

**LEASE**

# 195 South Main Street

**195 SOUTH MAIN STREET**

Akron, OH 44308

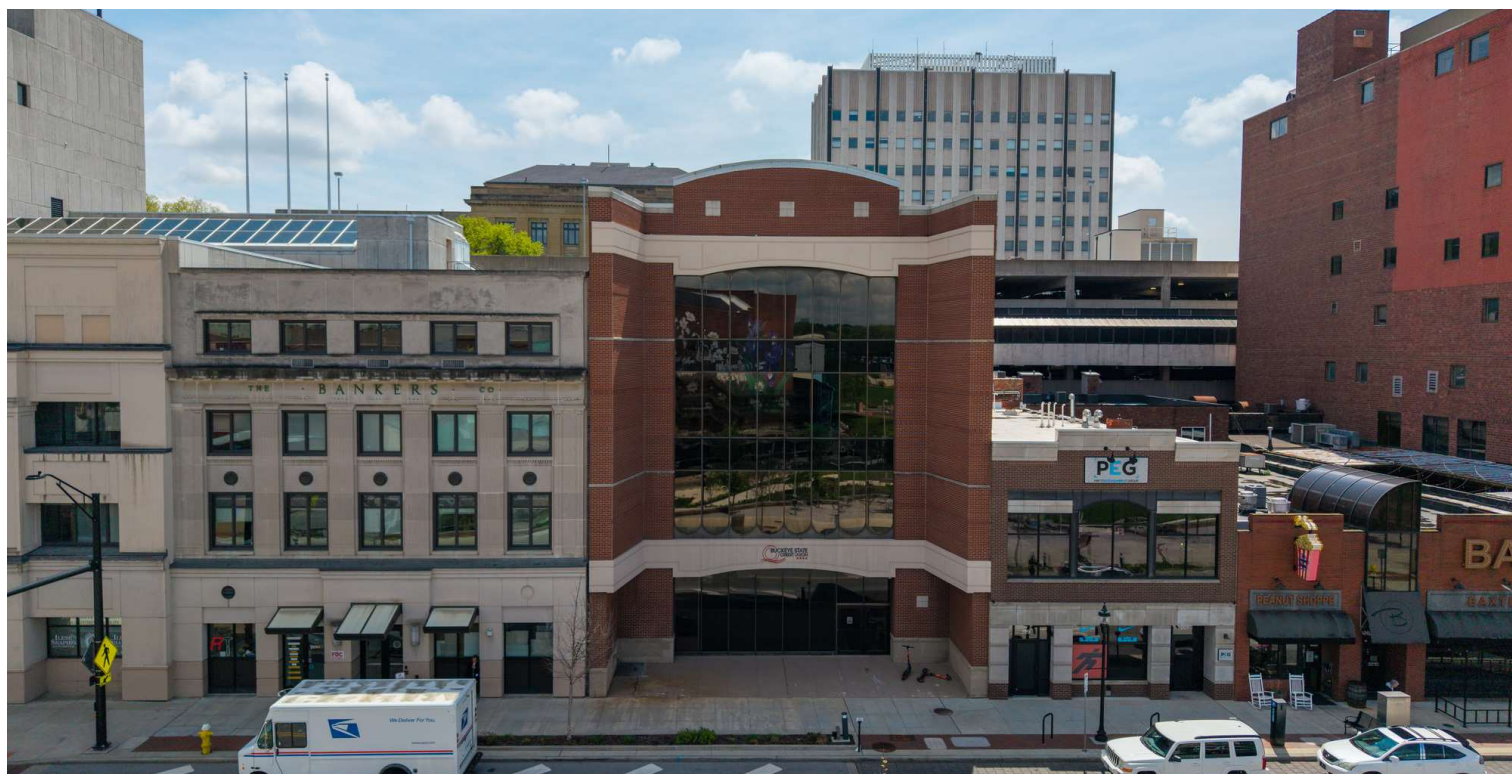
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## LEASING AVAILABILITY



### PROPERTY DESCRIPTION

Located in the heart of Downtown Akron, 195 S Main Street offers excellent visibility and accessibility for office or retail use. Positioned between Bowery Street and University Avenue, the 195 S Main St is steps from Lock 3 Park, the Akron Civic Theatre, the Bowery District and one block from Canal Park. The building is close to courthouses, government offices, and major employers.

