



# Sikich Building

274 White Pond Drive  
Akron, OH 44320

**AVAILABLE**

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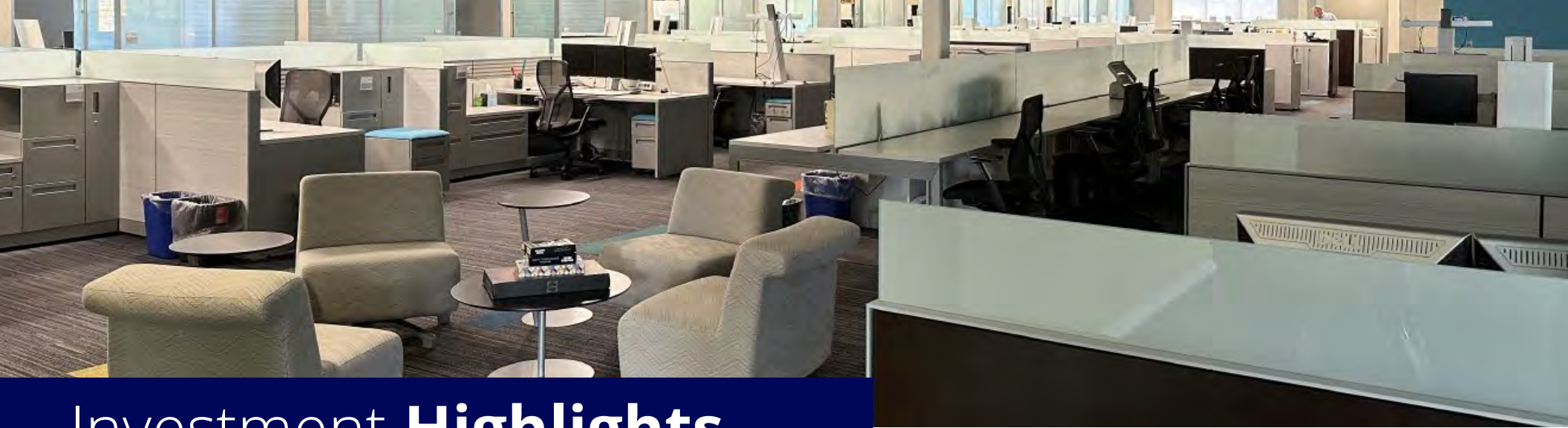
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INVESTMENT HIGHLIGHTS

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## Investment Highlights

Well positioned and well appointed, the Sikich building is poised and ready to meet most any need for an owner/user in the 30-35,000sf range.

With fantastic access to Rt I-77, in the heart of the Montrose/Fairlawn office market, the White Pond corridor has a direct exit from the interstate

The demising wall systems are completely demountable making the layout of the property more easily modified should the need arise.

The building has a back up natural gas generator to support the vital systems within the property and is wired with 1600 amps of 480 3 phase power.

## Property Highlights

- Excellent central location in Akron with freeway access
- Newer construction – greater demand for class “A” space
- Versatile layout to accommodate many users
- Ample parking with many outdoor employee areas
- Arguably one of the classiest buildings for its size
- 1600 amps of 480 3 phase power with backup gas generator
- Potential for additional development

DEMOGRAPHICS | BENEFITS

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# Demographics



## Population

1 miles - 14,781  
3 miles - 87,343  
5 miles - 105,933



## Households

1 miles - 5,198  
3 miles - 38,479  
5 miles - 48,215



## Median Age

1 miles - 26.6  
3 miles - 36.9  
5 miles - 41.9



## Median Household Income

1 miles - \$33,179  
3 miles - \$40,124  
5 miles - \$57,323



## Daytime Employees

1 miles - 3,856  
3 miles - 29,198  
5 miles - 109,061



## Median Home Value

1 miles - \$66,523  
3 miles - \$90,772  
5 miles - \$160,269

[View full demographic report](#)

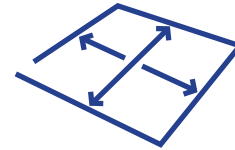


# Key Market **Benefits**



## LOCATION

- Located in Fairlawn/Montrose – Akron’s prime office area
- Direct access from I-77, and near I-80/I-271/I-76
- Parklike setting



