

LEASE

195 South Main Street

195 SOUTH MAIN STREET

Akron, OH 44308

PRESENTED BY:

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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

1ST FLOOR OFFICE OR RETAIL:	5,700 SF
1ST FLOOR RATE:	\$15.50/SF
2ND FLOOR AVAILABLE:	1,832 - 5,647 SF
2ND FLOOR RATE:	\$11.75/SF- \$13.00/SF
BUILDING SIZE:	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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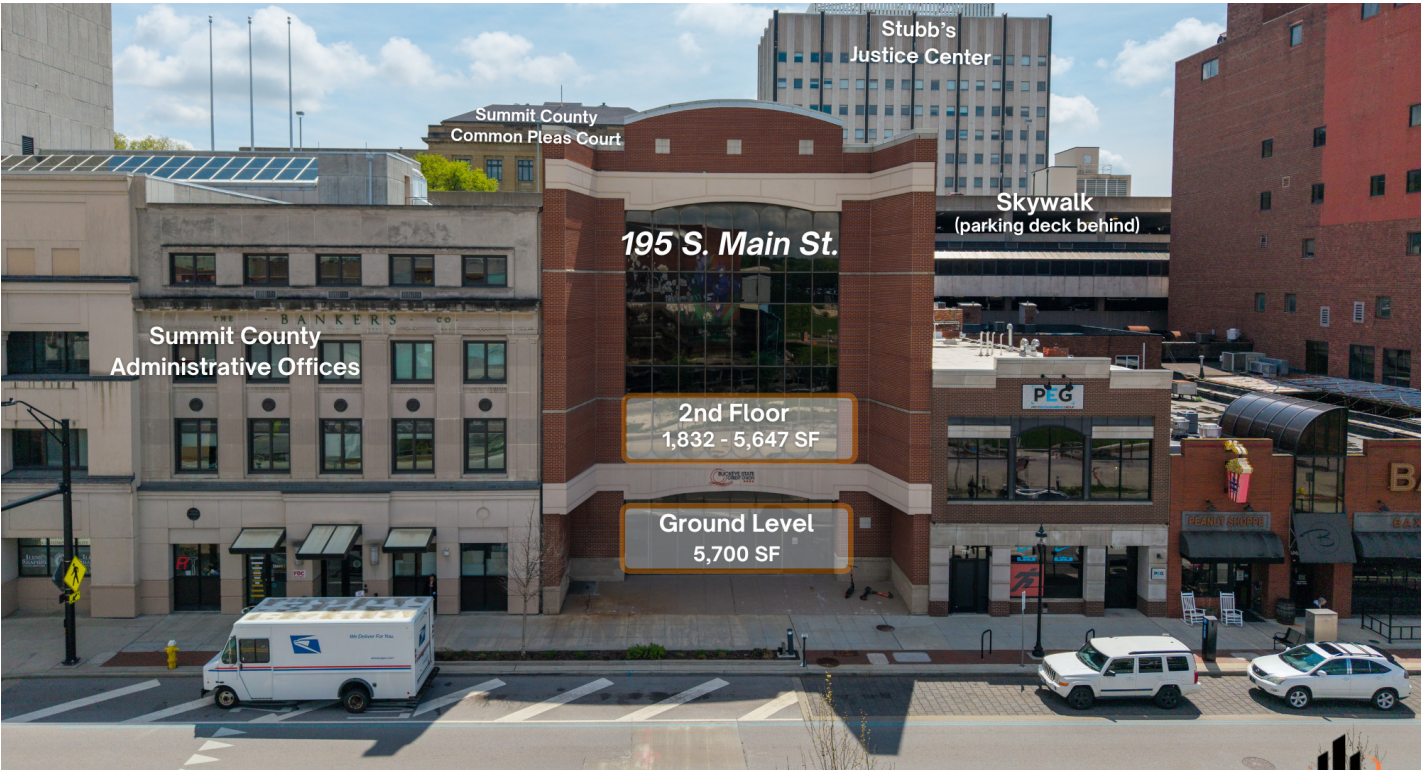
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LEASE SPACES



