



Accelerating success.

FOR LEASE

Commercial industrial space available

Located just 0.3 miles from Rt. 59 at the Main Street intersection

LEASE RATE

\$3,000.00

PER MONTH

- **Strategic Location** – Steps from Akron's three major hospitals, the University of Akron, Canal Park Stadium, and downtown entertainment
- **Excellent Accessibility** – Easy access to Rt 59, I-76, I-77 and Rt 8, and public transportation
- **Versatile Space** – Includes drive-through 12'x14' overhead doors
- **Growth Area** – Surrounded by ongoing development and revitalization projects

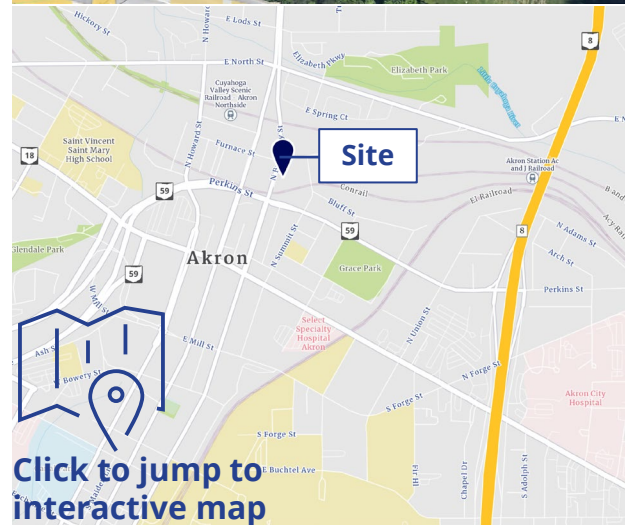
Welcome to **111 North Broadway Street**, a great office/warehouse in the Bio Medical Corridors in the heart of **Downtown Akron** just past Luigi's and the Northside Lofts. This highly visible location combines historic charm with modern possibilities, making it ideal for businesses, investors, or anyone seeking to establish a presence in one of Akron's most vibrant corridors. Whether you're launching a new venture or expanding your portfolio, 111 North Broadway offers the visibility, flexibility, and value you're looking for.

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FOR LEASE DETAILS

| | |
|----------------------------|---|
| Location | 111 N Broadway Street Akron, OH |
| Total building size | 5,400 SF |
| Office space | 1,800 SF |
| Warehouse space | 3,600 SF |
| # of Buildings | 1 |
| Acres | 0.47 |
| Construction | Brick/Concrete Block |
| Floors | 1 / with mezzanine |
| Zoning | Warehouse/Office |
| Year built | 1960 |
| Lease type | Modified Gross |
| Ceiling height | 14' (height of ceiling) |
| HVAC | Office |
| Water | City |
| Sewer | City |
| Power | Ohio Edison |
| AMPS | 200 |
| Drive-in Doors | 3 (12' x 14') 1 (12' x 14' – in back for drive-through capabilities) |



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