

FOR LEASE



520

S Main Street

AKRON | OH

Come explore this innovative, mixed-use, multi-tenant, renovated, redevelopment complex...
Discover **Canal Place!**

- New Ownership
- Anchors the south end of the Main Street Business District
- New Gateway to Downtown



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Rich in history & situated on the site of the former BFGoodrich rubber plant, Canal Place is a City within a City

Enjoy the many conveniences of nearly 100 neighboring businesses located within the same complex.

Office, Flex & Warehouse Space Opportunities - Many configurations to fit your real estate needs!

1 MILLION SF DEVELOPMENT

360,000 RSF AVAILABLE



Fiber-Optic Networks



Conference Rooms



Abundant Parking



Self Storage Units



Daycare & Preschool



Two On-Site Restaurants



On-Site Fitness Center



24-Hour Security



Remodeled Lobbies



NEW On-Site Craft Brewery coming soon



Local Airport 20 min. drive

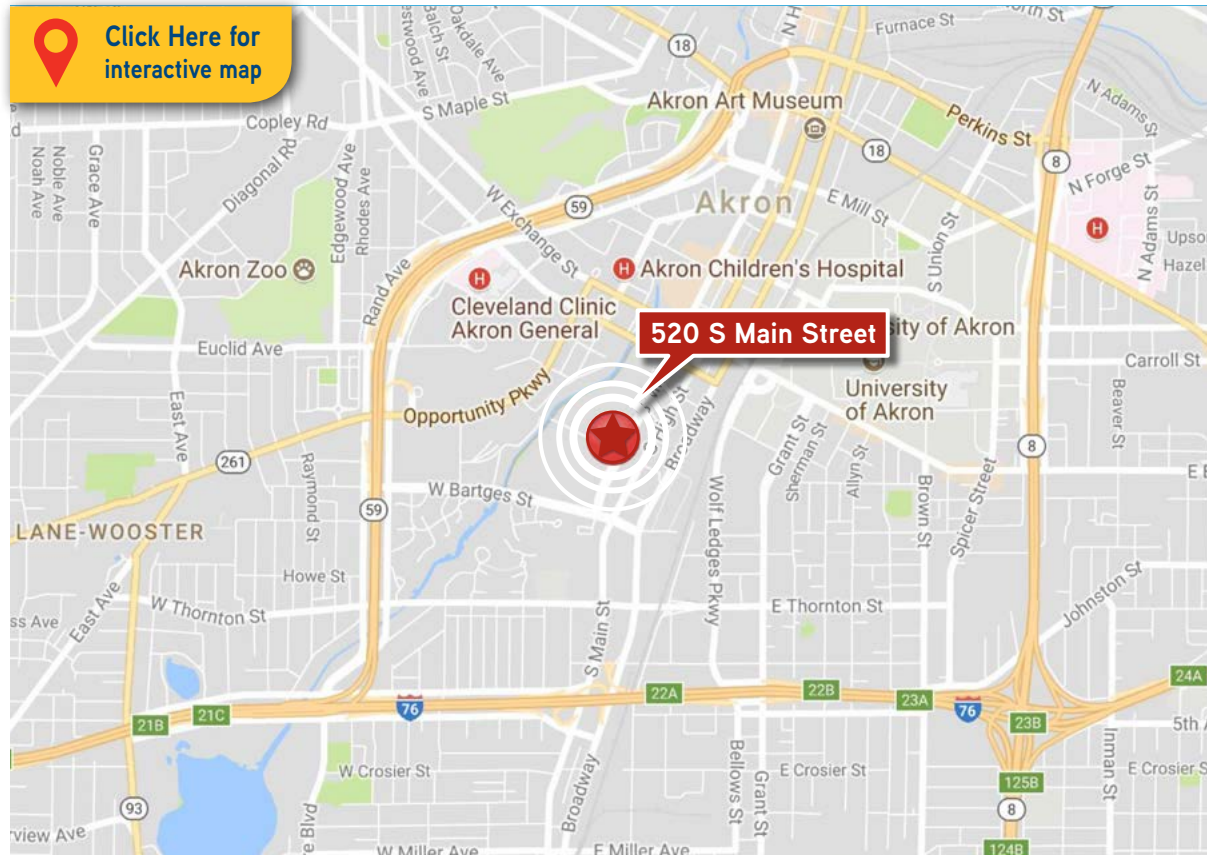




CLOCKWISE FROM TOP LEFT: Abundant natural light pours in through large windows, new self-directed signage program throughout complex, brand new 5,000 SF state-of-the-art fitness center with locker rooms, top-notch food service at the fresh new Canal Commons Café & Eatery, centrally located private 1-acre on-site park.



