



1790 Graybill Road

Green, OH 44232



David Kaplan, SIOR
330.338.5594
dkaplan@hoffleigh.com

Craig DeLorenzo
330.620.0799
cdelorenzo@hoffleigh.com

Our Network is Your Edge.



- **GENEROUS MIX OF OPEN AND PRIVATE OFFICE SPACE**
- **MULTIPLE CONFERENCE/PRIVATE MEETING AREAS**
- **BREAK ROOM WITH SPACE FOR TABLES, CHAIRS**
 - **PLENTY OF STORAGE SPACE**
 - **WALKING DISTANCE TO ALL AMENITIES**
- **CORNER LOCATION LESS THAN 1/2 MILE FROM INTERSTATE**



SALE | \$2,850,000
LEASE | \$14.50 SF/year

1790 Graybill Road, Green, OH 44232

Hoff & Leigh



QUICK STATS

Sale Price: \$2,850,000
Building Size: 21,700 SF
Space Available: 2,000 - 18,000 SF
Lot Size: 2.15 Acres
Frontage: 260' Massillon Road / 343' Graybill Road
Year Built: 2004
Zoning: Office/Retail
PPN's: 2815654, 2814673
Real Estate Taxes: \$40,560 (Annual/2 Parcels)
Lease Basis: \$14.50 psf (NNN / est. at \$3.43psf)
Available: 2,000 - 18,000 SF (Main & Upper Level)
Minimum Available: 7,150 (Main Floor)

PROPERTY OVERVIEW

FREE RENT incentives offered for qualified tenants.

This is a great opportunity to own or to become a tenant in one of the most prestigious office properties in Green. The location is convenient to multiple interstates, the constantly expanding Akron-Canton Airport and many diverse company headquarters. Currently, Ritzman Pharmacy is located in a portion of the main floor and plans to remain in 3,700 SF. The 18,000 SF tenant which occupies the remainder of the main floor and the upper level, has plans to vacate at the end of the 4th quarter 2016. The building is in impeccable condition, is serviced by an elevator and is ADA accessible. This offering could be advantageous opportunity for an investor or owner-user and is perfect for office or retail use.

LEASE DETAILS

Space Available	Lease Rate	Lease Type
2,000 - 18,000 SF	\$14.50/SF/year	NNN

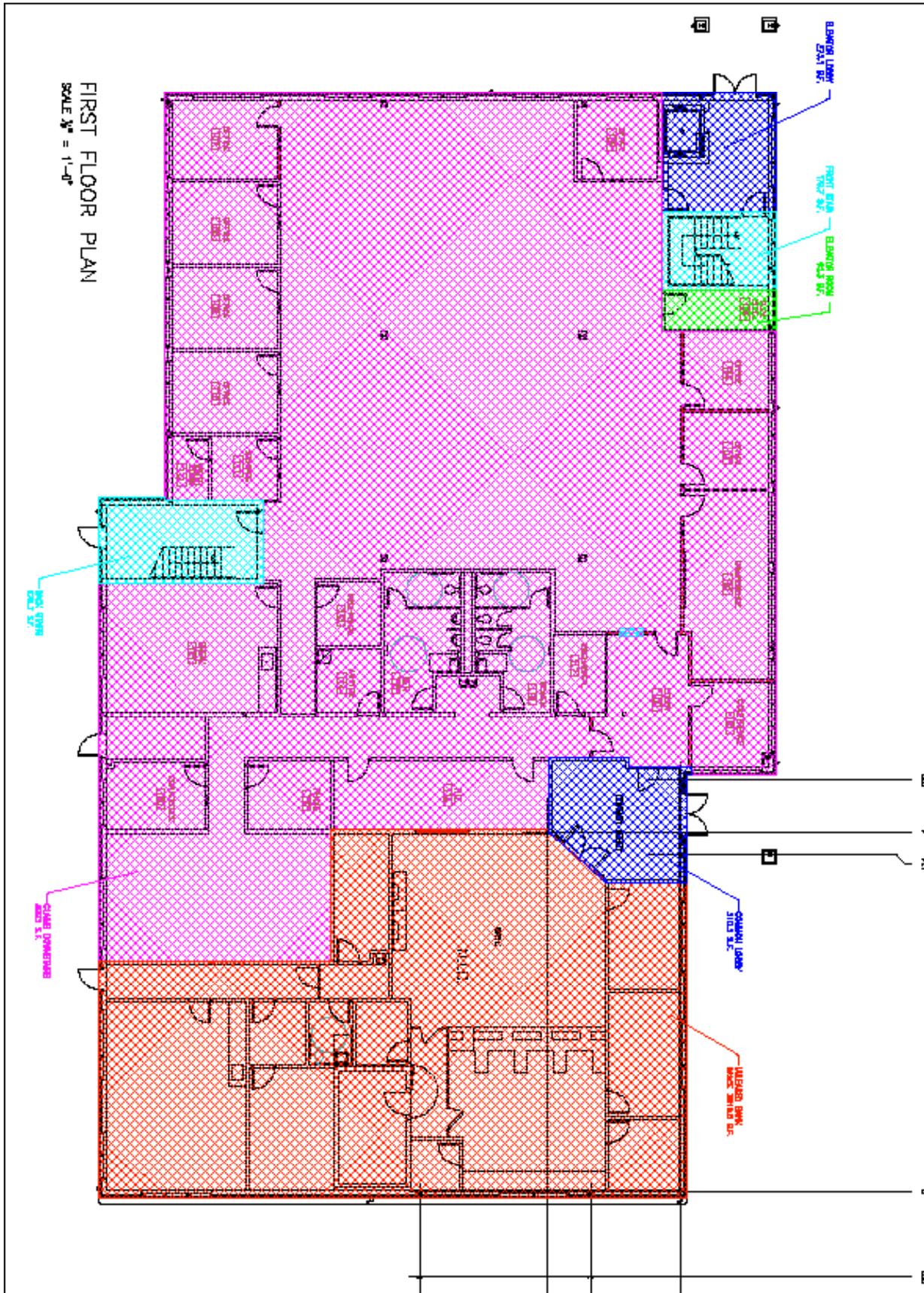


David Kaplan, SIOR
330.338.5594
dkaplan@hoffleigh.com



Craig DeLorenzo
330.620.0799
cdelorenzo@hoffleigh.com

Floor Plans



Location Maps