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	\$15.50 SF/yr
200	Available	3,815 - 5,647 SF	Modified Gross	\$13.00 SF/yr
202	Available	1,832 - 5,647 SF	Modified Gross	\$11.75 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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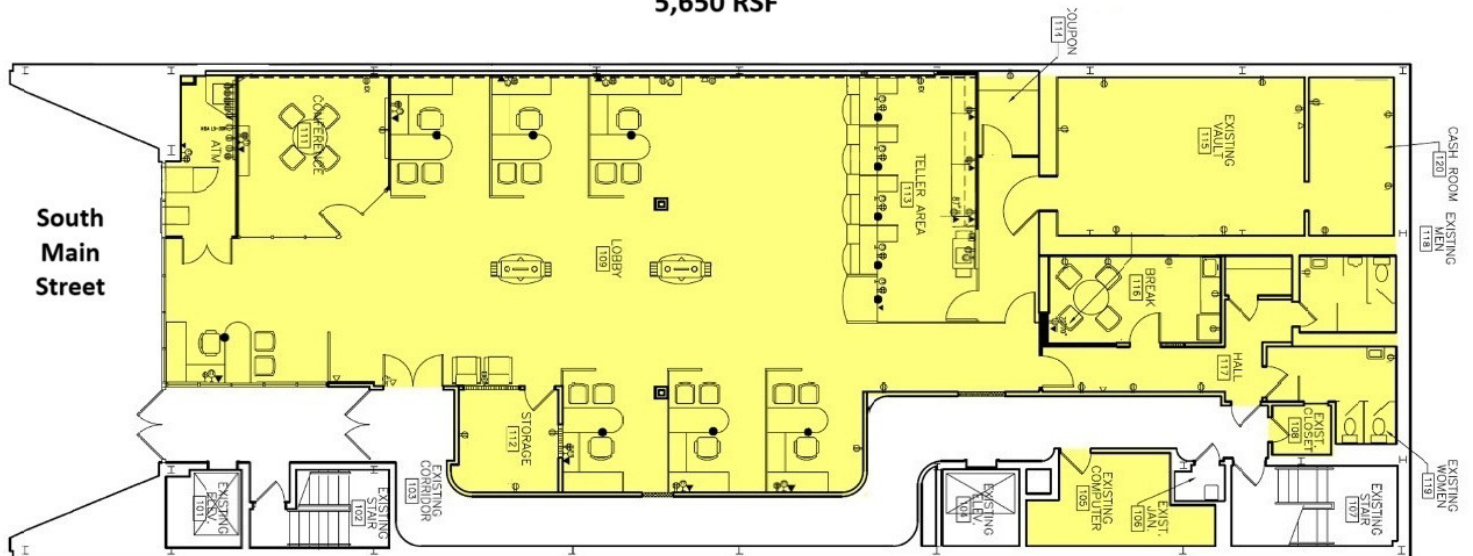
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FLOOR PLANS