## OPPORTUNITY

- Class “A” Building – built in 2016
- 34,816 SF building with elevator on 7.16 acres
- Potential for additional development
- Plentiful surface parking



## AMENITIES

- Gas powered back-up generator
- Wired 1600 amps 480/3 phase
- In house gym with lockers
- Two kitchens & lunchroom
- Outdoor employee relaxation space



## DESIGN

- Glass front offices
- Multiple/flexible conference rooms
- Lots of natural light
- Demountable walls

PROPERTY PHOTOS | DETAILS

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# Property Characteristics

Built in 2016, this two story 34,816 SF Class A building sits on more than 7 acres in the Cleveland suburban | Akron submarket and is one of the newest and brightest office buildings in the area.

Currently built out for one user/owner, this professional building boasts of numerous amenities, such as: multiple and flexible conference/meeting rooms, back up gas generator, private areas, reception area, elevator, glass front offices capturing natural light, freestyle/flexible office design consisting of demountable wall systems, in house gym, two kitchens, two coffee/drink stations, lunchroom, plentiful surface parking, etc.

An abundance of land and parking offers potential for additional development.





## Interior Photos

Large open meeting and gathering areas.

Glass front offices and demountable wall systems provide easy modification/configuration.

Bullpen area on both the first and second floor provide collaboration setting for employees.

Two well appointed kitchen areas on each floor, in addition to lunch/meeting area with outside access on first floor.