### OFFERING SUMMARY

<b>1ST FLOOR OFFICE OR RETAIL:</b>	5,700 SF
<b>1ST FLOOR RATE:</b>	\$17.50/SF
<b>2ND FLOOR AVAILABLE:</b>	1,832 - 5,647 SF
<b>2ND FLOOR RATE:</b>	\$13.75/SF- \$15.00/SF
<b>BUILDING SIZE:</b>	24,800 SF

### HIGHLIGHTS

- 1st floor offers a high visibility opportunity on Main St
- 2nd floor office suite 200 offers stunning views overlooking Lock 3 Park
- Elevators: Two passenger, one lift for access from the pedestrian skywalk
- Direct connection to Akron's downtown skywalk system (covered) directly to deck behind the building
- Easy access to Route I-76, and I-77
- Directly across from the newly redeveloped Lock 3 Park and the Bowery District, and one block from Canal Park
- Surrounded by courthouses, city hall, justice center, government offices, and major employers

### FLEXIBLE LEASING OPPORTUNITY

Buckeye State Credit Union currently occupies the 1st and 3rd floors but is open to relocating to the 2nd floor to accommodate a tenant seeking highly visible, ground-floor space.

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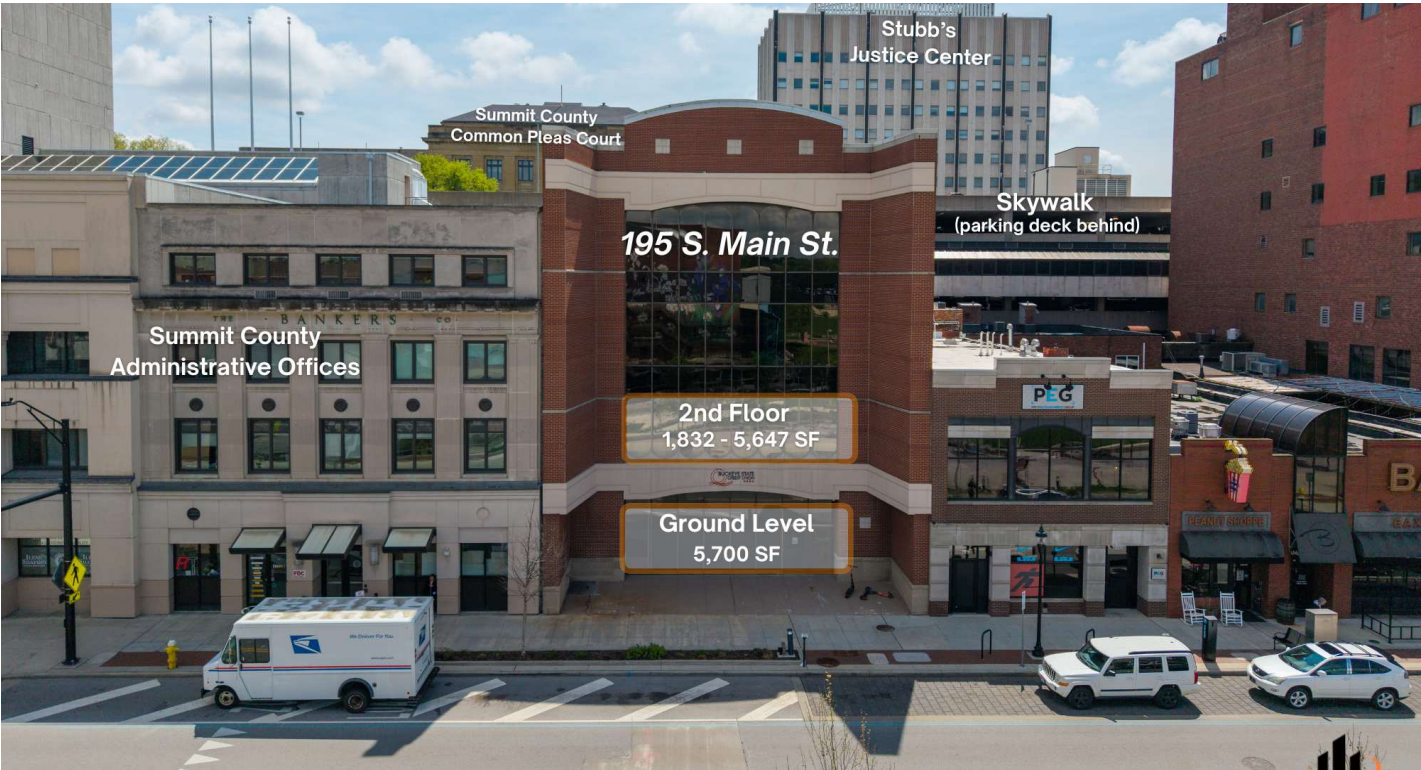
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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NN; MG	LEASE TERM:	Negotiable
GROUND FLOOR:	5,700 SF	2ND FLOOR SUITES:	1,832 SF & 3,815 SF

