



PROPERTY SUMMARY

This subject property delivers a commanding presence with generous windows, durable masonry construction, and a welcoming two-story lobby. Interior spaces offer adaptable floor plates easily configured for workstations, private suites, or collaborative areas, supported by modern HVAC, efficient lighting, and ample IT infrastructure.

Significant parking reinforces daily convenience while the property's thoughtful exterior landscaping and signage opportunities enhance visibility.

PROPERTY HIGHLIGHTS

- Within the University Park District, just off East Exchange Street with close access to downtown Akron, restaurants, hospitals, and Interstate 77/76 & State Route 8
- Double Hung Plated Glass Windows
- ADA Accessible
- Elevator Access to All Floors
- Key Only Access Restrooms Located on Each Floor

Lease Rate	\$12.25 -15.00 SF/YR	New Roof	2019
Additional Rate	\$2.60/SF Utilities	New Boilers & Chillers	2019
Available Space	7,908 SF	Free Parking Spaces	88
Building Size:	35,710 SF (4 Stories)	Zoning	U-4 Commercial
Year Built	1980	Elevators	1
Site Size	1.6 Acres		



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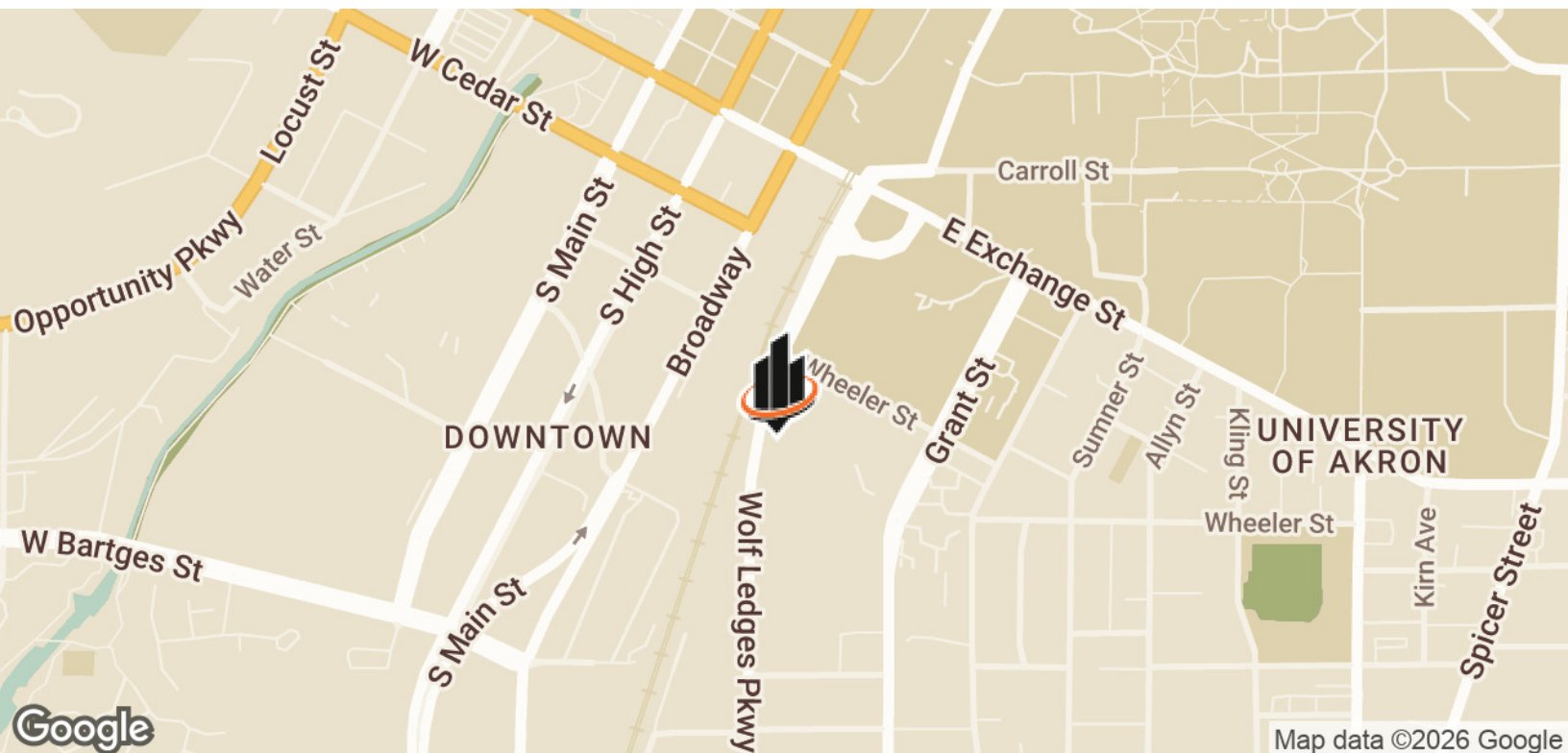