PROPERTY OVERVIEW

# Property Overview

## ASKING PRICE

Sale / Lease - negotiable

OPEX ~ \$8.30/SF

## APN(s):

6861796 & 6861990

## LAND SIZE

7.16 acres

## BUILDING SIZE

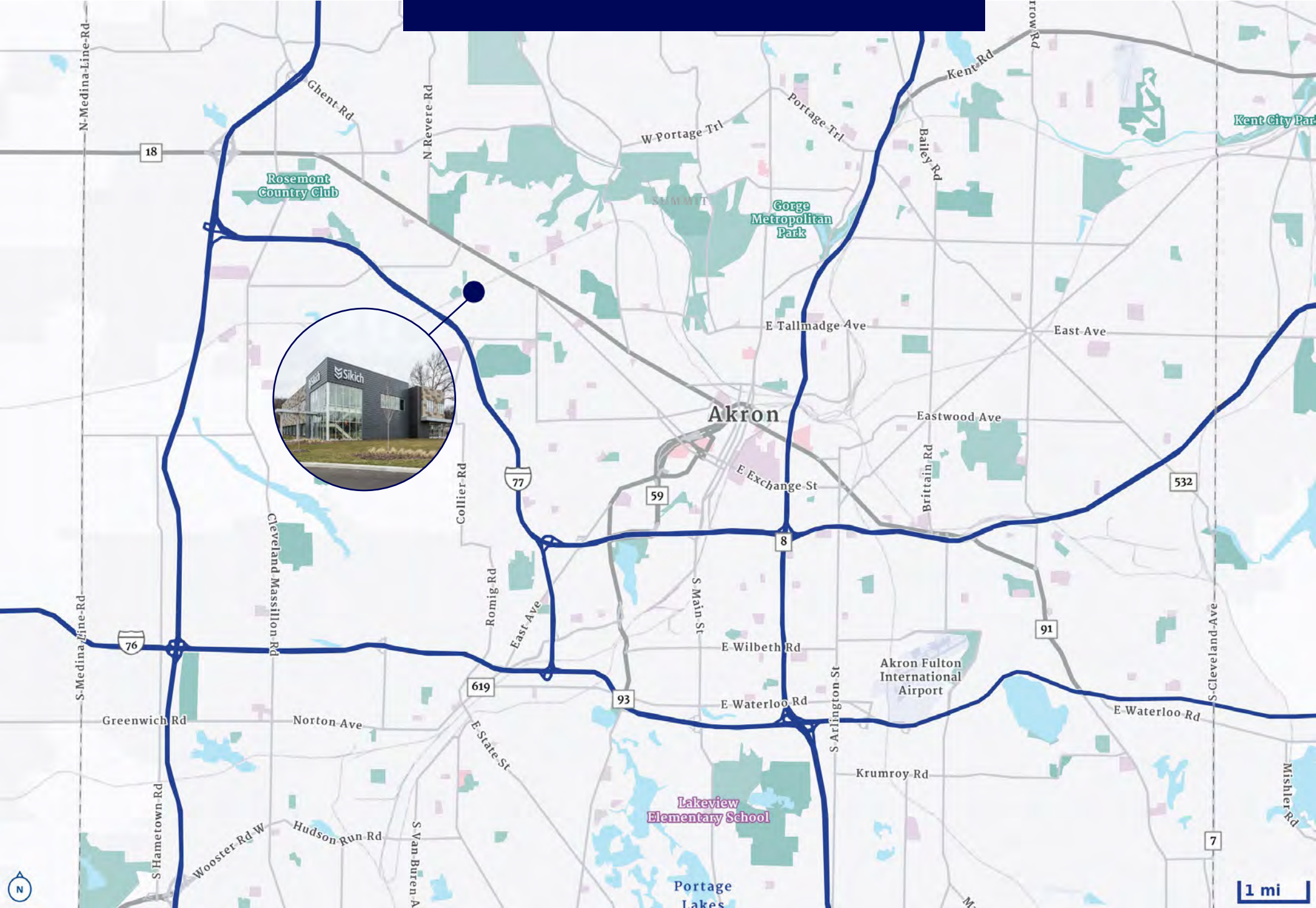
34,816 square feet – 2 stories

## ZONING

Commercial ULB – Limited Business



