

## BOUTIQUE 8-STORY BUILDING IN DOWNTOWN AKRON



### AVAILABLE SPACE

Unit	Floor	Space	Rate
	1st	Retail	negotiable
B	2nd	Co-working	negotiable
D	2nd	Co-working	negotiable
	4th	2,390 SF	\$12.00 SF NN

12 E. Exchange St.  
Akron, OH 44308

### Property Highlights

- Historic AC&Y Railroad Building
- Ideal for Mixed Use or Conversion
- 2,400 SF Floor Plates
- 33 Dedicated Parking Spaces

For more information:

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540 White Pond Drive | Suite A

Akron, Ohio, 44320

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FOR SALE  
OR LEASE

## More Property Highlights

- Meticulously Maintained by on-site, Long Term Owner
- Thoughtfully Renovated Suites
- Elevator was Fully Renovated in 2022
- Roof Replaced (2009)
- Tenant's Pay Separately Metered Gas and Electric
- Additional Parking (across the street for \$2/day)
- Sale Price: \$1,900,000



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## Property Details

- Total Building Space: 24,840 SF
- Total Office Space: 16,720 SF
- Total Retail Space: 2,000 SF
- Typical Floorplate: 2,400 SF
- Building Class: B
- Elevator: (1) passenger
- Year Built/Renovated: 1919 / 2022

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## HISTORIC LANDMARK

This Neo-Classical designed structure was the headquarters of the AC&Y Railroad (Akron-Canton-Youngstown) in 1926.

The railroad dissolved in 1982 to become owned by the present owner, Crucible Development Corporation.

The building is listed on The National Register of Historic Places.

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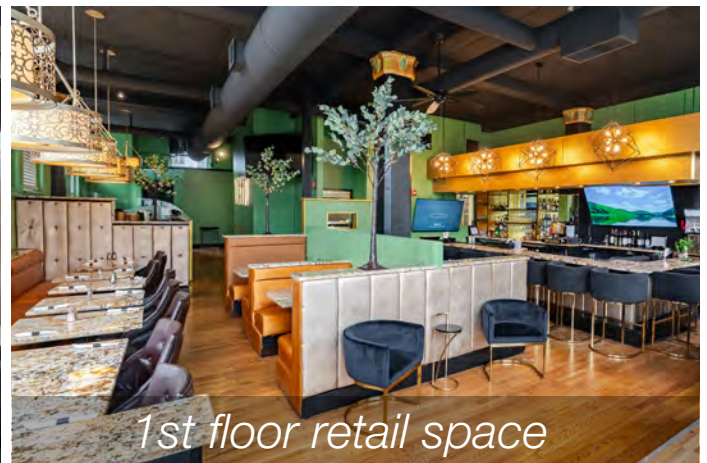
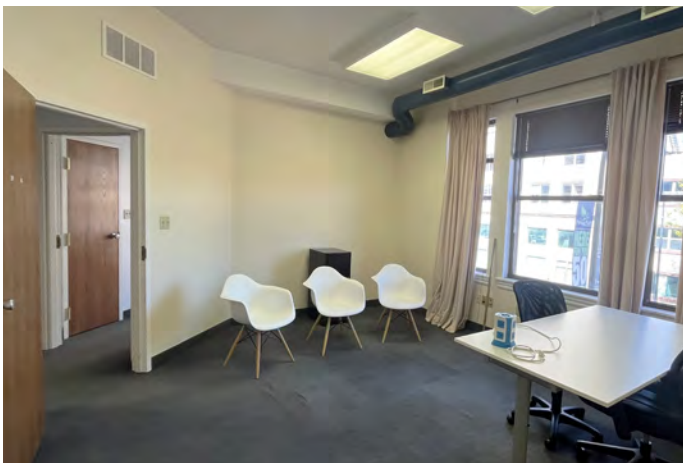
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## Interior Photos



