

Office Space for Lease

1225-1235 E WATERLOO ROAD, AKRON, OH 44306

LARGE PRICE REDUCTION!
LANDLORD WILL PROVIDE NEW FLOORING AND PAINT



Overview

687 SF – 6,752 SF of space available in this single story brick office building conveniently located right off I-77/277 and 224. Below market rents of only \$8.00/SF in year one that includes all common area maintenance. Flexible suite options available that can be combined or leased separately to meet a tenant's needs. Floor plans consist of a nice mixture of private offices and open areas. Parking located at the front of each suite. Contact Jennifer for additional information or to schedule a tour at 330-573-5933.

Suite #:	Available Space:	Suite #:	Available Space:
1225	3,305 SF	1225 A	687 SF
1229	1,260 SF	1235	1,325 - 1,500 SF

Highlights

- Close Access to I-77/277 and 224
- Lease Rate Includes All Common Area Maintenance and Taxes
- Monument Sign is Available for Unit 1225
- Nice Open Floor Plans
- AT&T Fiber Located in Building

Property Details



Lease Rate

\$10.00 SF/YR-
\$8.00 SF/YR (+ Utilities) In Year One on a
Minimum 3 Year Lease Term



Space Available

687 - 6,752 SF



Building Size

9,698 SF

Rev: December 19, 2023

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Jennifer Fernandez, SIOR, CCIM

C: 330.573.5933

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JFernandez@HoffLeigh.com



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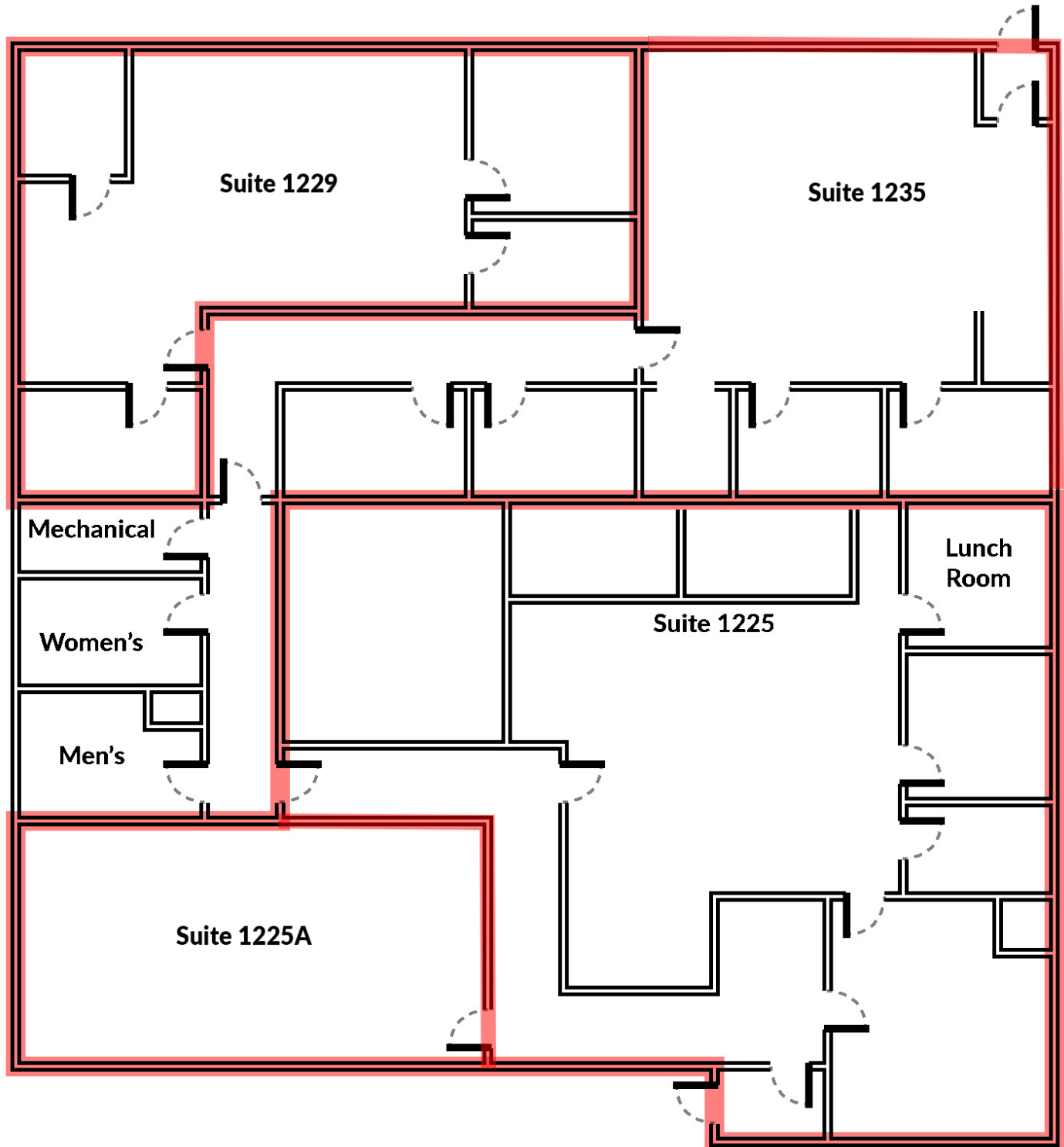
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DEMOGRAPHICS



4,201

Population



27.7

Median Age



2.3

Average
Household Size

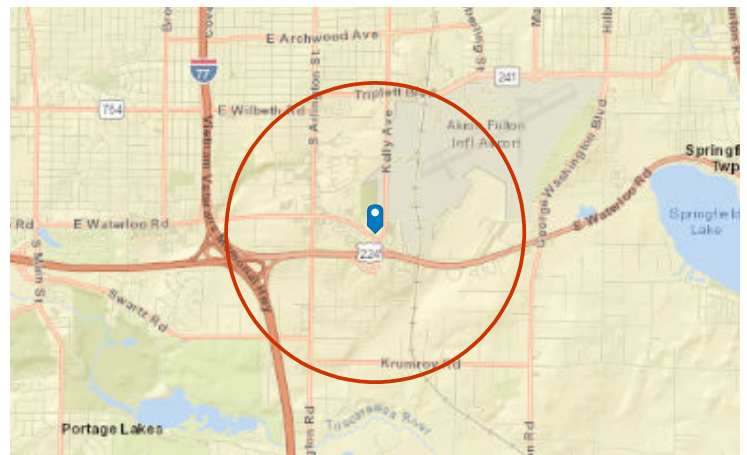


\$26,080

Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
E Waterloo Rd	7,769	0.1
E Waterloo Rd	7,823	0.1
US Hwy 224	4,139	0.1
US Hwy 224	3,595	0.1
Kelly Ave	2,046	0.1



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