AVAILABLE SPACES	SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
	Ground Level	Available	5,700 SF	Modified Net	\$17.50 SF/yr
	200	Available	3,815 - 5,647 SF	Modified Gross	\$15.00 SF/yr
	202	Available	1,832 - 5,647 SF	Modified Gross	\$13.75 SF/yr
	300	Currently Occupied/ Not for Lease	5,650 SF	Modified Gross	Negotiable
	400	Currently Occupied/ Not for Lease	5,650 SF	Modified Gross	Negotiable

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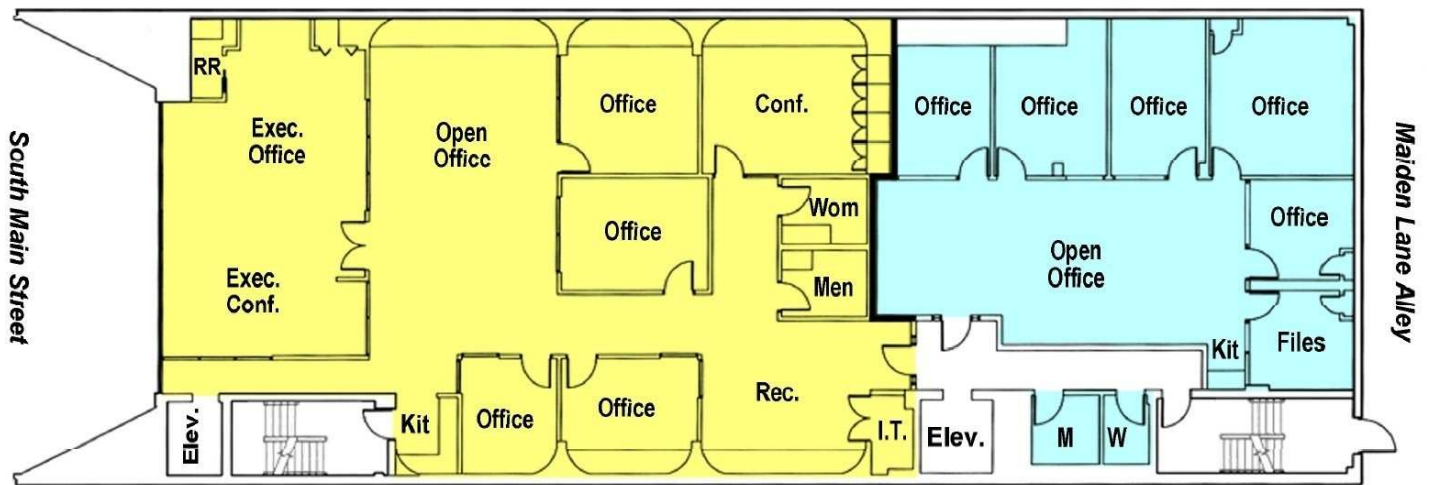
# FLOOR PLANS

