

# FOR LEASE / SALE / REDEVELOPMENT

**150,000 SF HIGH IMAGE OFFICE BUILDING ON 17.5 ACRES**

**4500 Munson Street NW | Canton, Ohio 44718**



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## HIGHLIGHTS



**Building Size:** 150,000 SF

**Land Area:** 17.54 Acres

**Lease Rate:** Unpriced

**Availability:** Immediate 1.1.2023

**Space Type:** Office, Call Center, Flex

**Year Built:** 2000, 2015

**Renovated:** 2015 to Present

**Parking:** 1,355 Spaces (42 HC)

**Floors:** Two

**Elevators:** Two Upgraded April 2022

**Zoning:** B - 3

**Tax Parcel:** #1623450

- 150,000 SF two-story office building
- Desirable location in Jackson Township (no income tax)
- Convenient access to I-77 and Belden Village Mall
- Former single tenant Synchrony Financial invested \$2M in renovations in recent years
- Plug-and-play opportunity with furniture/workstations in place
- Fully equipped commercial-grade kitchen and cafeteria space
- Ten minute drive to Akron Canton Airport
- Ample surface parking; 1,355 spaces
- B-3 Zoning allows for many alternative uses including Senior Living, Hospital & Medical Clinic/Offices, College/School, Recreational/Amusement Facilities, Hotel, and Retail

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## PHOTOS



**BREAK ROOM**



**INTERIOR**



**CAFETERIA**



**CAFETERIA 2**

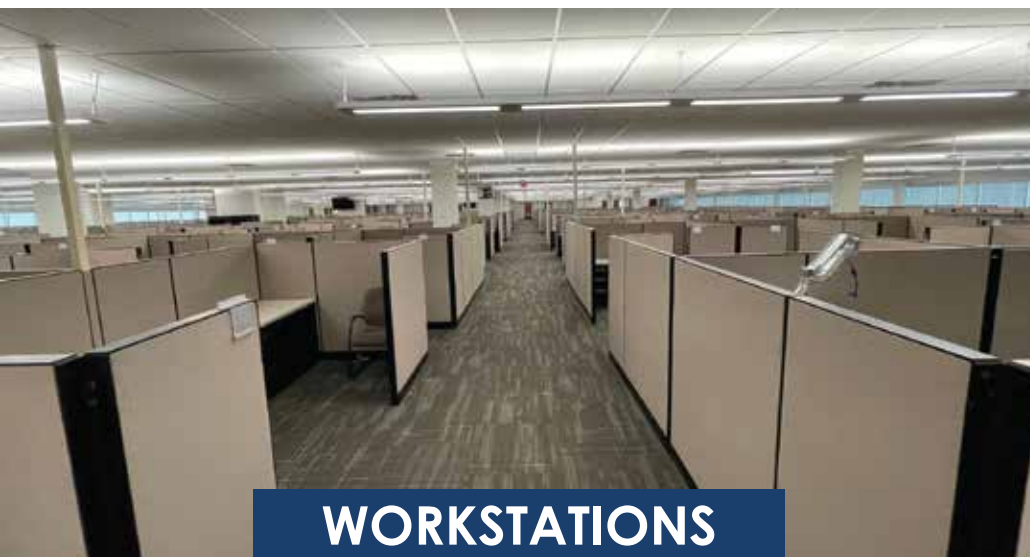
## PHOTOS



**LOADING DOCKS**



**BOARDROOM**



**WORKSTATIONS**



**KITCHEN**



## MAP VIEW

4500 Munson St, Canton, OH







INDUSTRY



# AERIAL VIEW



Google

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