# Aerial Map



# Floor Plan

## First Floor Details

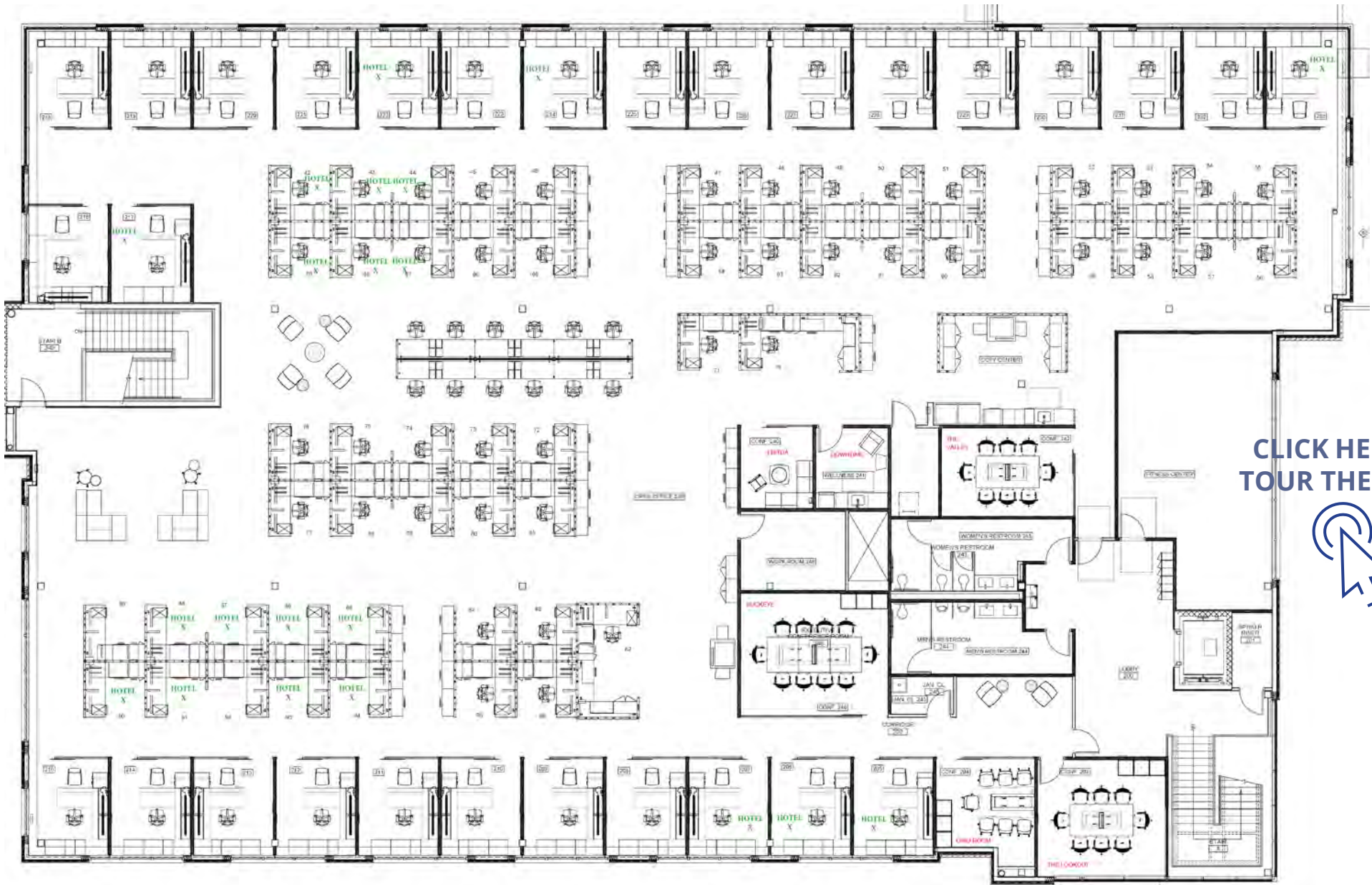


[CLICK HERE TO  
TOUR THE SPACE](#)



# Floor Plan

## Second Floor Details



[CLICK HERE TO TOUR THE SPACE](#)



LEASE COMPARISON

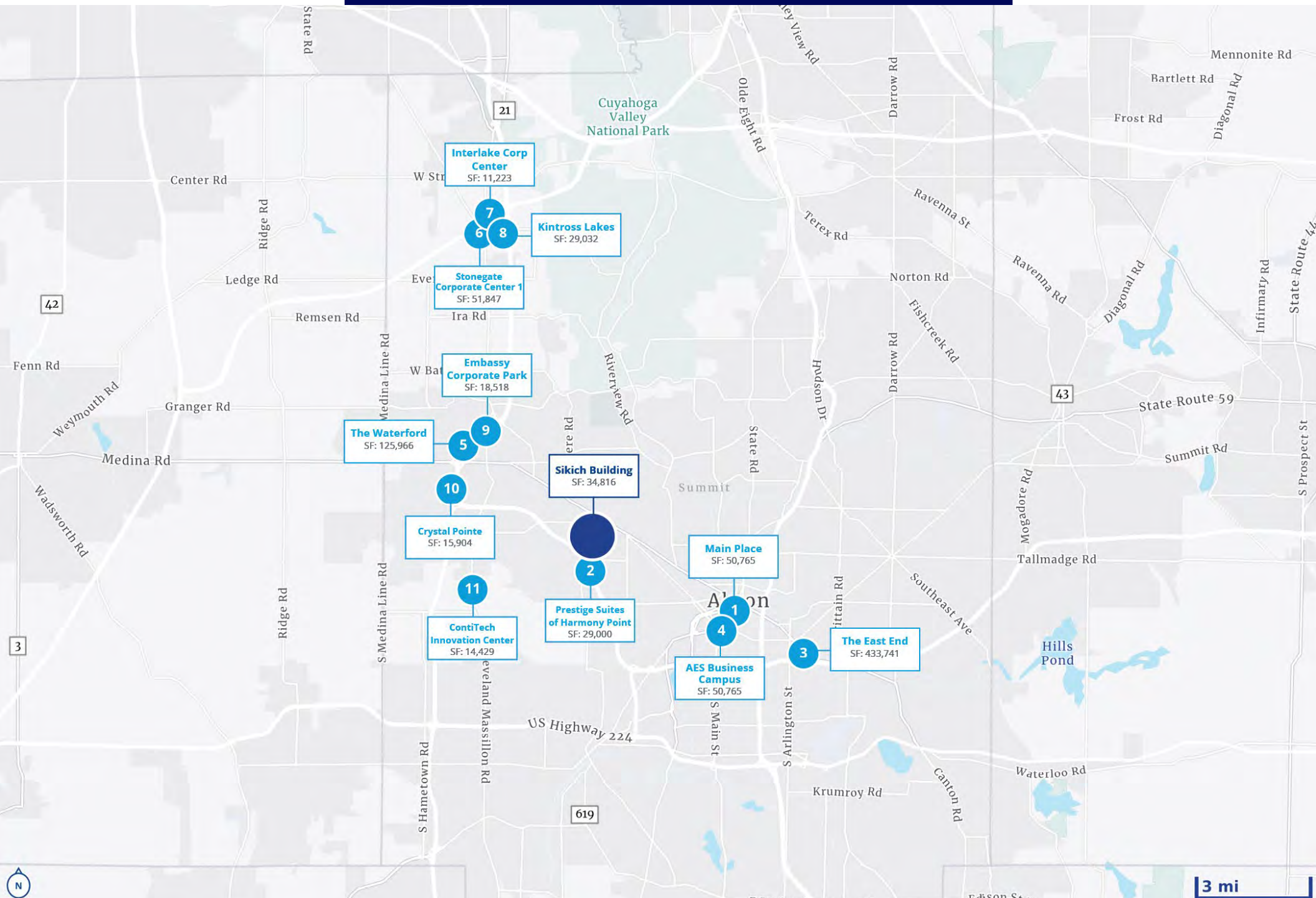
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# Lease Comparison