**Ground Level**  
**5,650 RSF**

195 S. Main St



**2nd Floor**



**Suite 200**  
**3,815 RSF**

**Suite 202**  
**1,832 RSF**

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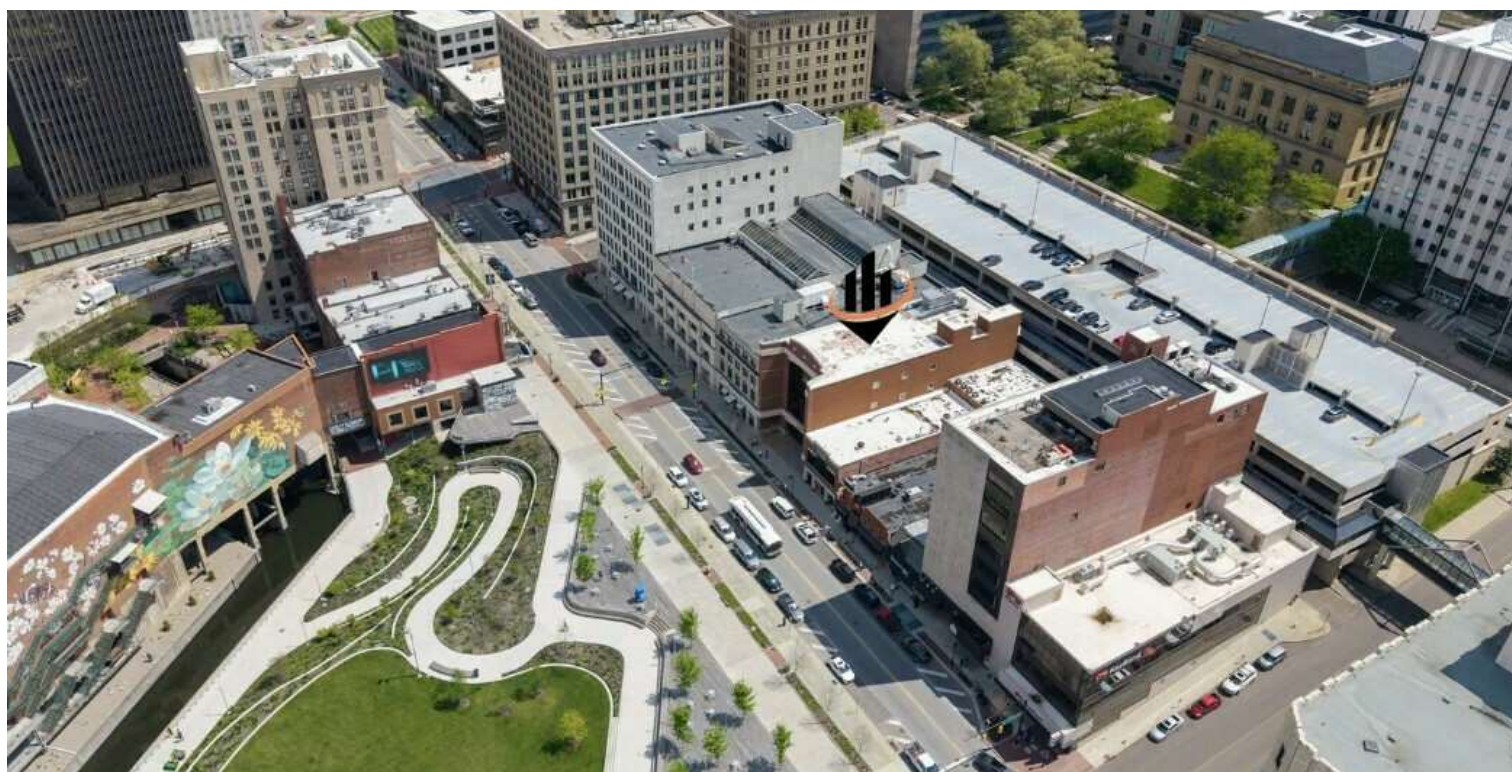
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## ADDITIONAL PHOTOS



