

# Office Space for Sale and Lease

3469 FORTUNA DRIVE, GREEN, OH 44312



## Highlights

- Rare offering - pristine office property for sale or lease
- Entry with reception area, back office area, secure back office area - HIPAA compliant, multiple private offices, adequate restrooms per floor, conference rooms, kitchenette and open training area
- Fire suppressant record room
- 10 offices main level + waiting lobby
- 9 offices lower level + conference room + kitchenette
- Could be vacant at closing or tenant could stay and lease back half the building
- Competitive lease rates if interested in a lease
- Lease 3,768 SF (half the building) or 7,536 SF (total building)
- Lower level has separate entrance in the rear
- Each level is ADA accessible
- Built in 1995
- Real estate taxes: \$9,946.50 annual
- Close to all city services: banking, restaurants, retail, home Improvement center
- 6.6 miles to the Akron-Canton Airport
- 1.2 miles to Interstate 77
- See agents for additional details

## Available Spaces

Unit:	Size:	Lease Rate:
Main Floor	3,768 SF	\$13.00 SF/YR (+ Utilities)
Lower Level	3,768 SF	\$11.00 SF/YR (+ Utilities)

## Property Details

- Sales Price**  
 \$725,000
- Building Size**  
 7,536 SF
- Lease Rate**  
 \$11.00 - \$13.00 SF/YR (+ Utilities)
- Zoning**  
 B-4 Commercial
- Lot Size**  
 1.96 Acres

