

FOR LEASE | PROFESSIONAL OFFICE

2542 S. Arlington Road

Akron, Ohio | Now Pre-Leasing | Renovated Suites Delivering in ~90 Days | From \$750/Month

\$9

PSF GROSS
ALL-IN RATE

Full Service

UTILITIES + WI-FI
INCLUDED

1-3

YEAR LEASES
FLEXIBLE TERMS

KAS COMMERCIAL

Listing Agent: Kas Filippova | (216) 374-3689 | Greater Cleveland & Akron, OH



Turnkey Suites. One Flat Rate. Offices From \$750/Month.

2542 S. Arlington Road is a multi-tenant professional office building in one of South Akron's most accessible commercial corridors, currently undergoing full renovation and delivering move-in ready in approximately 90 days. The property is being thoughtfully reimaged for today's professional services tenant — therapists, attorneys, accountants, financial advisors, consultants, and similar users — who need a polished, client-ready space without the cost or complexity of leasing class-A downtown. Pre-leasing now.

No CAM. No utility bills. No internet vendor. Rent is \$9.00 PSF gross, full service — suites start at just \$750 per month, and that single rate covers utilities and building Wi-Fi. No separate electric bill, no router to manage, no CAM reconciliation at year-end, and no surprise pass-throughs. Tenants get one clean monthly number and can budget the entire occupancy cost from day one.

Lease terms are flexible from 1–3 years. Tenants share a clean modern kitchen, enjoy 24/7 secured access, and benefit from on-site ADA accessibility and ample parking — a rare combination at this price point.

QUICK FACTS

ADDRESS

2542 S. Arlington Rd, Akron, OH

USE TYPE

Multi-Tenant Professional Office

LEASE RATE

\$9.00 PSF Gross

INCLUDES

Utilities + Wi-Fi

TERM

1–3 Years (Flexible)

ACCESS

24/7 Secured

STATUS

Renovating — Delivers ~90 Days

BROKERED BY

Kas Commercial / eXp Commercial

Why 2542 S. Arlington Works



\$9/SF Gross — All In

One rate, one bill. Utilities and Wi-Fi included in rent — no separate electric, internet, or CAM reconciliation to chase.



Wi-Fi Included

Building-wide Wi-Fi comes with the suite. No vendor to set up, no router to manage, no separate invoice.



Renovating Now — ~90 Days

Full renovation underway. Modern systems, clean common areas, and turnkey suites delivered move-in ready — no deferred maintenance to inherit.



Flexible 1–3 Year Terms

Right-sized for established practices testing a new market, growing solo professionals, and small firms.



24/7 Secured Access

Run client appointments before 9 or after 5 — your hours, your call. Building access on your schedule.



Shared Modern Kitchen

Clean, shared kitchen for tenants and team. One less thing to outfit and one less line item on your buildout.



ADA Accessible + Parking

Accessible entry and ample on-site parking — meaningful for client-facing professionals and their clientele.



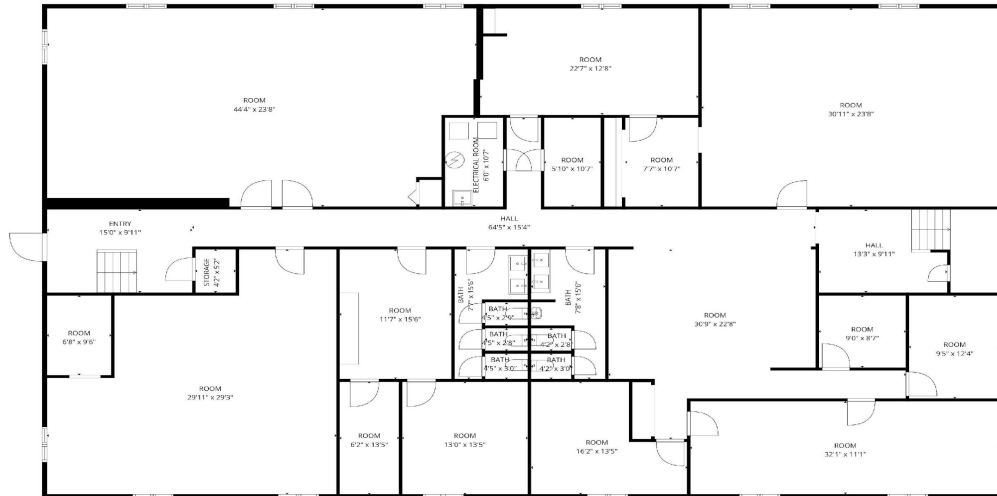
Quality Tenant Mix

Built for therapists, attorneys, accountants, financial advisors, and similar professional services users.

Two Floors | Multi-Tenant

| TOTAL BUILDING | FLOORS | LAYOUT | LEASE RATE |
|------------------|------------------------|----------------------------|------------------------------|
| 11,648 SF | Two (1st + 2nd) | Multi-Tenant Suites | \$9/SF Gross — All In |

FIRST FLOOR



Total GLA: 0 sq. ft | Total: 11648 sq. ft
 Basement: 4376 sq. ft (Excluded areas 1499 sq. ft)
 1st floor: 0 sq. ft (Excluded areas 5876 sq. ft)

FLOOR PLAN CREATED BY CLUEKKA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SECOND FLOOR



Total GLA: 0 sq. ft | Total: 11648 sq. ft
 Basement: 4376 sq. ft (Excluded areas 1499 sq. ft)
 1st floor: 0 sq. ft (Excluded areas 5876 sq. ft)

FLOOR PLAN CREATED BY CLUEKKA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Multi-tenant configuration across two floors. Renovation underway — suites delivered move-in ready in approximately 90 days. Floor plan dimensions deemed reliable but not guaranteed.

LOCATION

South Akron's Professional Corridor

2542 S. Arlington Road sits along one of Summit County's most established commercial corridors — a high-visibility stretch that links the city to the Akron-Canton Airport, the City of Green, and the I-77 / I-277 interchange just minutes south. Tenants are within roughly a mile of two of the corridor's busiest retail nodes: Arlington Plaza to the immediate north (Save A Lot, DTLR, and 30+ daily-needs retailers) and the Target-anchored Arlington Ridge Marketplace to the south (Panera, Chipotle, Five Guys, Pet Supplies Plus, plus the Walmart-anchored Arlington Green center next door).

That puts staff lunches, client coffee, errands, and after-work stops all within a 3-minute drive — a meaningful amenity for any professional services tenant. The location delivers easy regional access while staying out of the cost and congestion of downtown Akron, within an MSA of roughly 700,000 residents and a diversified economy spanning healthcare, manufacturing, education, and professional services.

AT-A-GLANCE CONNECTIVITY

- Direct access to S. Arlington Rd — major north-south arterial
- Minutes to I-77 / I-277 and Akron-Canton Airport
- ~1 mile to Arlington Plaza & Arlington Ridge / Green retail nodes
- ~40 miles south of downtown Cleveland


LET'S TALK


Schedule a tour or request a custom proposal.

LISTING AGENT

Kas Filippova

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 kas.filippova@expcommercial.com

 Greater Cleveland & Akron, OH

REQUEST A TOUR