



OFFICE SPACE FOR LEASE

# 202 AT MONTROSE WEST AVENUE

AKRON, OHIO 44321

# 202 MONTROSE WEST

## AKRON, OHIO 44321

### HIGHLIGHTS

- Under new ownership and management
- Amenities include fitness center, conference rooms, café area, and an auditorium that are undergoing a customized reprogram
- Variety of floor plans available
- Proximity to downtown Akron can be advantageous for businesses looking to tap into a larger talent pool and customer base
- The area is well-connected by major highways, including I-77 making it convenient for employees and clients to access

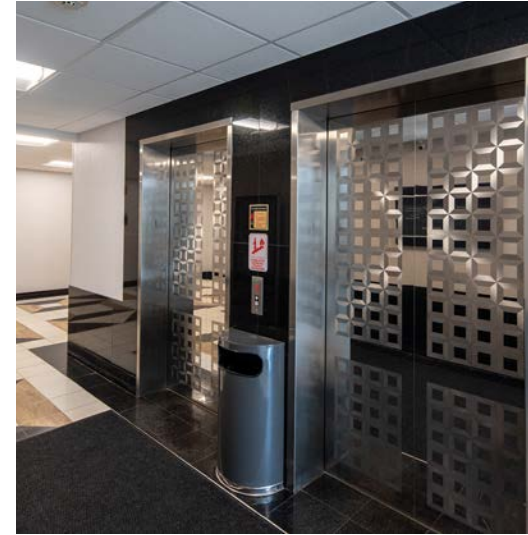
### AVAILABLE SPACE

Suite	SF	Max Contiguous
100*	5,654 SF	5,654 SF
107	1,051 SF	1,051 SF
Storage	1,562 SF	1,562 SF
200	3,503 SF	3,503 SF
315	2,589 SF	2,589 SF

