

# ONE PARK WEST

2<sup>nd</sup> Generation  
Medical Spaces  
Available for Lease

Akron, Ohio



**CBRE**

Remedy 

# Welcome to One Park West

One Park West is a premier Class A medical office building that boasts a stunning three-story atrium, ample parking with a covered drop-off area, and a diverse tenant lineup. Prominently situated within the White Pond corridor adjacent to I-77, One Park West offers exceptional visibility with easy access to Cleveland, Akron, and Canton for tenants, healthcare providers, and the surrounding patient populations.



Multiple suites available **up to 2,262 RSF** with a max contiguous space of **6,149 RSF**



**Diverse roster of medical specialties** featuring internal medicine, cardiology, radiology, ophthalmology, and more



**Less than 15 mins from multiple hospitals** including Cleveland Clinic Akron General, Summa Health System, and Akron Children's Hospital



Well-capitalized ownership group willing to provide **substantial tenant improvement packages & incentives** for qualified prospects



Immediate **access to I-77** and surrounding markets



Lease Rate: Contact Broker for Pricing



Anchor tenants:



Cleveland Clinic







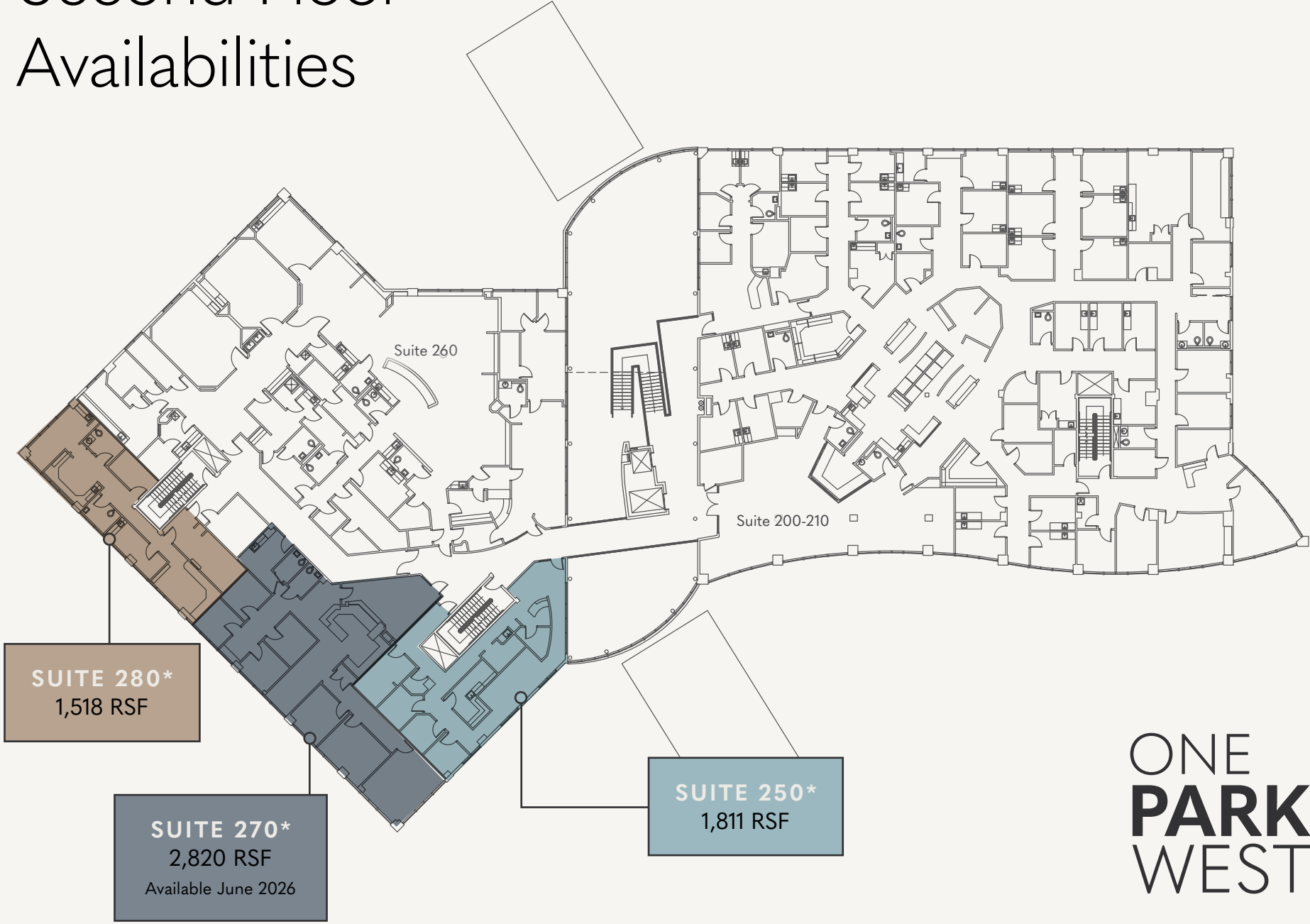
# First Floor Availabilities



\*Suites 100-110 & 120 are  
contiguous for a total of 3,484 RSF

\*Suites 250, 270 & 280 are contiguous for a total of 6,149 RSF

# Second Floor Availabilities



ONE  
**PARK**  
WEST

# Demographics

## POPULATION

<b>3,434</b>	<b>80,490</b>	<b>386,941</b>
Within 5 Min.	Within 10 Min.	Within 20 Min.