	Property Name	Property Address	Property Type	RBA	Vacancy %	Total Available Space (SF)	Rent/SF/Year
1	Main Place	121 S Main St	Office	105880	47.9	50,765	\$22.25 - 27.20 (Est.)
2	Prestige Suites of Harmony Pointe	755 White Pond Drive	Office	46000	-	29,000	\$23.00
3	The East End	1200 E Market Street	Office	674600	30.2	433,741	\$20.00 - 21.50
4	AES Business Campus	388 S Main Street	Office	457362	16	9,586	\$21.00
5	The Waterford	3875 Embassy Parkway	Office	94213	10.2	125,966	\$20.00
6	Stonegate Corporate Center I	4125 Highlander Parkway	Office	117694	44.1	51,847	\$19.95
7	Interlake Corp Center	4199 Kinross Lakes Parkway	Office	41988	26.7	11,223	\$19.95
8	Kinross Lakes	3900 Kinross Lakes Parkway	Office	91000	31.9	29,032	\$19.50
9	Embassy Corporate Park	3700 Embassy Parkway	Office	78600	23.6	18,518	\$19.00
10	Crystal Pointe	202 Montrose West Avenue	Office	60152	26.4	15,904	\$18.50
11	ContiTech Innovation Center	703 S Cleveland Massillon Road	Office	43286	-	14,429	\$18.00
12	HQ Building	703 S Cleveland Massillon Road	Office	119178	21	25,000	\$18.00