Rev: May 1, 2024

### 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.

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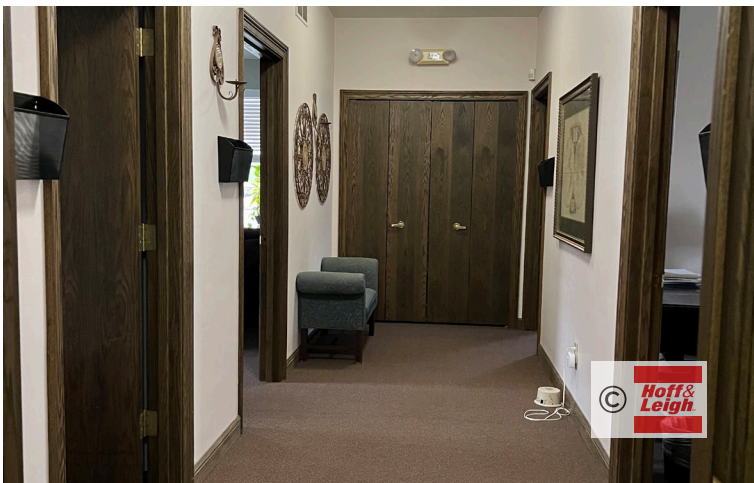
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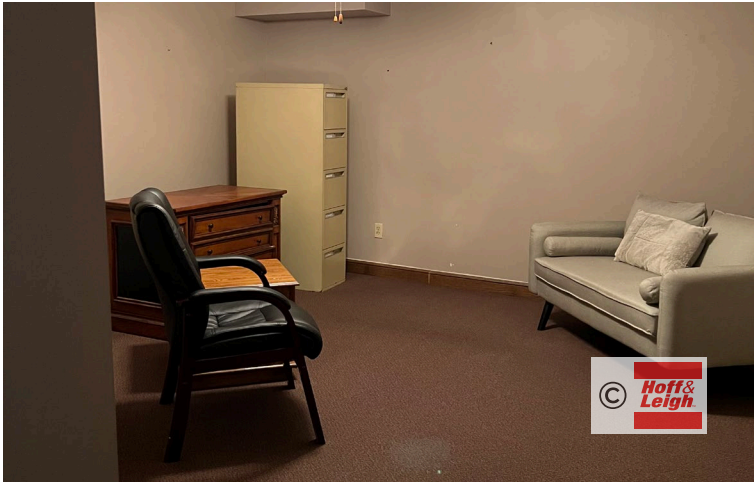
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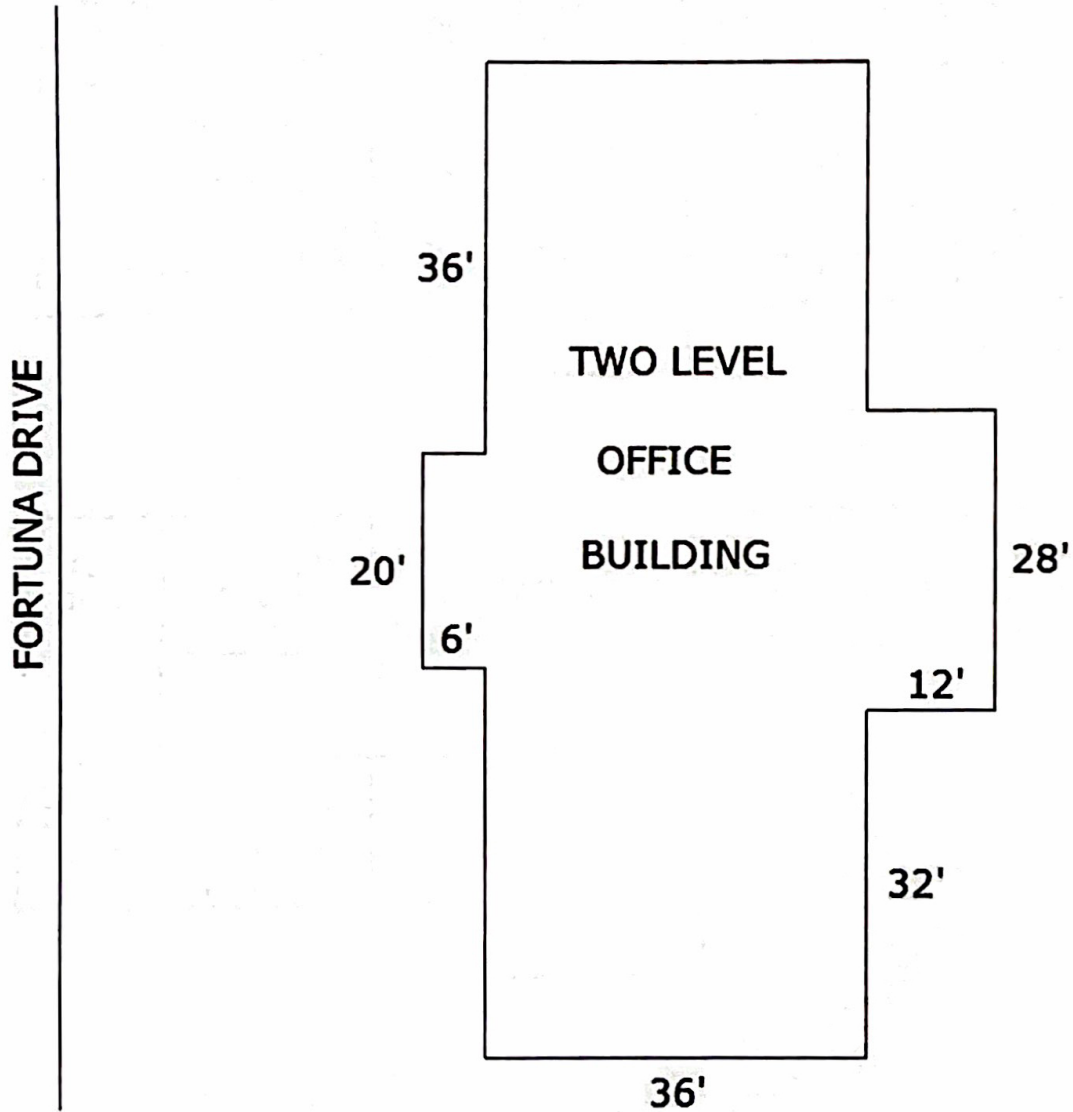
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## Building Dimensions



