

# Office Space for Lease

87 N CANTON ROAD, AKRON, OHIO 44305



## Overview

Located at 87 N Canton Rd, Akron, OH 44312, this well-maintained 4,950 SF office property offers a functional and versatile layout ideal for a variety of professional, medical, counseling, or administrative uses. The property features 12 private offices, 4 restrooms, a spacious conference room, large reception office, welcoming lobby area, and a dedicated kitchen/break area designed to support daily business operations.

A unique highlight of the property is the observation room with a two-way mirror, providing added flexibility for specialized professional uses, training, or client observation needs. The efficient floor plan combines privacy and collaboration space to accommodate both staff and client-facing operations.

Conveniently located near I-76, the property offers excellent accessibility for employees and visitors alike, along with ample on-site parking for added convenience. Positioned along N Canton Rd in a highly accessible Akron location, this office space presents an outstanding opportunity for businesses seeking visibility, functionality, and ease of access.

## Highlights

- Reception Area
- Great Visibility
- Kitchen Area
- Conference Room
- Observation Room with Two Way Mirror

## Property Details

### Lease Rate

- \$12.00 SF/YR  
(Plus Utilities)

### Space Available

- 4,950 SF

### Building Size

- 10,300 SF

Rev: May 14, 2026



### 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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## DEMOGRAPHICS



63,315  
Population



41.2  
Median Age



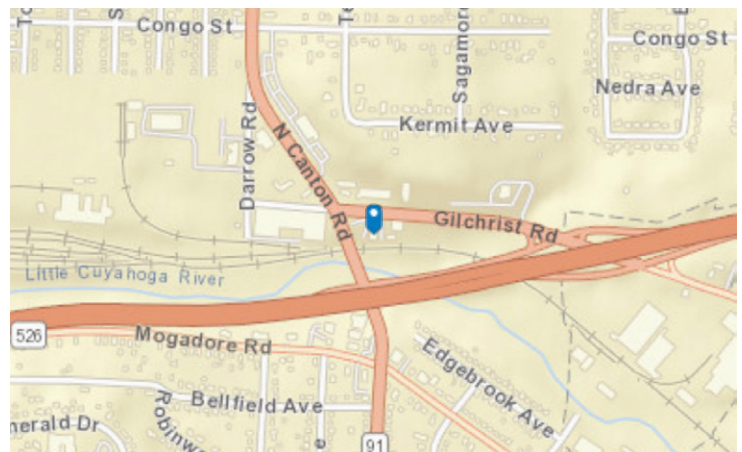
2.2  
Average  
Household Size



\$59,705  
Median Household  
Income

## TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Gilchrist Rd	19,759	0.0
N Canton Rd	11,331	0.1
I-76	17,350	0.1
Darrow Rd	19,981	0.1
N Canton Rd	50,763	0.2



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