## DAYTIME POPULATION

<b>3,531</b>	<b>93,628</b>	<b>413,176</b>
Within 5 Min.	Within 10 Min.	Within 20 Min.

## MEDIAN AGE

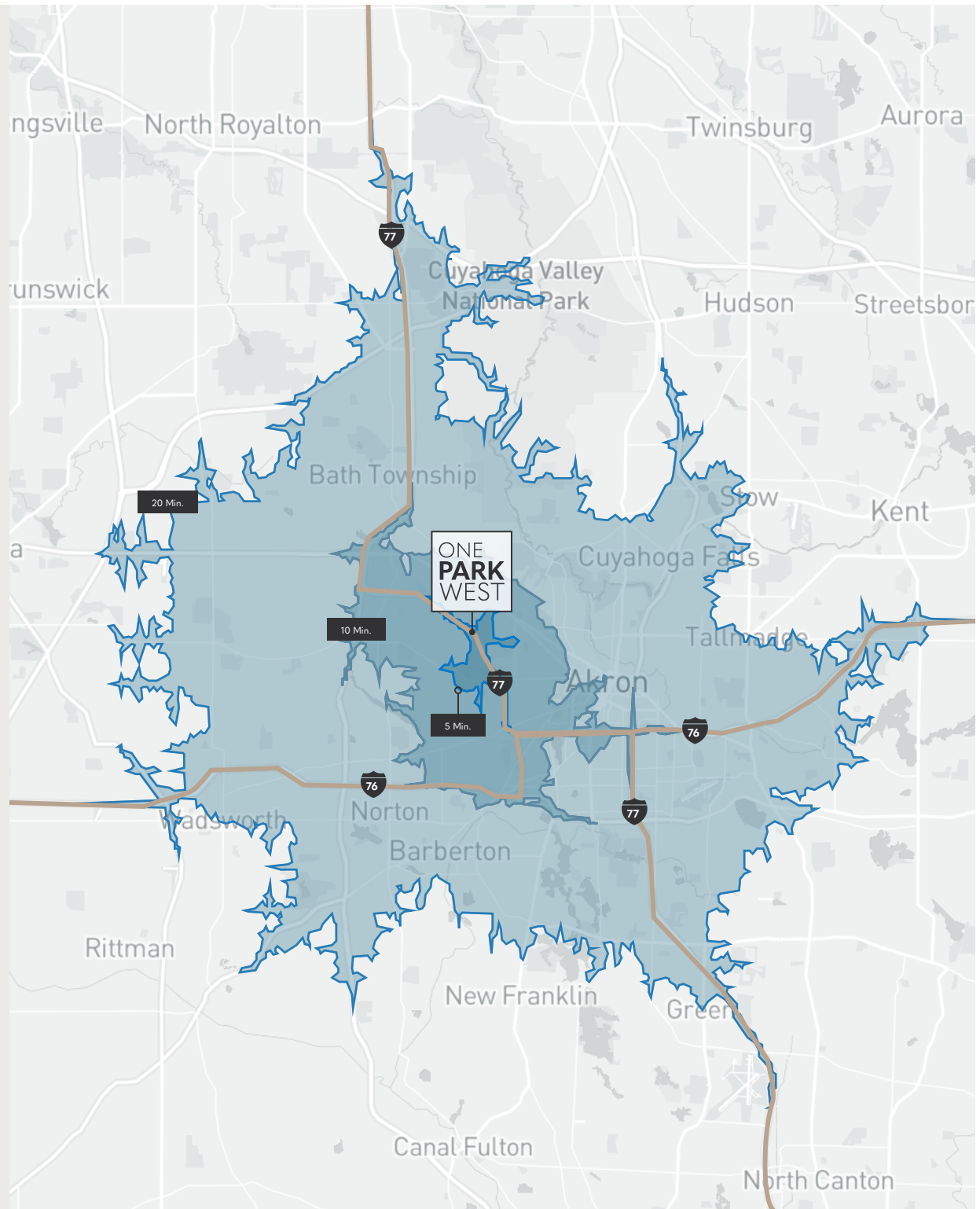
<b>44.6</b>	<b>40.9</b>	<b>40.8</b>
Within 5 Min.	Within 10 Min.	Within 20 Min.

## HOUSEHOLDS

<b>1,778</b>	<b>36,757</b>	<b>168,609</b>
Within 5 Min.	Within 10 Min.	Within 20 Min.

## AVERAGE HH INCOME

<b>\$87,827</b>	<b>\$74,614</b>	<b>\$85,625</b>
Within 5 Min.	Within 10 Min.	Within 20 Min.



Akron, Ohio

# ONE PARK WEST

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Remedy Medical Properties is a full-service healthcare real estate company and the largest private owner of medical office buildings in the country, with 28 million square feet and 25 offices spanning 43 states.

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