CLOCKWISE FROM TOP LEFT: Inviting interiors, remodeled and upgraded common areas throughout complex, contemporary office spaces, complementary conference rooms (three sizes available, small holds up to 14 people, medium holds up to 35 people, large holds up to 200 people), open floorplans with high ceilings, excellent tenant signage opportunities.



BUILDING SPECIFICATIONS

Available Office Space	880 - 120,000 RSF
Gross Rent	\$14.95/SF As Is
Available Warehouse/Flex Space	5,307 - 35,245 USF
Space is Divisible to	1,500 USF
Modified Gross Rent	\$2.25 - \$3.50/SF
Tenant Improvement	Allowance Money Available

OFFICE & COMMERCIAL COMPLEX

Canal Place, with its industrial heritage as home of the BFGoodrich rubber factory continues to transform into a **unique, expansive environment** for both office and warehouse/flex clients looking for an **innovative new space** for their business. With **over 1 million SF** of flex space and various floorplates and suites available, the **intriguing opportunities** are **endless**.

PRIME LOCATION IN AKRON, OHIO

Located within walking distance of the **cultural hot spot of downtown**, with **easy access** to Rt 8 and I-76 and I-77, Canal Place is very close to additional restaurants and **interesting attractions** such as the ball park, zoo, Lock 3, and the Akron Civic Theatre. The University of Akron and Akron Children's Hospital are conveniently located nearby as well.

COOL, CLASSIC INVITING SPACE

The **classic appearance** of wood and stone has been preserved within the walls of these 8 **historic** buildings while a **contemporary new look** and feel has been created utilizing glass and stainless steel. The **abundance of natural light** and terrific views through the large windows pairs well with the **adaptable** floor plan layouts.