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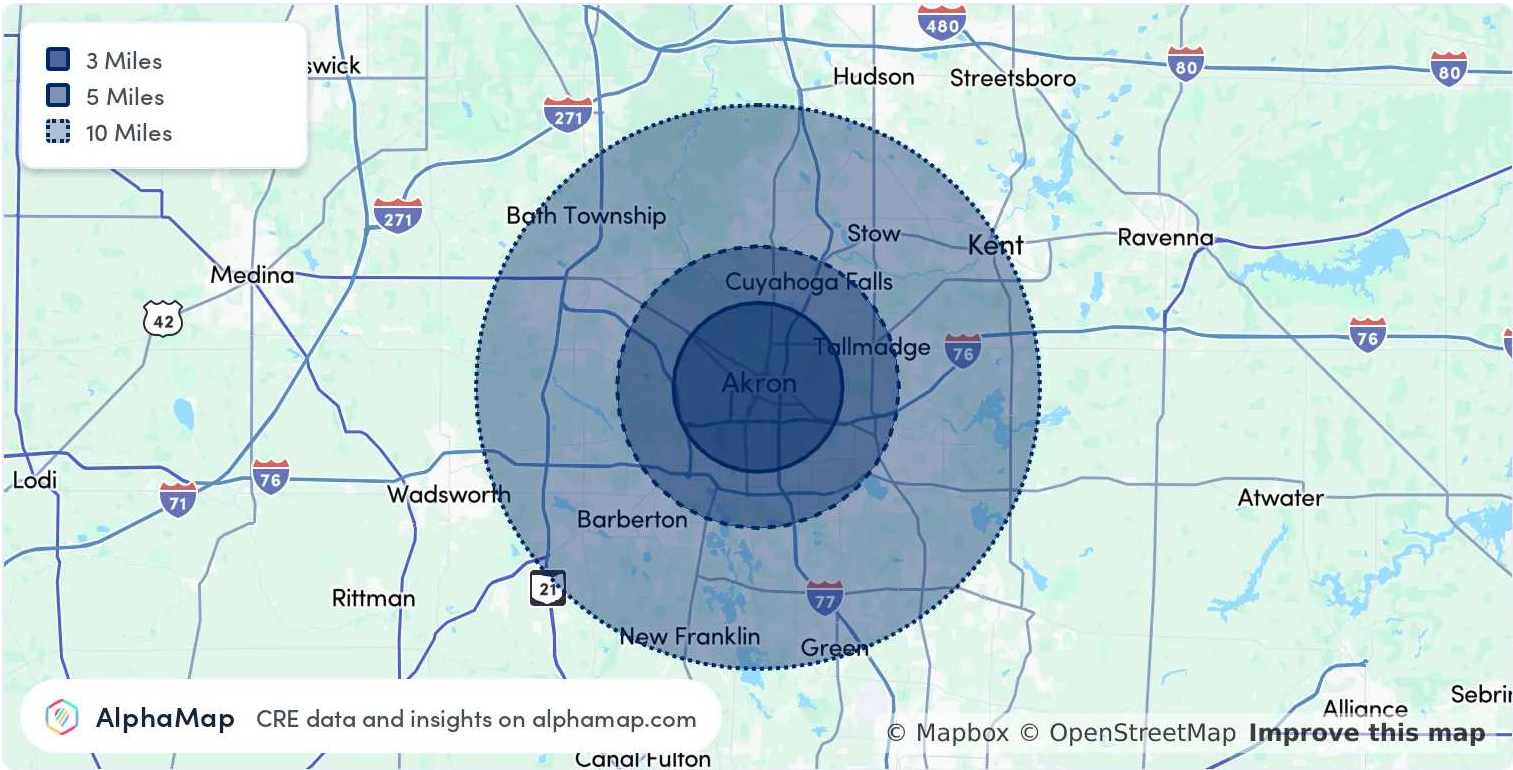
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AREA ANALYTICS



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	109,578	219,637	473,294
AVERAGE AGE	38	40	41
AVERAGE AGE (MALE)	37	39	40
AVERAGE AGE (FEMALE)	39	41	42

HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	46,218	97,601	204,262
PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$54,936	\$64,515	\$85,147
AVERAGE HOUSE VALUE	\$125,361	\$147,418	\$203,697
PER CAPITA INCOME	\$22,890	\$28,050	\$37,020

Map and demographics data derived from AlphaMap

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