*1st floor retail space*

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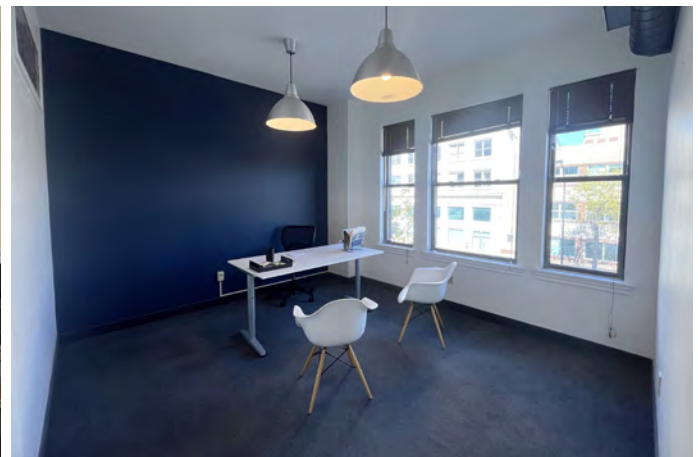
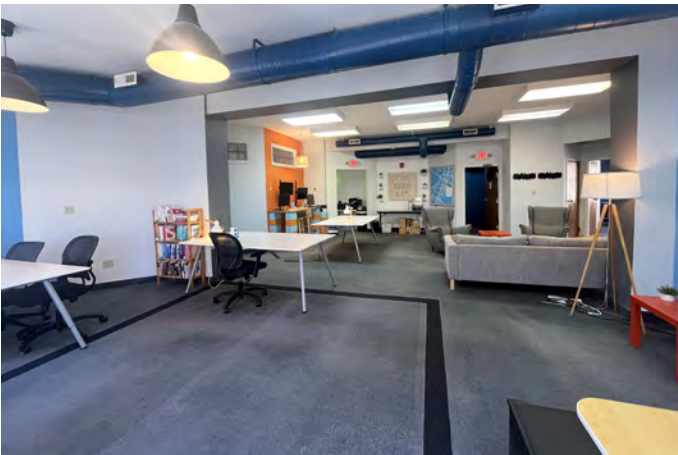
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Second Floor

Co-Working Space | Pricing is Negotiable



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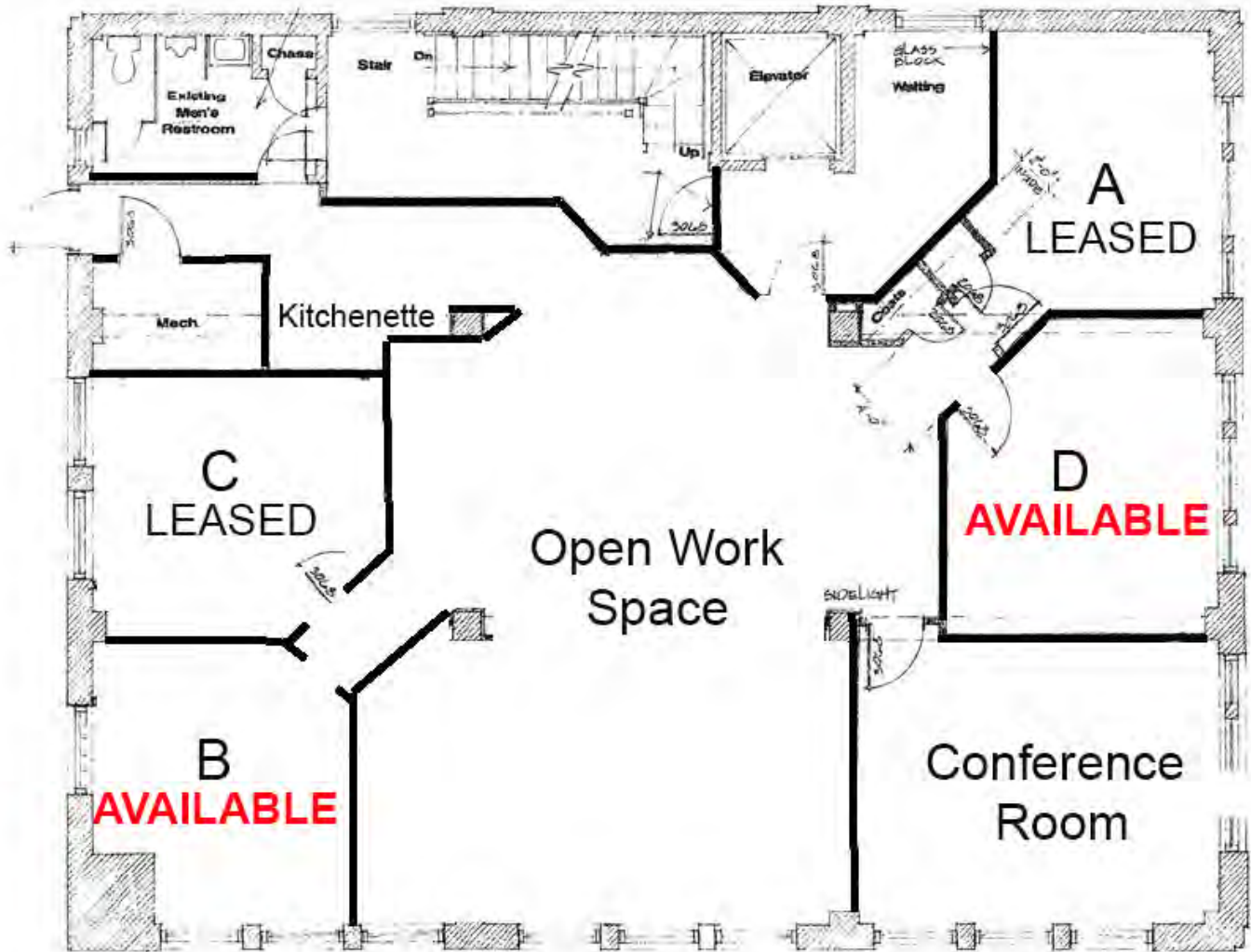
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## Second Floor

