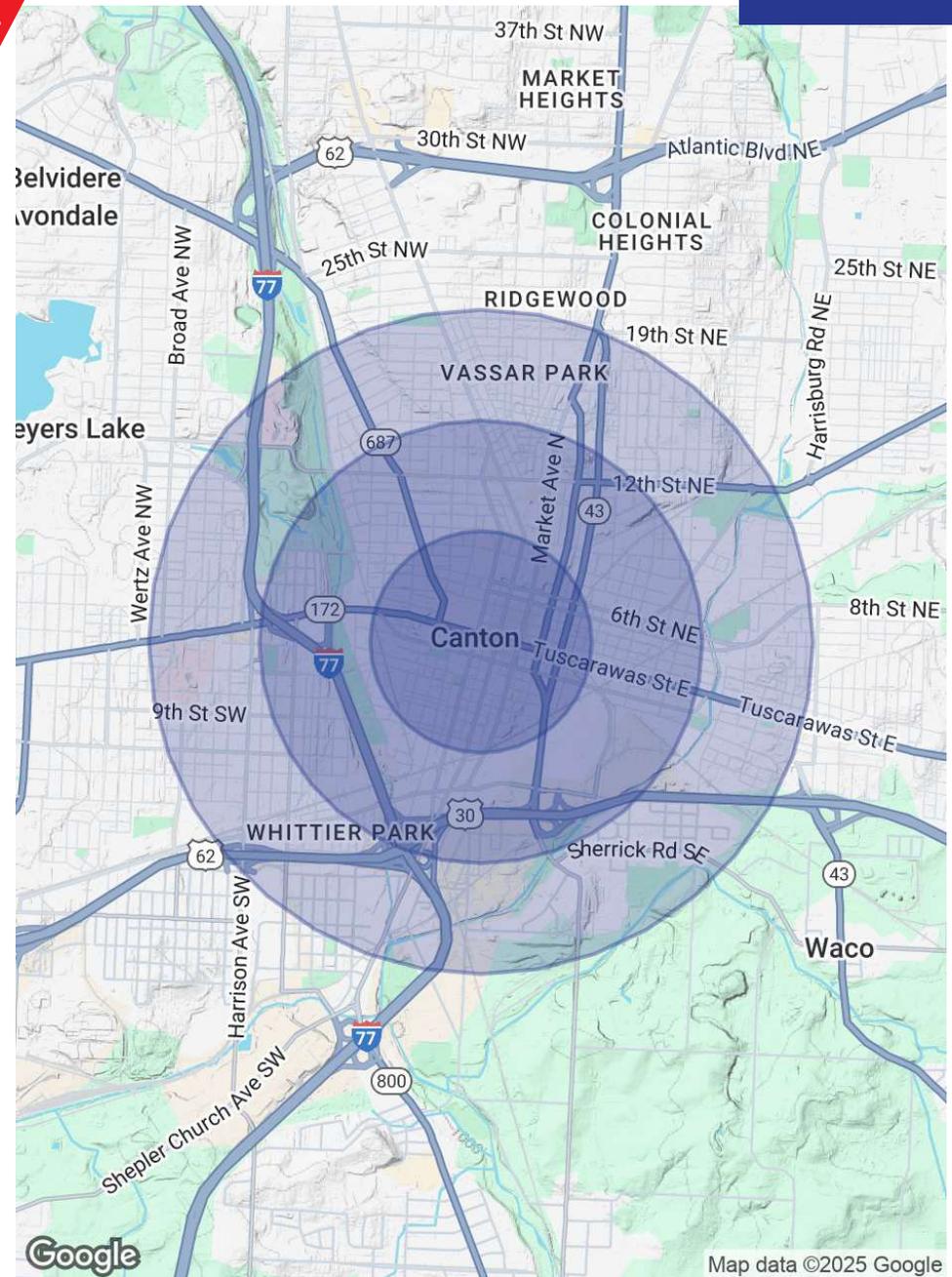
## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,129	10,427	25,883
Average Age	45.3	36.8	34.3
Average Age (Male)	44.0	35.1	32.4
Average Age (Female)	45.5	37.8	36.1

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,462	6,046	13,508
# of Persons per HH	1.5	1.7	1.9
Average HH Income	\$27,263	\$26,731	\$31,293
Average House Value	\$28,847	\$43,338	\$52,051

2020 American Community Survey (ACS)



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