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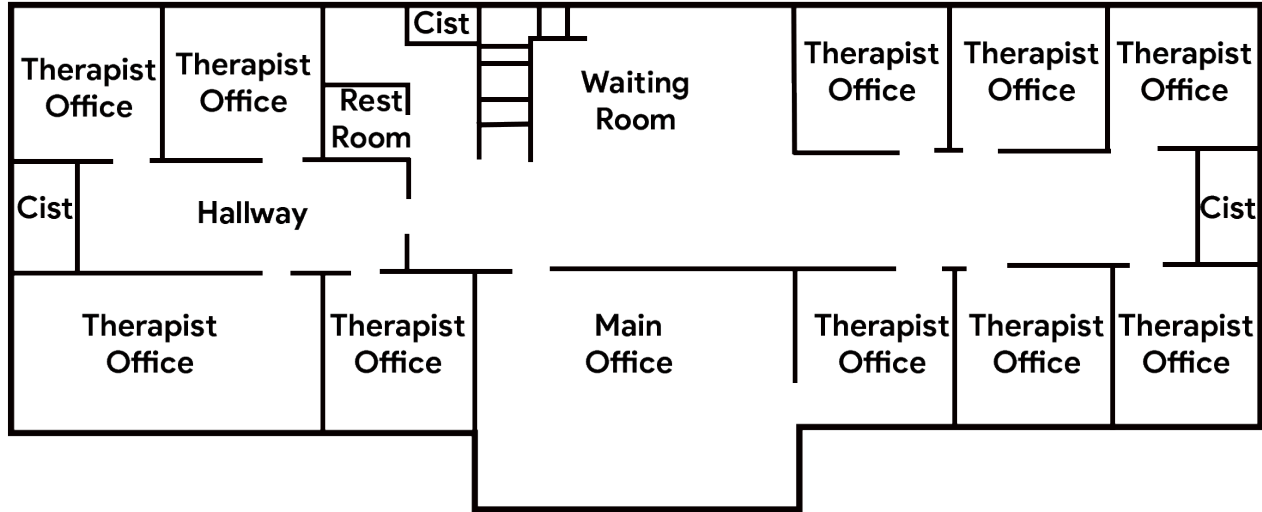
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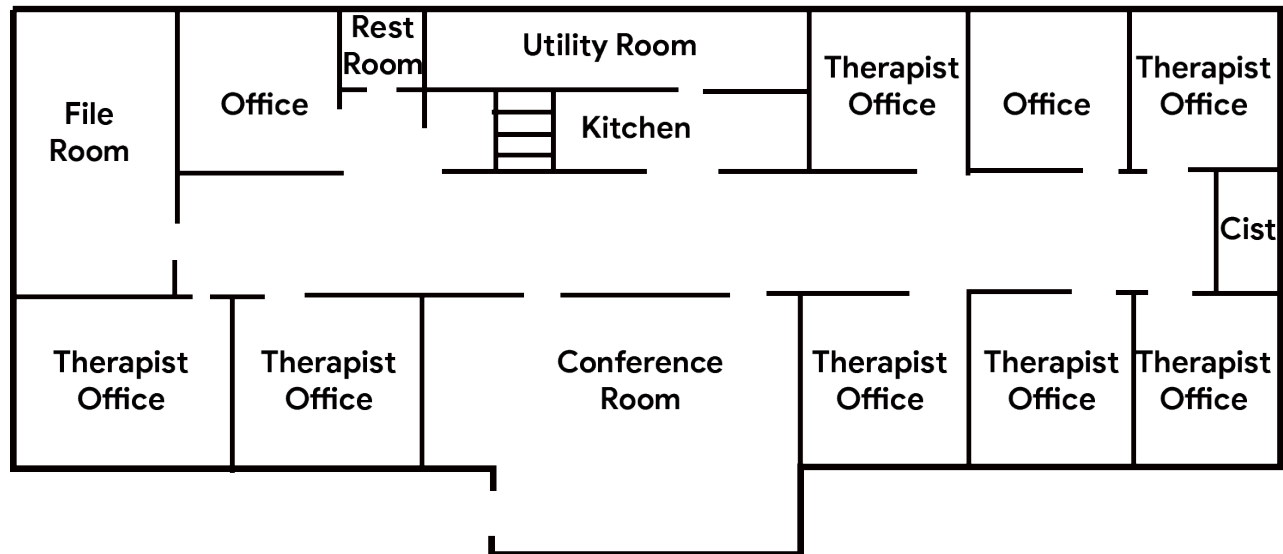
## Floorplan

Front Door

UPPER LEVEL



LOWER LEVEL



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3469 Fortuna Dr, Akron, Ohio, 44312

## DEMOGRAPHICS



28,869  
Population



45.7  
Median Age



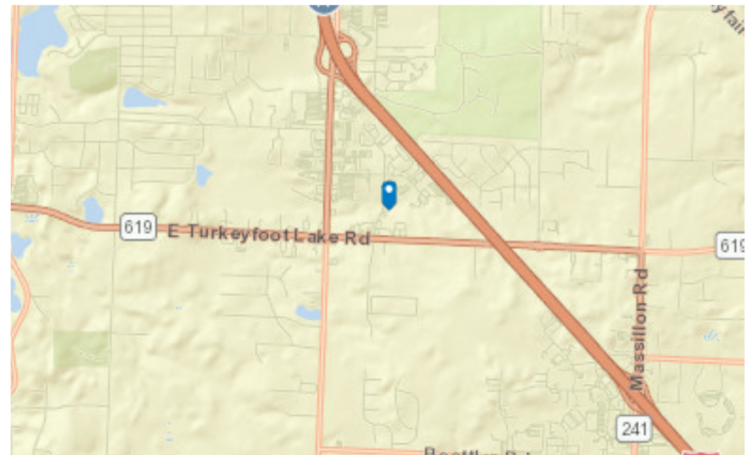
2.3  
Average  
Household Size



\$79,766  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
E Turkeyfoot Lake Rd	104,536	0.3
Interstate Pkwy	17,070	0.3
September Dr	12,682	0.5
Molly Dr	9,457	0.5
Marathon Aly	12,420	0.6