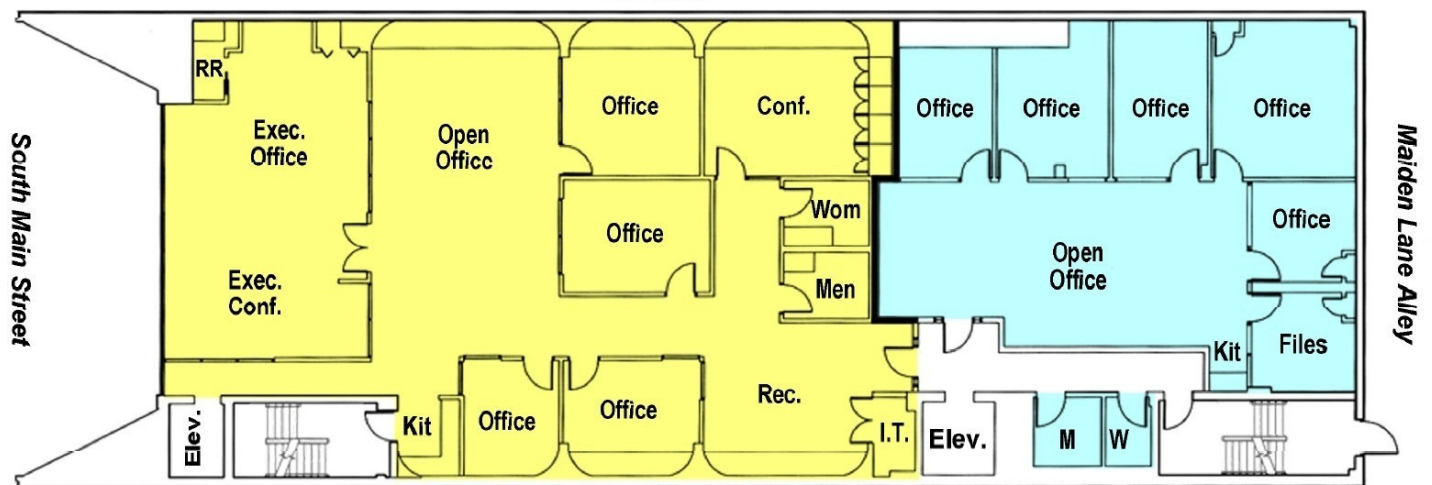
195 S. Main St

Ground Level

5,650 RSF



2nd Floor



Suite 200
3,815 RSF

Suite 202
1,832 RSF

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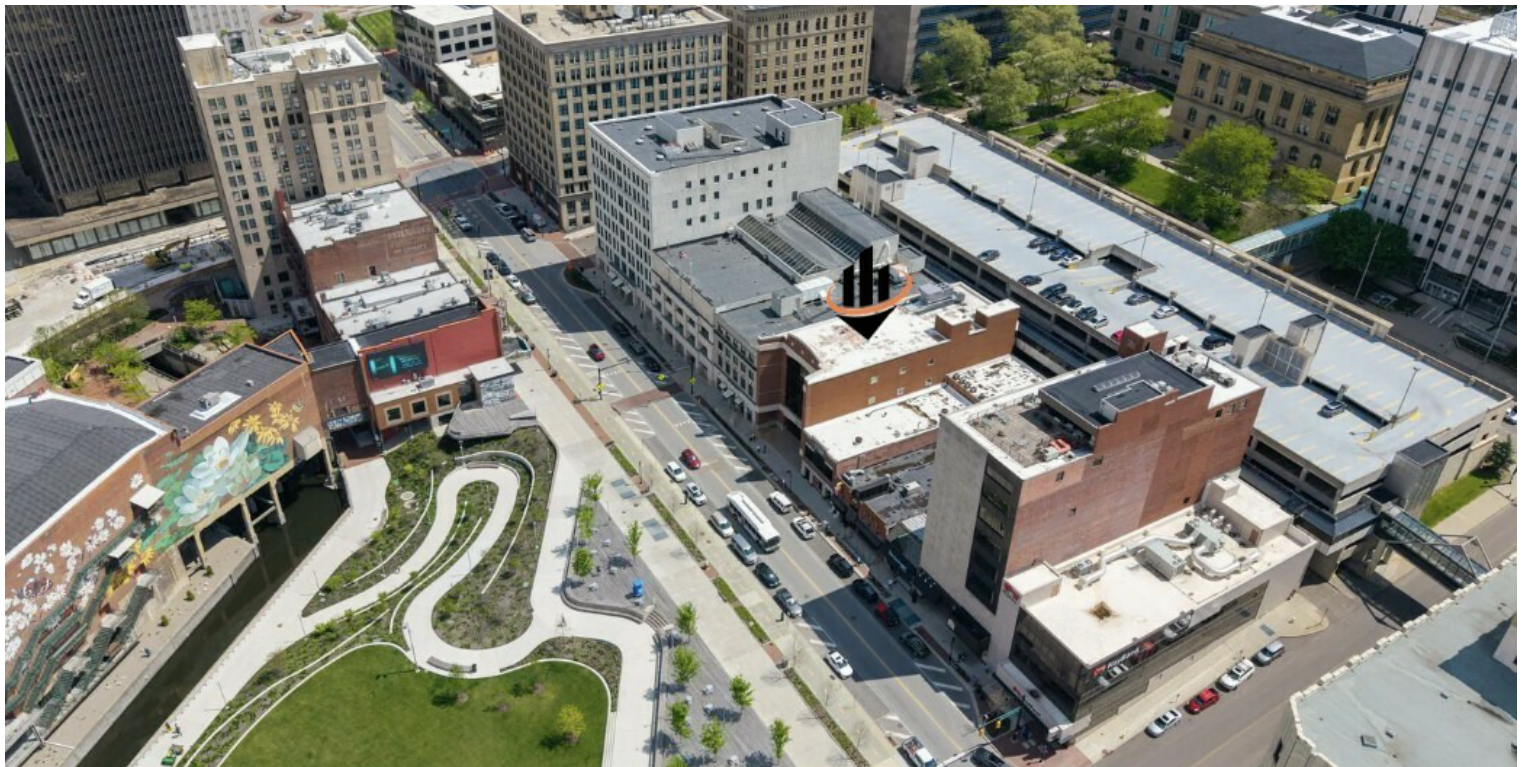
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ADDITIONAL PHOTOS