CP

SITE PLAN



FUTURE EXPANSION

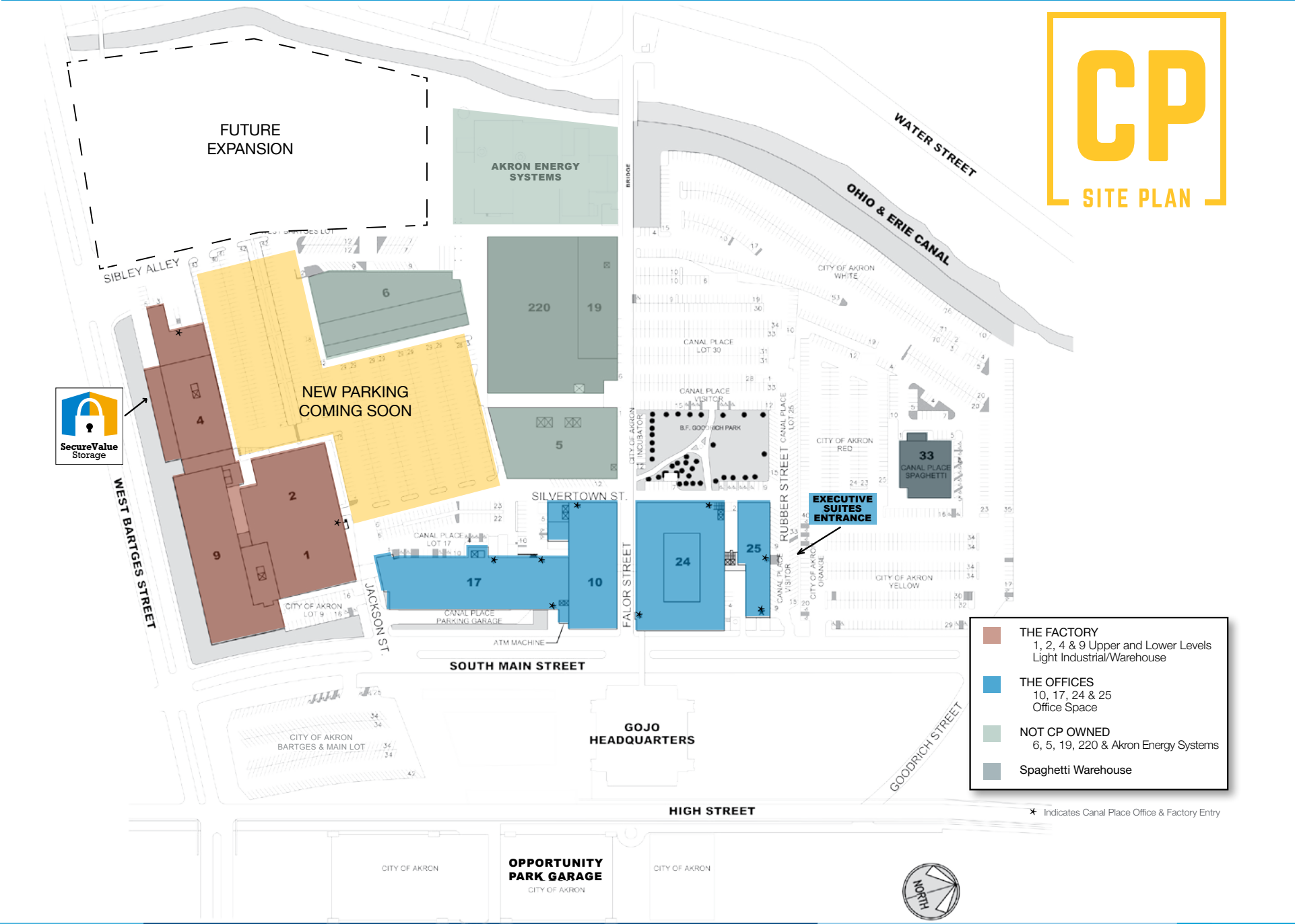
AKRON ENERGY SYSTEMS

NEW PARKING COMING SOON

EXECUTIVE SUITES ENTRANCE

- THE FACTORY**
1, 2, 4 & 9 Upper and Lower Levels
Light Industrial/Warehouse
- THE OFFICES**
10, 17, 24 & 25
Office Space
- NOT CP OWNED**
6, 5, 19, 220 & Akron Energy Systems
- Spaghetti Warehouse**

* Indicates Canal Place Office & Factory Entry



Available Suites | Office Space

- [VIEW ONLINE](#) Building 10 - 2nd Floor
Suite 1021 - 27,159 R.S.F.
- [VIEW ONLINE](#) Building 10 - 4th Floor
Suite 1041 - 27,423 R.S.F.
- [VIEW ONLINE](#) Building 10 - 5th Floor
Suite 1051 - 12,025 R.S.F.
- [VIEW ONLINE](#) Building 10 - 6th Floor
Suite 1061 - 25,816 R.S.F.
- [VIEW ONLINE](#) Building 17 - 1st Floor
Suite 1714 - 18,487 R.S.F.
- [VIEW ONLINE](#) Building 17 - 2nd Floor
Suite 1721 - 35,836 R.S.F.
- [VIEW ONLINE](#) Building 17 - 3rd Floor
Suite 1736 - 19,823 R.S.F.
- [VIEW ONLINE](#) Building 17 - 6th Floor
Suite 1762 - 16,323 R.S.F.

- [VIEW ONLINE](#) Building 24 - 1st Floor
Suite 2411A - 988 R.S.F.
- [VIEW ONLINE](#) Building 24 - 4th Floor
Suite 2443 A&B - 1,814 R.S.F.
- [VIEW ONLINE](#) Building 24 - 4th Floor
Suite 2446 A - 1,243 R.S.F.
- [VIEW ONLINE](#) Building 24 - 5th Floor
Suite 2451 A - 2,031 R.S.F.
- [VIEW ONLINE](#) Building 24 - 5th Floor
Suite 2456 B - 1,060 R.S.F.
- [VIEW ONLINE](#) Building 24 - 5th Floor
Suite 2458 - 880 R.S.F.
- [VIEW ONLINE](#) Building 25 - Lower Level
Suite 2500 - 8,176 R.S.F.
- [VIEW ONLINE](#) Building 25 - Lower Level
Suite 2502 - 1,858 R.S.F.

Warehouse/Flex Space

- [VIEW ONLINE](#) Building 4 - Lower Level
Suite 401 - 31,329 U.S.F.
- [VIEW ONLINE](#) Building 4 - 3rd Floor
Suite 431 - 5,281 U.S.F.
- [VIEW ONLINE](#) Building 4 - 6th Floor
Suite 461 - 18,819 U.S.F.
- [VIEW ONLINE](#) Building 9 - 1st Floor
Suite 912 - 21,337 U.S.F.
- [VIEW ONLINE](#) Building 9 - 3rd Floor
Suite 934 - 5,871 U.S.F.
- [VIEW ONLINE](#) Building 9 - 4th Floor
Suite 941 - 35,245 U.S.F.
- [VIEW ONLINE](#) Building 9 - 5th Floor
Suite 951 - 9,987 U.S.F.
- [VIEW ONLINE](#) Building 9 - 5th Floor
Suite 956 - 5,307 U.S.F.
- [VIEW ONLINE](#) Building 9 - 6th Floor
Suite 965 - 9,627 U.S.F.

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