# Lease Comparison Map



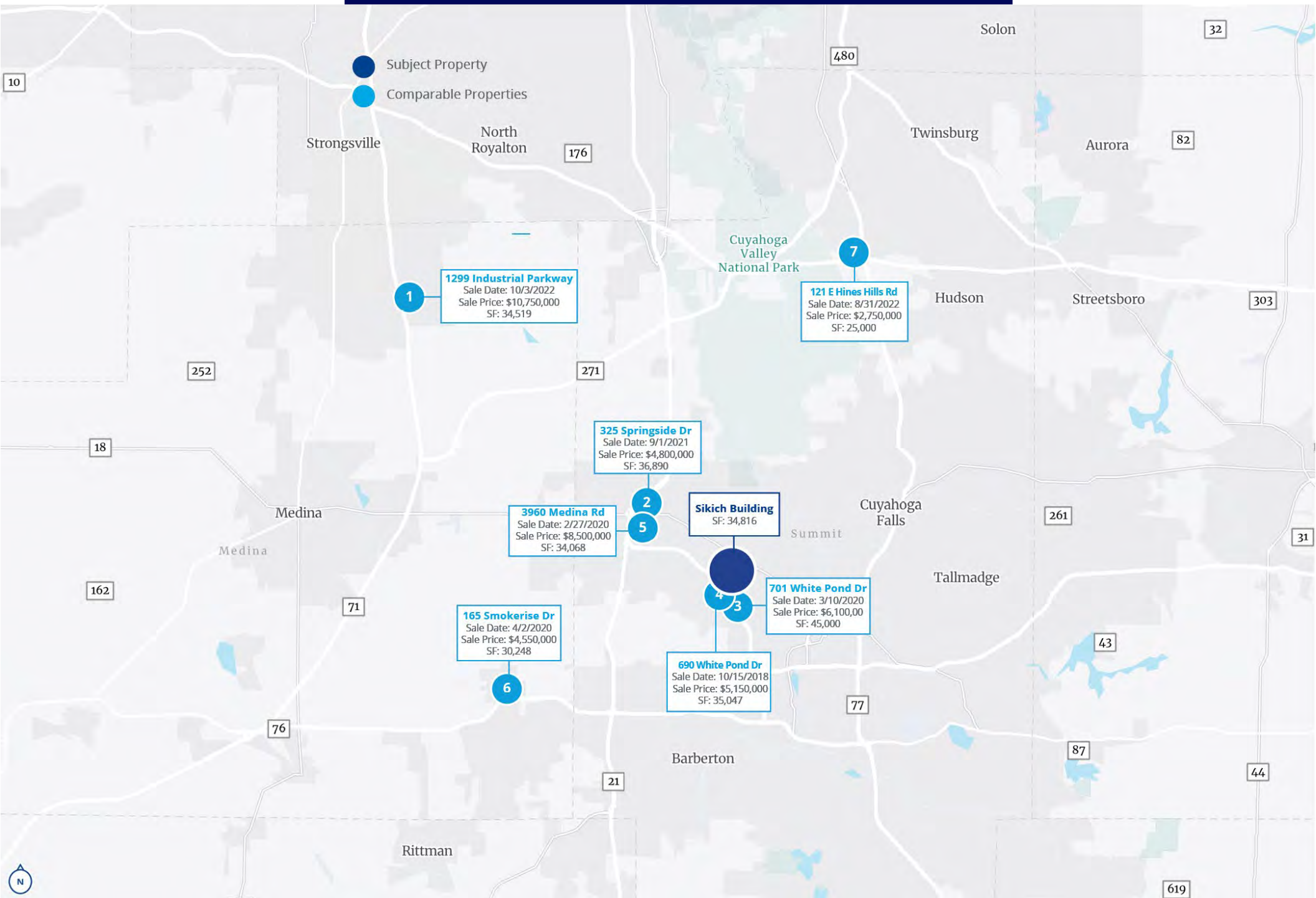
## SALES COMPARISON

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# Sales Comparison

	Property Address	Sold Date	Sale Price	SF	Price Per SF
1	1299 Industrial Parkway	10/3/2022	\$10,750,000	34,519	\$258
2	325 Springside Dr	9/1/2021	\$4,800,000	36,890	\$130
3	701 White Pond Dr	3/10/2020	\$6,100,000	45,000	\$136
4	690 White Pond Dr	10/15/2018	\$5,150,000	35,047	\$147
5	3960 Medina Rd	2/27/2020	\$8,500,000	34,068	\$250
6	165 Smokerise Dr	4/2/2020	\$4,550,000	30,248	\$150
7	124 E Hines Hills Rd	8/31/2022	\$2,750,000	25,000	\$110
8	1299 Industrial Parkway	10/3/2022	\$10,750,000	34,519	\$258