Co-Working Space | Pricing is Negotiable



- All furniture included
- Wi-Fi included
- Access to printer/copier
- Use of conference rooms included
- Coffee bar and small kitchenette for shared use
- Flexible lease term
- Call for pricing

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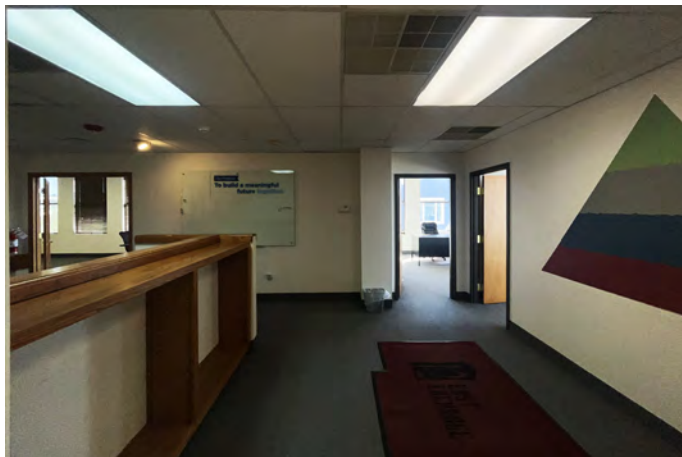
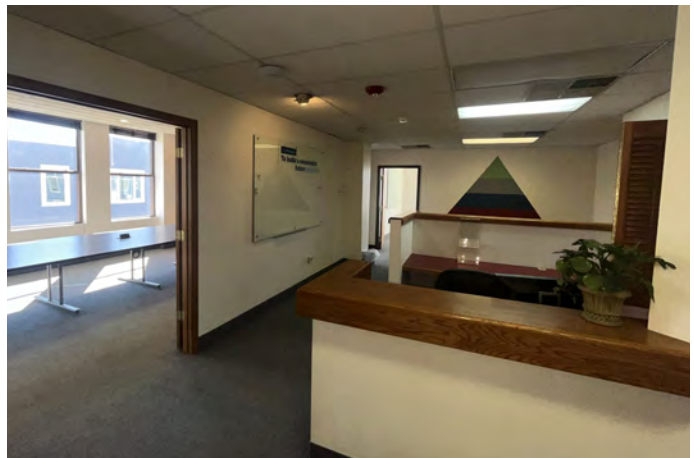
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Fourth Floor