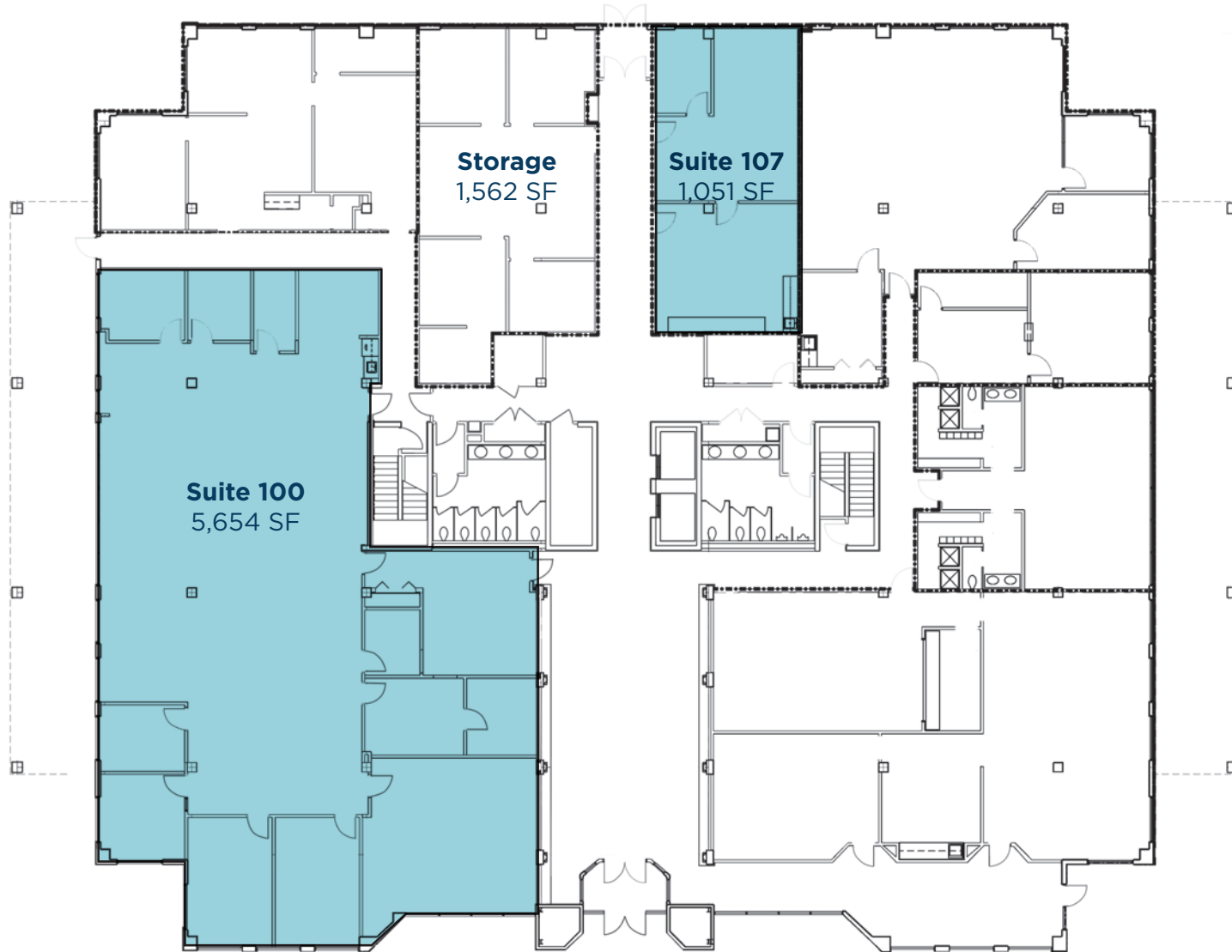
\*Demisable

**LEASE RATE: \$16.50/SF**



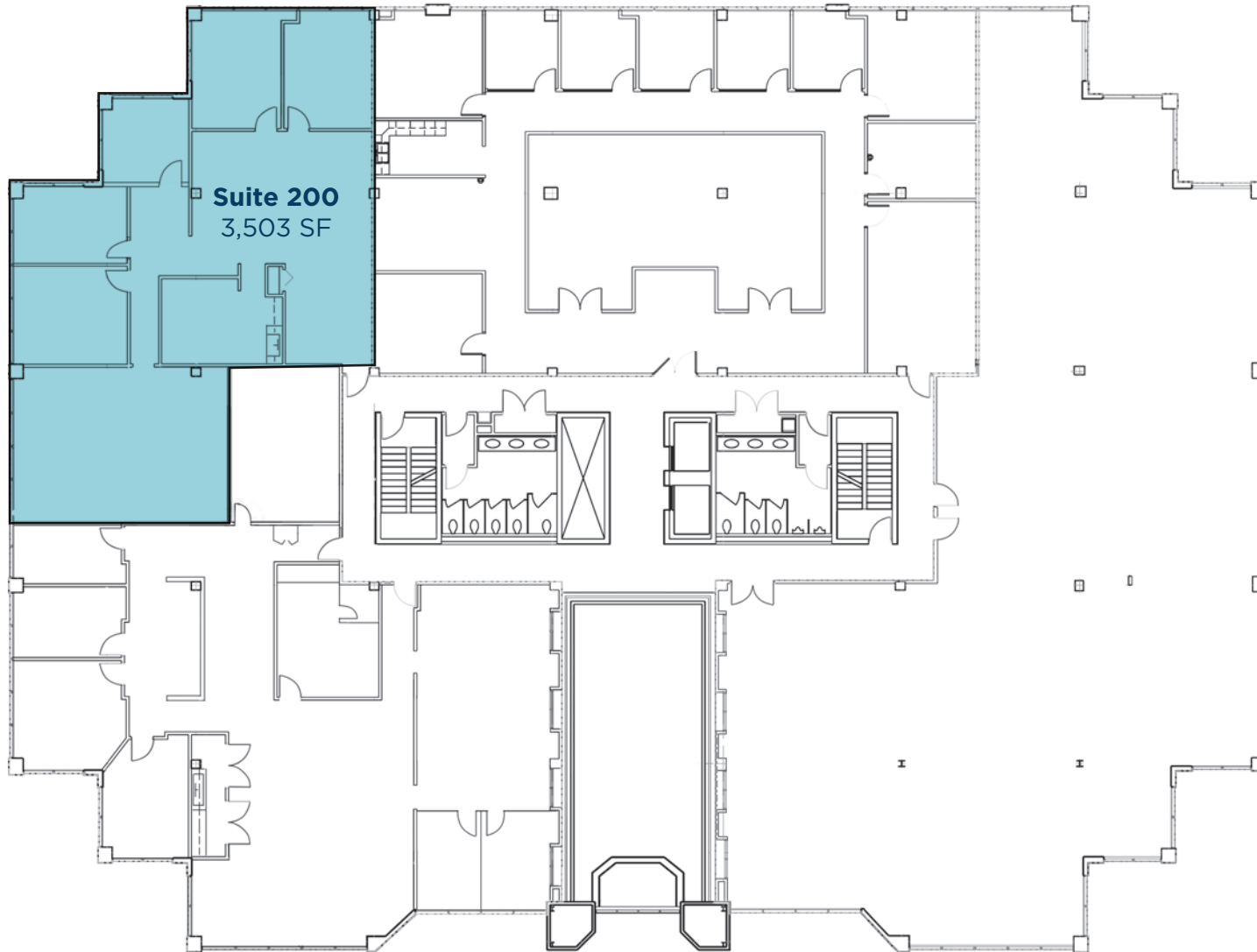


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**FIRST FLOOR**  
*MAX CONTIGUOUS 5,654 SF*

