N/ISpring

FOR LEASE Medical or Office



4105 Holiday St NW Canton, Ohio 44718

LEASE RATE	\$16.00/SF + utilities
MINIMUM SQ FT	2,250/SF
MAXIMUM SQ FT	18,520/SF
YEAR BUILT	2000
ACRES	2.64
ZONING	B3
PARKING SPACES	149

Dan Spring, SIOR

P 330 497 6249 • dan@naispring.com

Kelly Sober, CCIM

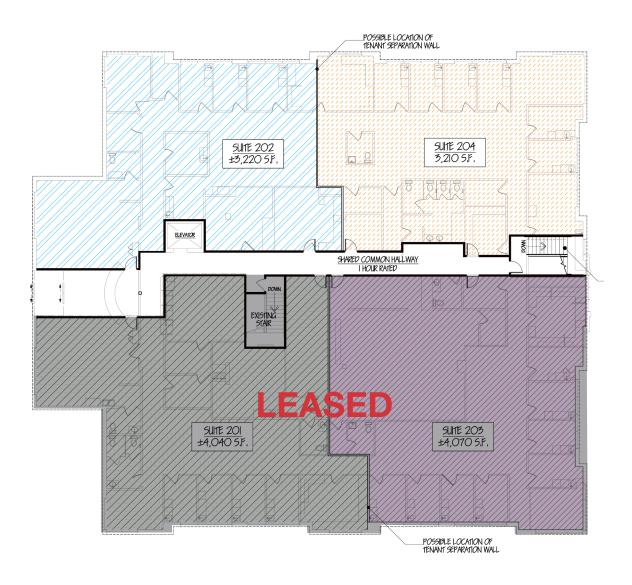
P 330 497 9837 • kelly@naispring.com

Property Details

- Outstanding brick office building in prime Belden Village location has undergone significant improvements including new roof top units, new common area hallways with beautiful tile and fresh paint, and new staircases which create a multi-tenant environment.
- The exterior has been updated with new landscaping, parking lot freshly sealed & striped, new building signage & new monument sign at road.
- Half of the first floor has been completely remodeled and is under a 10-year lease.
- Several suites are still available for your custom floor plan and design. Appropriate for medical or office. Owner offering generous TI package for long term leases.
- Fantastic location, less than a mile from the I-77 exit and in the heart of the regions shopping and dining.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. 8234 Pittsburg Ave NW North Canton, OH 44720 +1 330 966 8800 naispring.com MAIN FLOOR

For LEASE 4105 Holiday St NW Canton, Ohio 44718



** THESE ARE JUST EXAMPLES OF POSSIBLE FLOOR PLANS. OWNER WILL CONSIDER DEMISING SPACE TO SUITE TENANT'S NEEDS. *DIMENSIONS ARE APPROXIMATE. THIS INFORMATION IS FROM RELIABLE SOURCES BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE





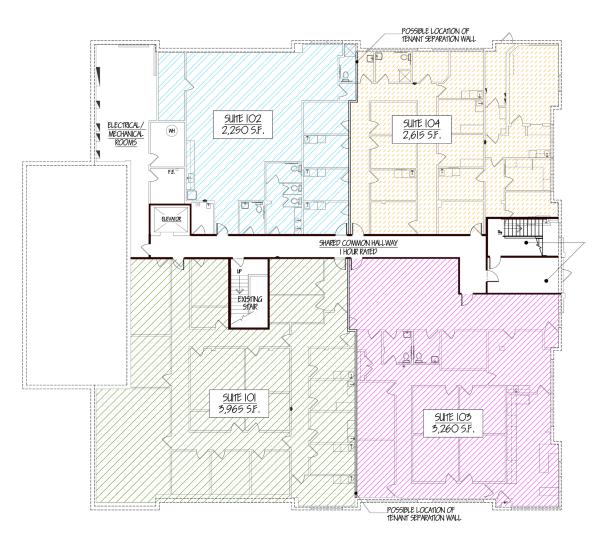


8234 Pittsburg Ave NW North Canton, OH 44720 +1 330 966 8800 naispring.com



LOWER LEVEL

For LEASE 4105 Holiday St NW Canton, Ohio 44718



** THESE ARE JUST EXAMPLES OF POSSIBLE FLOOR PLANS. OWNER WILL CONSIDER DEMISING SPACE TO SUITE TENANT'S NEEDS. *DIMENSIONS ARE APPROXIMATE. THIS INFORMATION IS FROM RELIABLE SOURCES BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE





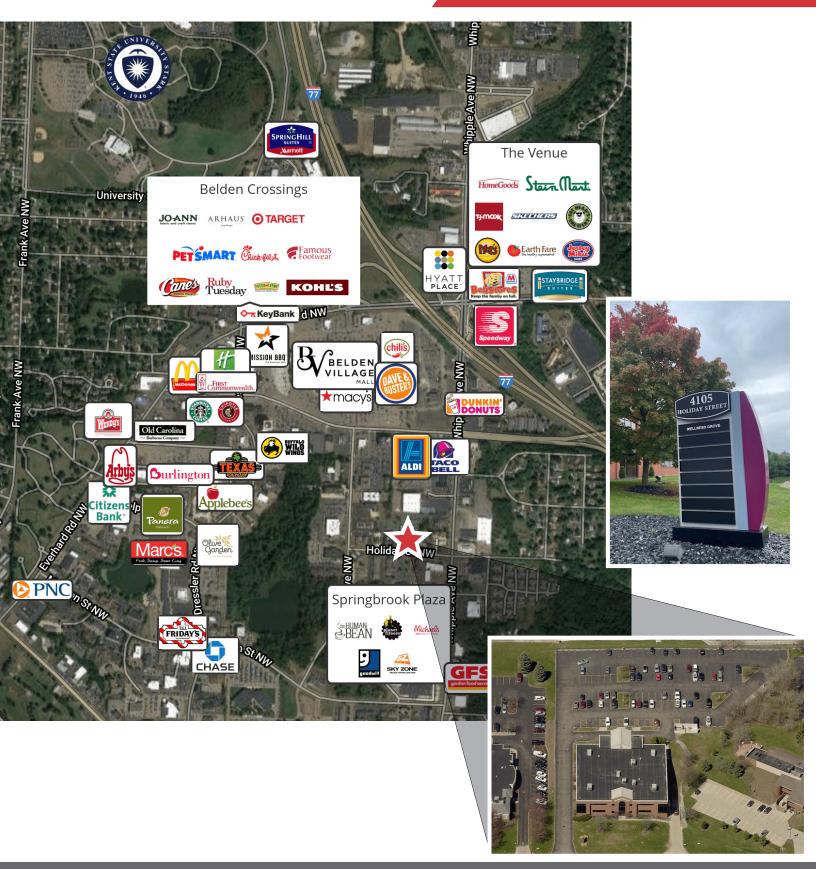


8234 Pittsburg Ave NW North Canton, OH 44720 +1 330 966 8800 naispring.com





For LEASE 4105 Holiday St NW Canton, Ohio 44718



8234 Pittsburg Ave NW North Canton, OH 44720 +1 330 966 8800