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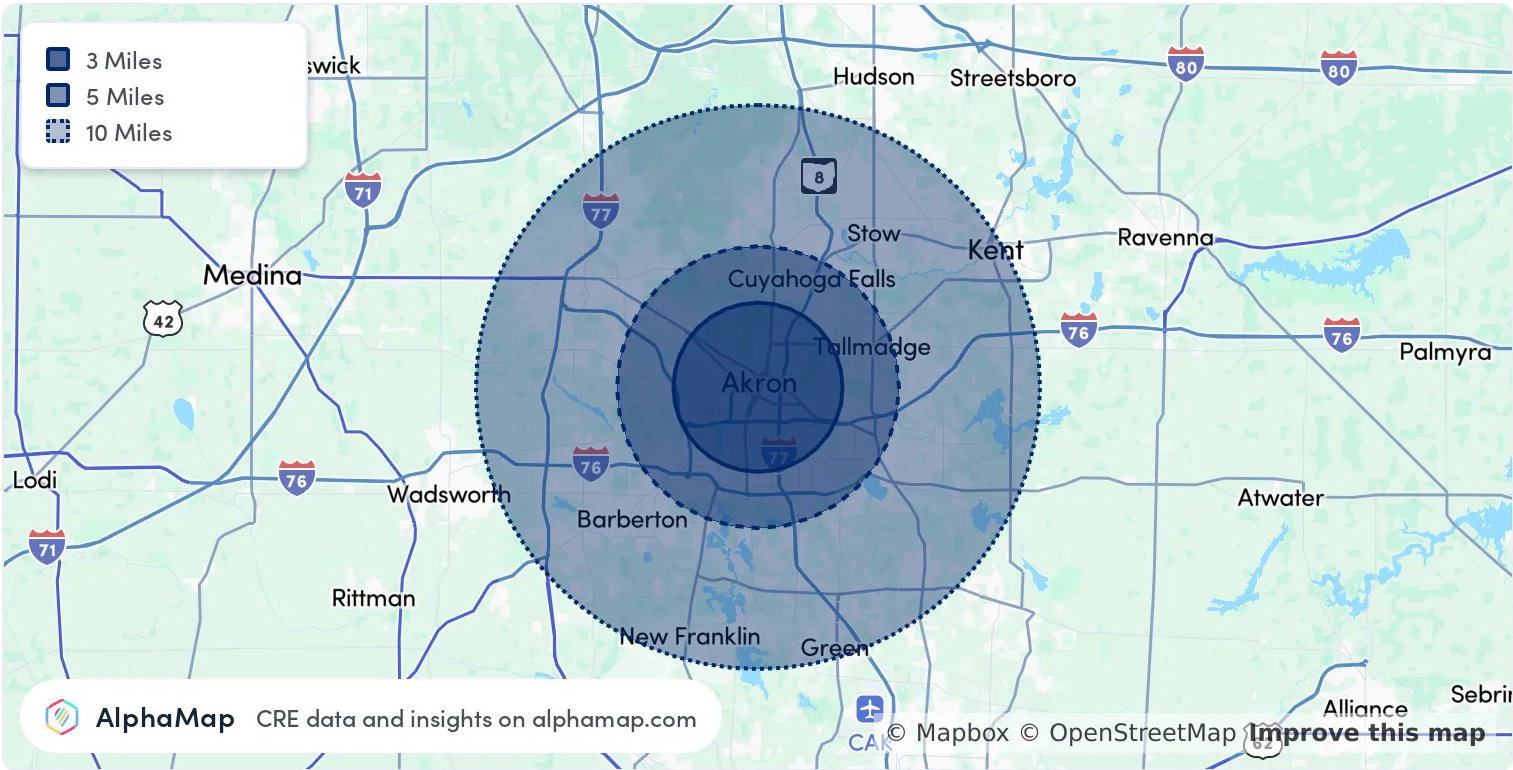
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AREA ANALYTICS



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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