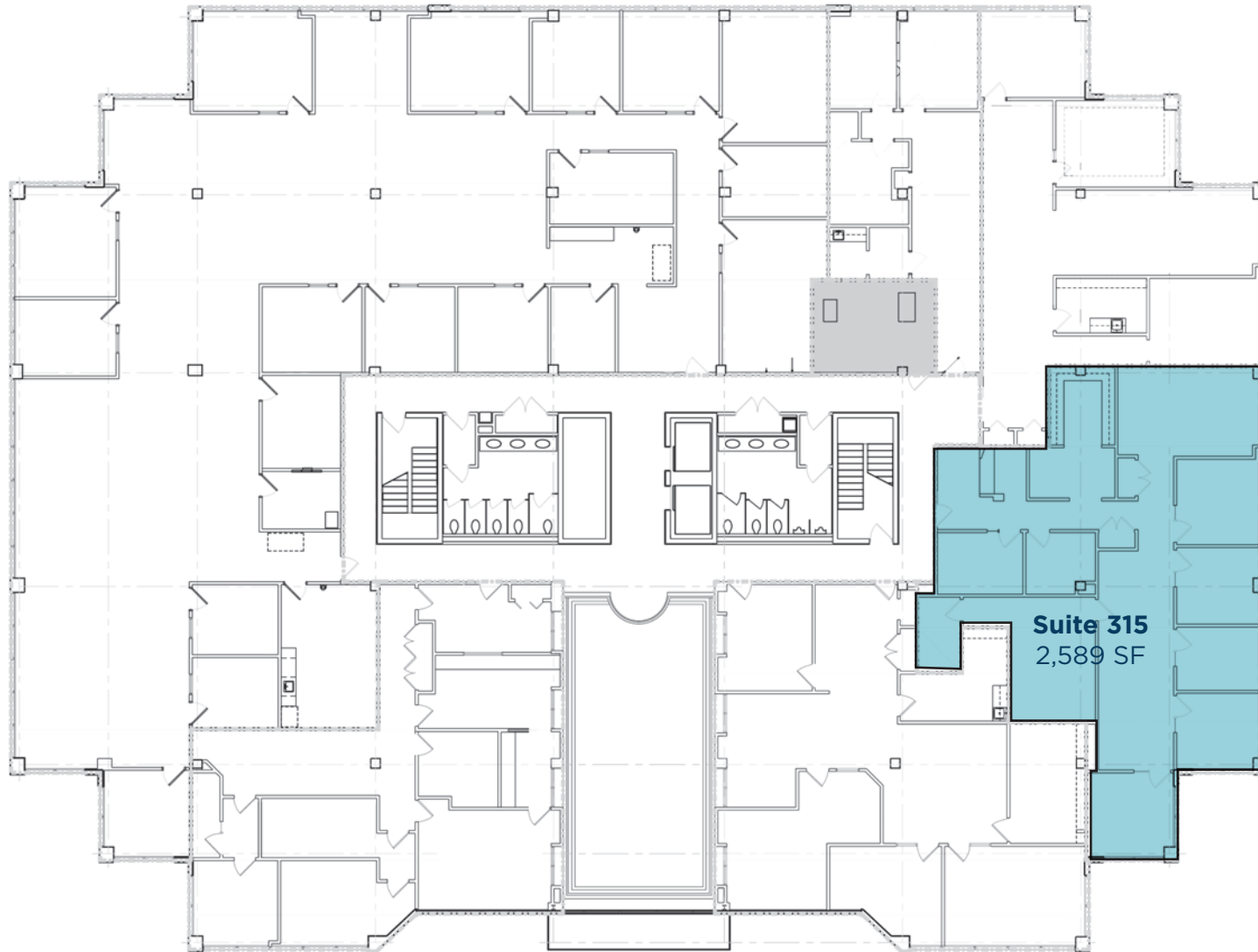
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**SECOND FLOOR**  
*MAX CONTIGUOUS 3,503 SF*

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**THIRD FLOOR**  
*MAX CONTIGUOUS 2,589 SF*

1	Antonio's	12	MELT
2	LONGHORN	13	RED LOBSTER
3	DQ	14	TACO BELL
4	Grill Cafe	15	Chili's
5	OUTBACK	16	Fleming's
6	KINGFISH	17	Chick-fil-A
7	Hooters	18	Wendy's
8	Wingz	19	Applebees
9	HYDE PARK	20	Olive Garden
10	Arby's	21	Sweetgreen
11	Bob Evans	22	Subway
23	Macaroni Grill	24	Five Guys
25	Qdoba	26	Firehouse Subs
27	Beau's	28	Rockwell's
29	Brick House	30	CoreLife
31	Rockwell's	32	Arnone
33	Arnone		



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