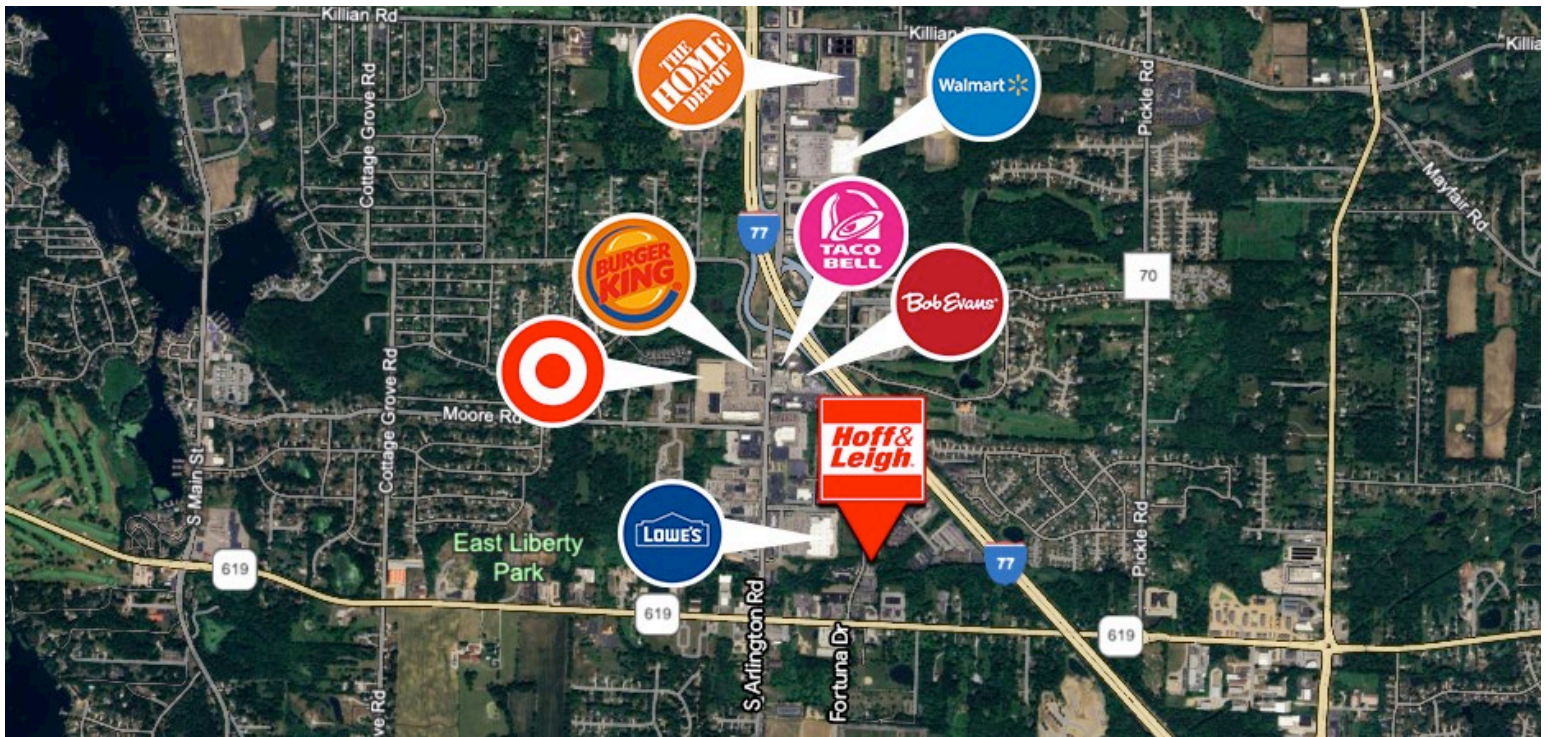


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