



**SUBLEASE**

# Office Sublease - Competitive Pricing & Flexible Configurations

**540 S MAIN ST**

Akron, OH 44311

**PRESENTED BY:**

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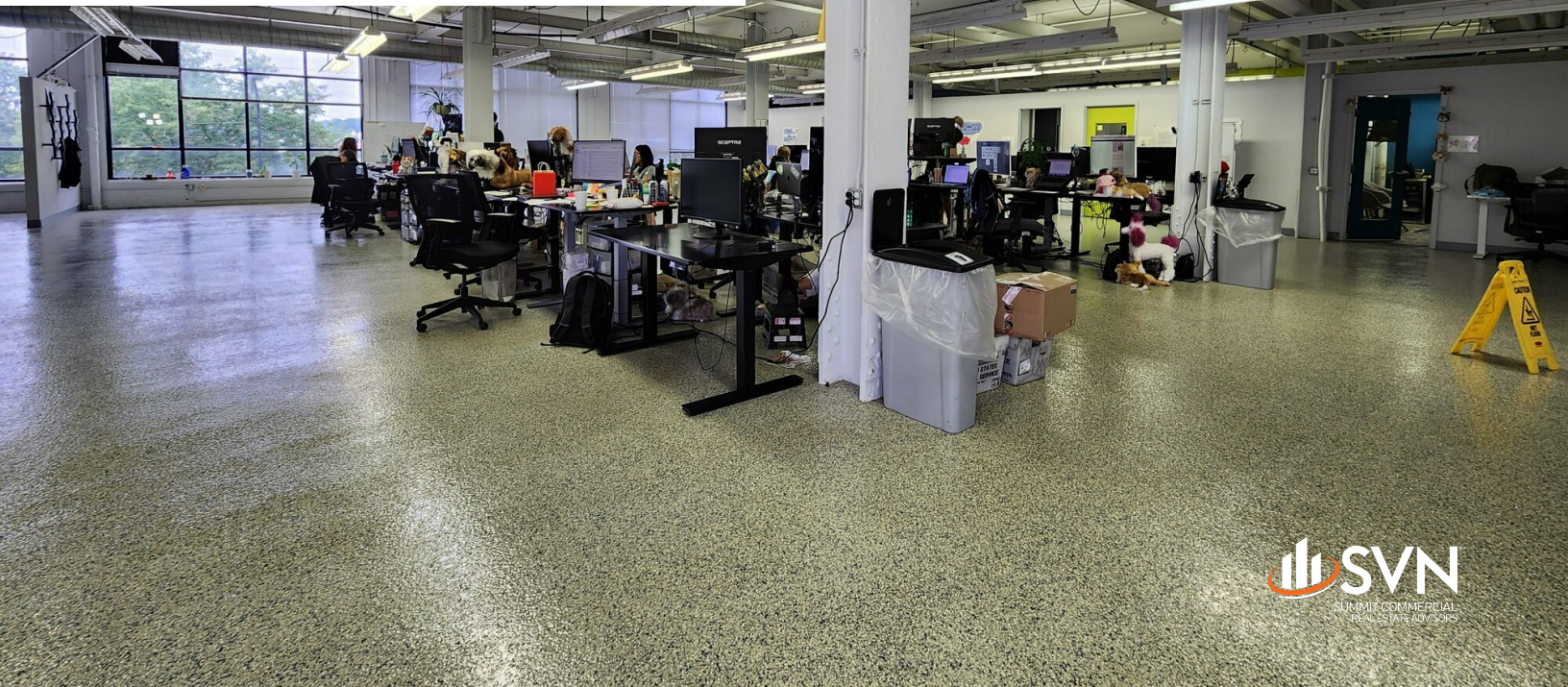
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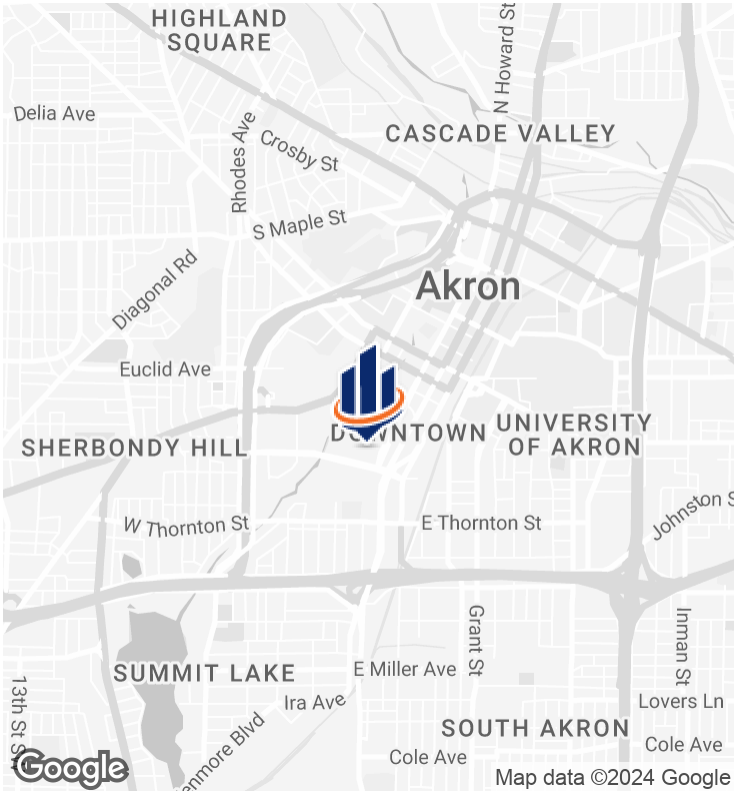
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OH #2022005836





PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 - \$14.00 SF/yr (NNN)
OFFICE SF:	8,861 SF
YEAR BUILT:	1920
MARKET:	Akron
APN:	67-60142

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PROPERTY OVERVIEW

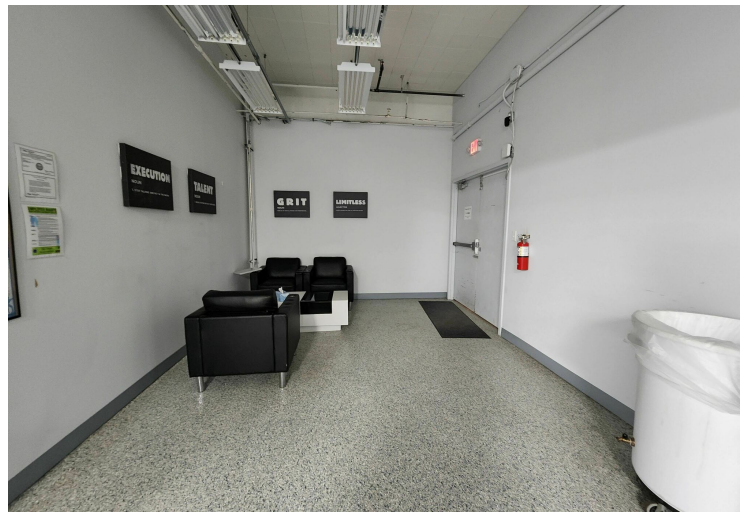
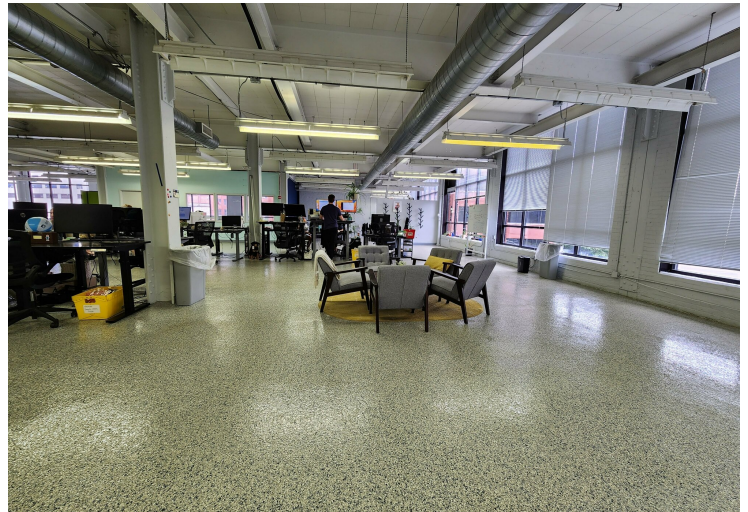
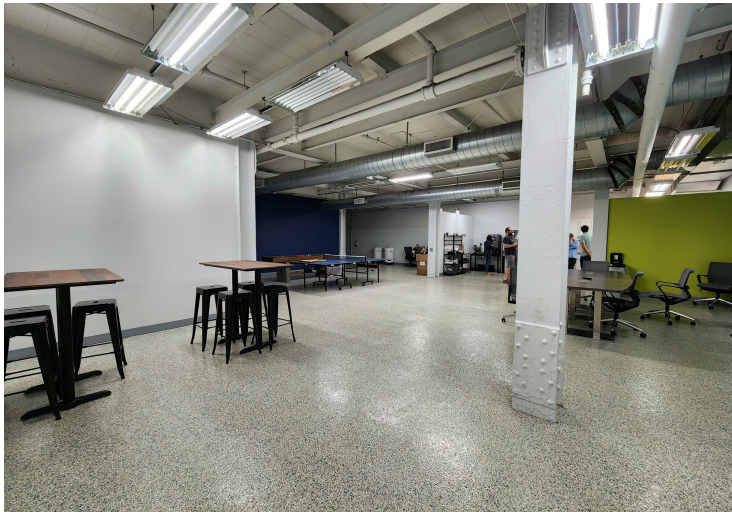
Fully built-out office sublease opportunity on the outskirts of Downtown Akron. The office is 8,861 SF but is divisible and is located in Building 4, Suite 122 at Canal Place, 540 S. Main Street, Akron, Ohio 44311. The office features an open floor plan, with 4 small private offices, one large conference room, a fully built-out kitchen and 2 common area restrooms. There is an abundance of natural light and the office is finished with industrial style ceilings and finishes. Abundant storage space. Prime location on the outskirts of Downtown Akron, this space is within walking distance of everything Downtown Akron has to offer.

PROPERTY HIGHLIGHTS

- Plug & Play Office Space
- Divisible Space to Fit Needs
- Plenty of Storage
- Open Floor Plan
- Full Kitchen



## ADDITIONAL PHOTOS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,994	12,670	26,159
AVERAGE AGE	36.0	29.7	31.9
AVERAGE AGE (MALE)	40.6	31.7	33.3
AVERAGE AGE (FEMALE)	32.0	28.4	30.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,489	5,665	12,755
# OF PERSONS PER HH	2.0	2.2	2.1
AVERAGE HH INCOME	\$18,110	\$25,352	\$26,031
AVERAGE HOUSE VALUE	\$64,962	\$44,079	\$48,908

\* Demographic data derived from 2020 ACS - US Census

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