

FOR LEASE

750,000 SF Mixed-Use Development

530 - 540 S Main St, Akron, OH 44311

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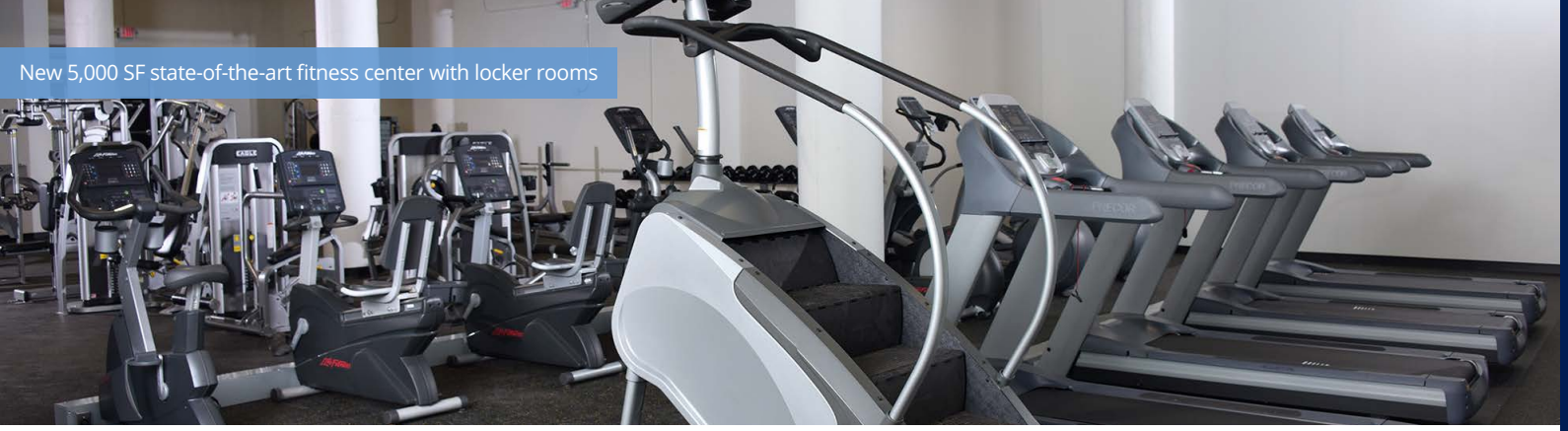
CANAL PLACE



New 5,000 SF state-of-the-art fitness center with locker rooms

Mixed-Use Complex

Canal Place, with its industrial heritage as home of the BFGoodrich rubber factory continues to transform into a unique, expansive environment for both office and warehouse/flex users looking for an innovative new space for their business. With over 750,000 SF of space and various floorplates and suites available, the intriguing opportunities are endless.

Prime Location in Akron, OH

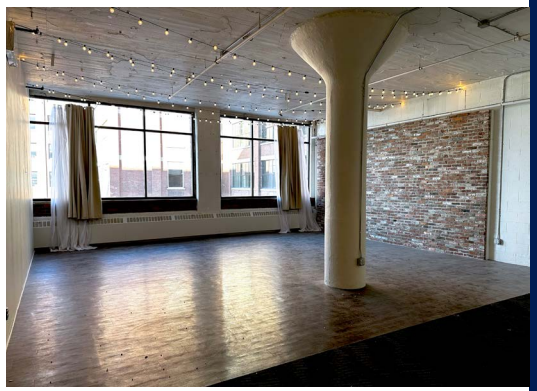
Located within walking distance of the cultural hot spot of downtown, with easy access to Rt 8 and I-76 and I-77, Canal Place is very close to additional restaurants and interesting attractions such as the ball park, zoo, Lock 3, and the Akron Civic Theatre. The University of Akron and Akron Children's Hospital are conveniently located nearby as well.

Cool, Classic, Inviting Space

The classic appearance of wood and stone has been preserved within the walls of these 8 historic buildings while a contemporary new look and feel has been created utilizing glass and stainless steel. The abundance of natural light and terrific views through the large windows pair well with the adaptable floor plan layouts.



Multiple move-in ready suites





Multiple move-in ready cubicles



Complementary conference rooms holding from 14-200 people

AMENITIES

- Abundant Parking
- Fiber-Optic Networks
- Conference Rooms
- Daycare & Preschool
- Self Storage Units
- 24-Hour Security
- On-Site Fitness Center
- On-Site Craft Brewery
- Restaurants Close By
- Easy Access to Major Roadways
- Local Airport 20 min. drive

Mixed-Use Complex

Click on individual suite to view its floor plan

Available Office Building Factor 10%

Building 10	1st Floor	Suite 1015*	1,793 RSF
Building 10	1st Floor	Suite 1017*	334 RSF
Building 17	3rd Floor	Suite 1731-A	2,782RSF
Building 17	3rd Floor	Suite 1733	3,201RSF
Building 17	6th Floor	Suite 1763	16,812 RSF
Building 17	6th Floor	Suite 1765	683 RSF
Building 17	6th Floor	Suite 1762B	3,500 RSF
Building 17	6th Floor	Suite 1762C	5,500 RSF

** Spaces can be Combined*

Available Flex Building Factor 10%

Building 1	2nd Floor	Suite 121	9,420 RSF
Building 1	2nd Floor	Suite 122	8,861 RSF
Building 10	1st Floor	Suite 1012	4,872 RSF

Available Medical Building Factor 10%

Building 17	1st Floor	Suite 1712	4,670 RSF

Available Industrial No Building Factor

Building 1	Lower Level	Suite 1AA	17,651 SF
Building 2	Lower Level	Suite 2AA	29,733 SF
Building 4	5th Floor	Suite 453	5,298 SF
Building 4	6th Floor	Suite 461	18,819 USF
Building 4	1st Floor	Suite 401	31,329 SF
Building 4/9	1st Floor	Suite 401/901	56,680 SF
Building 9	1st Floor	Suite 901	27,241 SF
Building 9	2nd Floor	Suite 921A	10,400 SF*
Building 9	2nd Floor	Suite 921B	19,453 SF*
Building 9	4th Floor	Suite 941	35,245 SF





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