Available: 2,390 SF Office | \$12.00/SF NN



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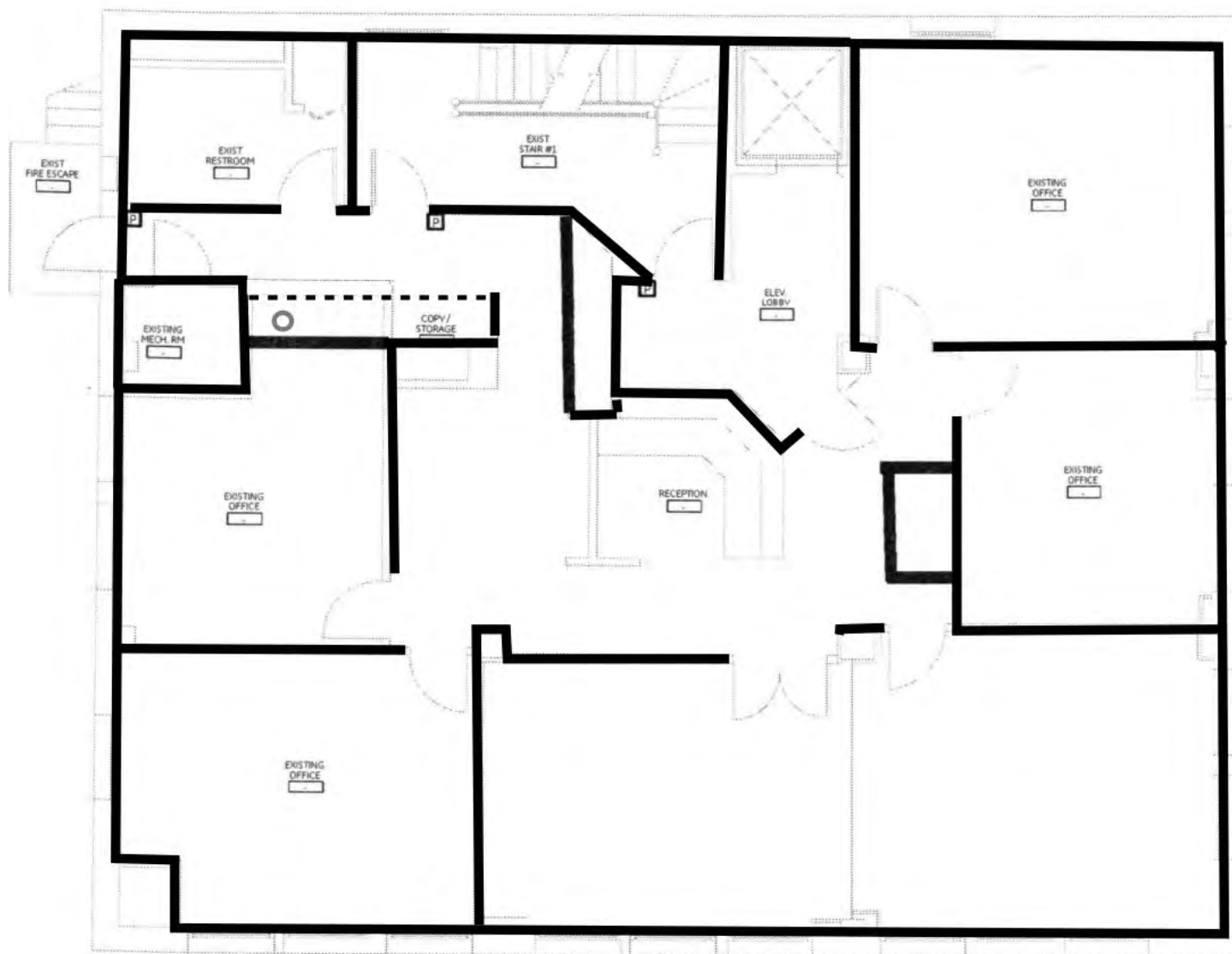
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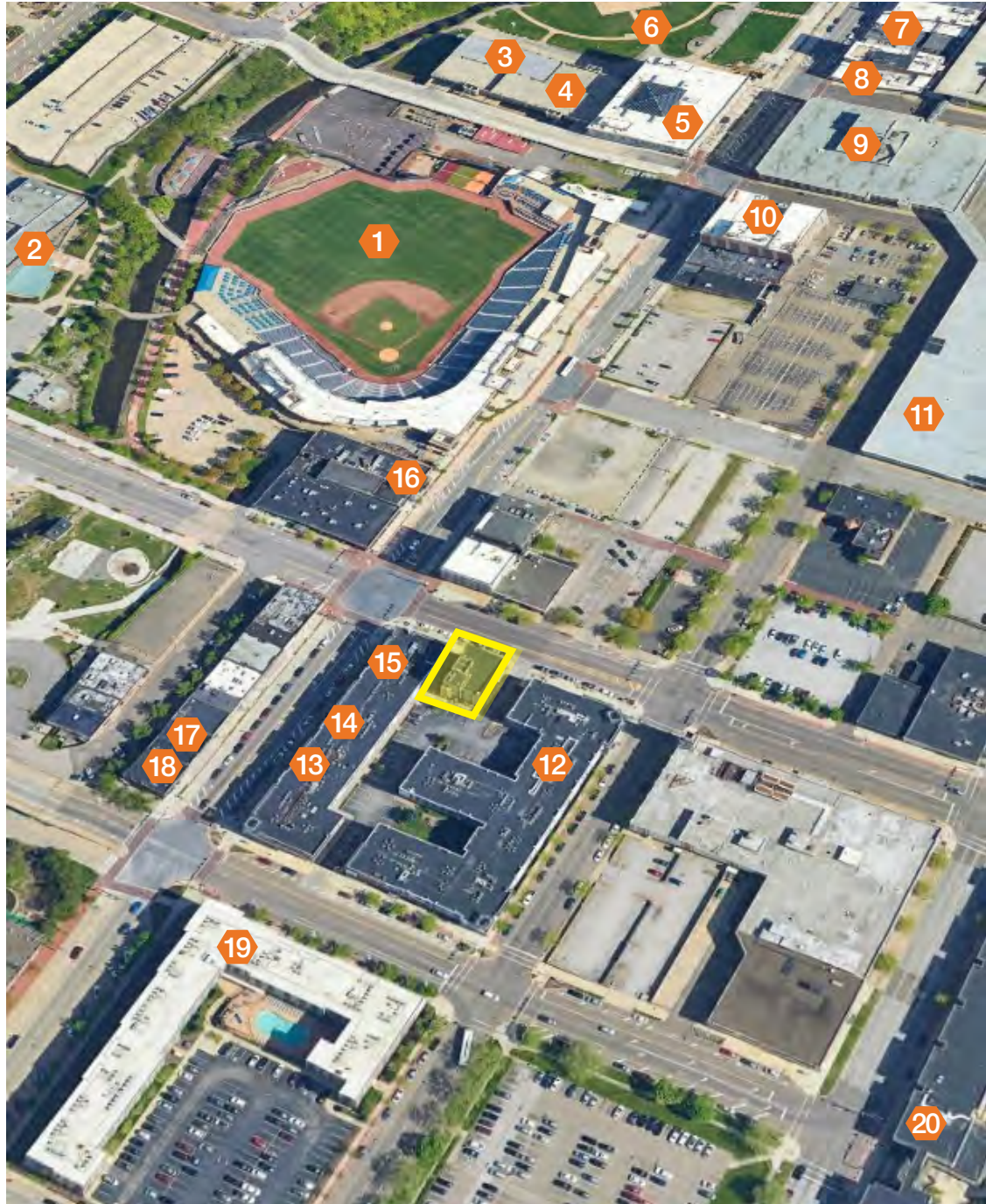
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- 1 Canal Park Stadium
- 2 Akron Children's Hospital
- 3 Akron Children's Museum
- 4 O'neils Parking Garage
- 5 Barley House
- 6 Lock 3 Park
- 7 The Lockview Restaurant
- 8 KeyBank
- 9 Univ of Akron Polsky Bldg
- 10 Mayflower Apartments
- 11 West Campus Parking Deck
- 12 Standard on Main
- 13 Jimmy John's
- 14 Insomnia Cookies
- 15 Buffalo Wild Wings 'GO'
- 16 Cilantro Thai & Sushi
- 17 Davincci's Pizza
- 18 Diamond Deli
- 19 401 Lofts
- 20 The Depot Apartments



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### Property Details

PROPERTY TYPE:	Investment / Owner User
BUILDING SIZE:	24,840 SF
FLOORS:	8
TOTAL OFFICE SPACE:	16,720 SF
TOTAL RETAIL SPACE:	2,000 SF
TYPICAL FLOOR PLATE:	2,400 SF
ACREAGE:	0.1011 acre
PARCEL NUMBER:	6763004
PARKING:	33 spaces
YEAR BUILT / RENOVATED:	1919 / 2022
ELEVATORS:	1 passenger
SECURITY SYSTEM:	Yes

### Purchase Details

PURCHASE PRICE:	\$1,900,000
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### Lease Details

FLOOR / UNIT	SPACE	LEASE RATE
1st floor	Retail	negotiable
2nd floor B	co-working space	negotiable
2nd floor D	co-working space	negotiable
4th floor	2,390 SF	\$12.00 SF NN

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