# Sales Comparison Map



## MARKET OVERVIEW

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# Location Highlights

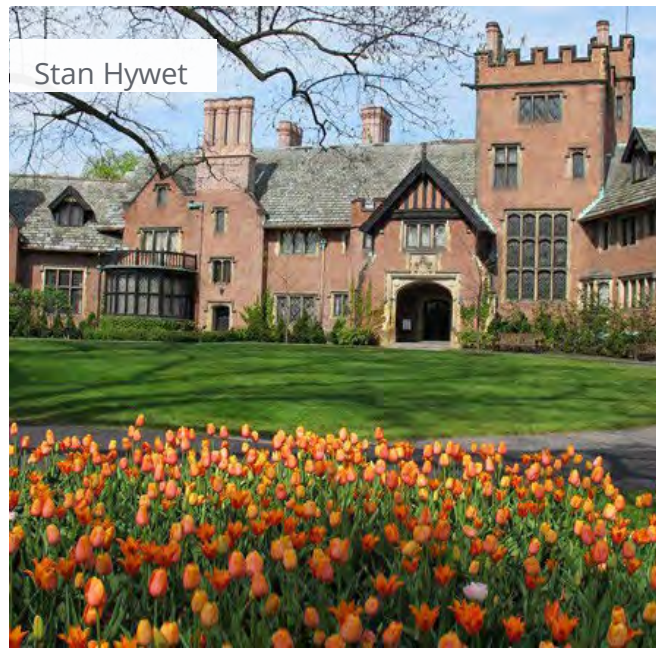
**Stan Hywet Hall & Gardens:** This is one of the largest home estates open to the public in the U.S. It offers beautiful gardens, a historic mansion, and various events throughout the year.

**Akron Art Museum:** This museum has a collection of contemporary and modern art and is known for its striking architecture.

**Canal Park:** The home of the Akron RubberDucks, a minor league baseball team, Canal Park is a great spot for enjoying a game and the lively atmosphere.

**Summit Metro Parks:** These parks offer a variety of outdoor activities including hiking, biking, and bird-watching.

**Akron Zoo:** A family-friendly destination with a diverse collection of animals and educational exhibits.



# Major Summit County **Employers**

**Akron Children's Hospital** - A major healthcare provider in the region, offering a wide range of medical services.

**University of Akron** - A major educational institution that also serves as a significant employer in the area.

**Goodyear Tire & Rubber Company** - Headquartered in Akron, Goodyear is a leading tire manufacturer with a substantial presence in the county.

**Summa Health** - Another significant healthcare provider with multiple facilities in the region.

**Cleveland Clinic Akron General** - A branch of the Cleveland Clinic health system, offering a range of medical services and specialties.

**Goodyear Tire & Rubber Company** - Headquartered in Akron, Goodyear is a major player in the tire manufacturing industry with significant operations in Summit County.

**Merrick Machine Company** - Specializes in custom machinery and manufacturing solutions.

**PolyOne Corporation (now Avient)** - Specializes in polymer materials and services, with operations affecting the local economy.

**GPD Group** - A multidisciplinary firm offering engineering, architecture, and planning services with a range of expertise including civil, structural, and mechanical engineering.

**Diebold Nixdorf** - Based in North Canton, just south of Summit County, Diebold Nixdorf specializes in banking and retail technology solutions, including ATMs and point-of-sale systems.

**Sterling Jewelers Headquarters** - Located in Akron, this is where the company's main offices are situated. Sterling Jewelers operates several well-known jewelry retail brands, including Kay Jewelers, Zales, and Jared The Galleria of Jewelry.





# The University of Akron

**The University of Akron**, located in Akron, Ohio, is a public research university known for its diverse range of programs and strong emphasis on experiential learning.

**Academic Programs:** The university offers a wide variety of undergraduate, graduate, and professional degree programs. It is particularly well-regarded for its programs in engineering, polymer science, business, and education. The College of Polymer Science and Polymer Engineering is one of the nation's leading programs in this field.

**Research:** Akron is a research-intensive institution with a focus on applied research. The university has research centers in areas such as polymer science, advanced manufacturing, and biomedical engineering.

**Campus:** The campus is located in a suburban setting and features a mix of modern and traditional architecture. It includes state-of-the-art facilities, such as the JAR (James A. Rhodes Arena) for sports and events, and the Akron Art Museum.

**Student Life:** The University of Akron offers a vibrant student life with numerous clubs, organizations, and extracurricular activities. There are also various intramural and varsity sports teams, including the Akron Zips, which compete in the NCAA Division I Mid-American Conference.

The  
University  
of Akron



## Accessible Airport

**The Akron-Canton Airport** is one of the fastest growing in the Midwest. In 2008, it launched CAK 2018, a 10 year, #110 Million Capital Improvement program, which calls for 10 projects that were completed in 2020. The projects included a major runway extension and a new customs and border patrol facility to accommodate international flights, allowing new flight options to travelers.



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