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Location & Traffic Count

441 Wolf Ledges Pkwy

Akron, OH 44311



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Additional Photos

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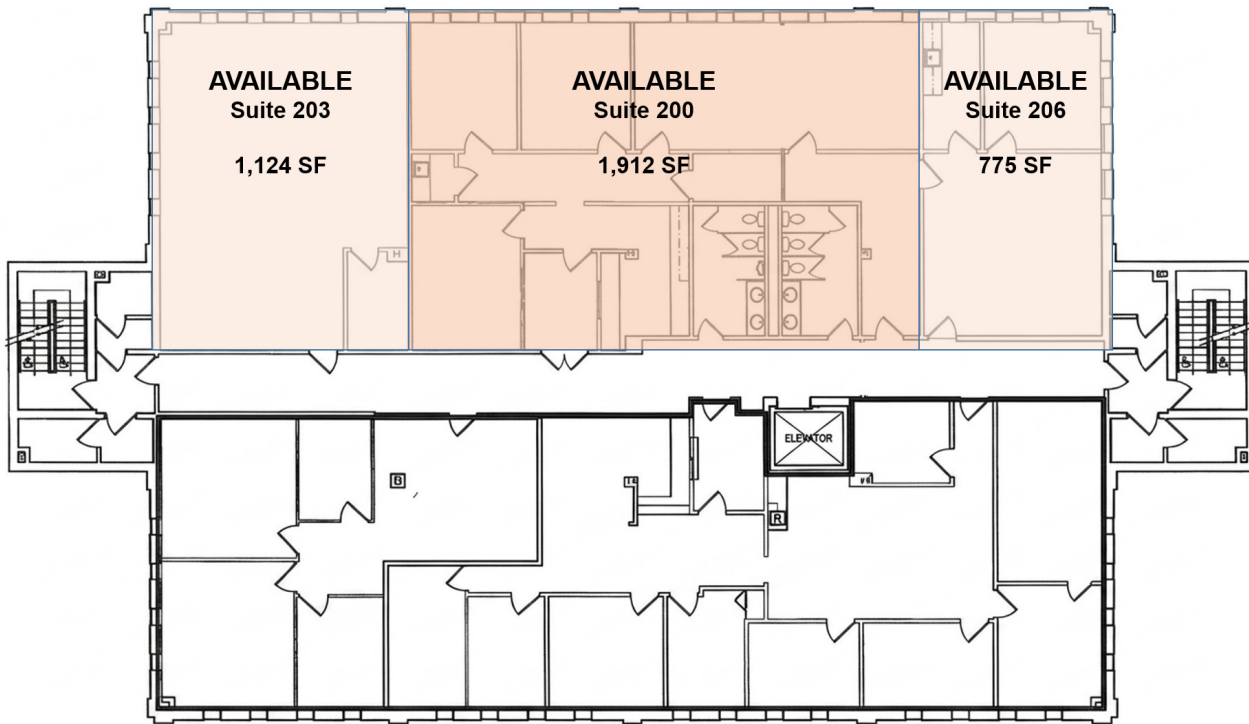
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Available Suites For LEASE

SECOND FLOOR

441 Wolf Ledges Pkwy, Akron, OH 44311



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	775 - 1,912 SF	LEASE RATE:	\$12.25 - \$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200	Available	1,912 SF	Modified Gross	\$12.25 SF/yr
Suite 203	Available	1,124 SF	Modified Gross	\$12.25 SF/yr
Suite 206	Available	775 SF	Modified Gross	\$12.25 SF/yr



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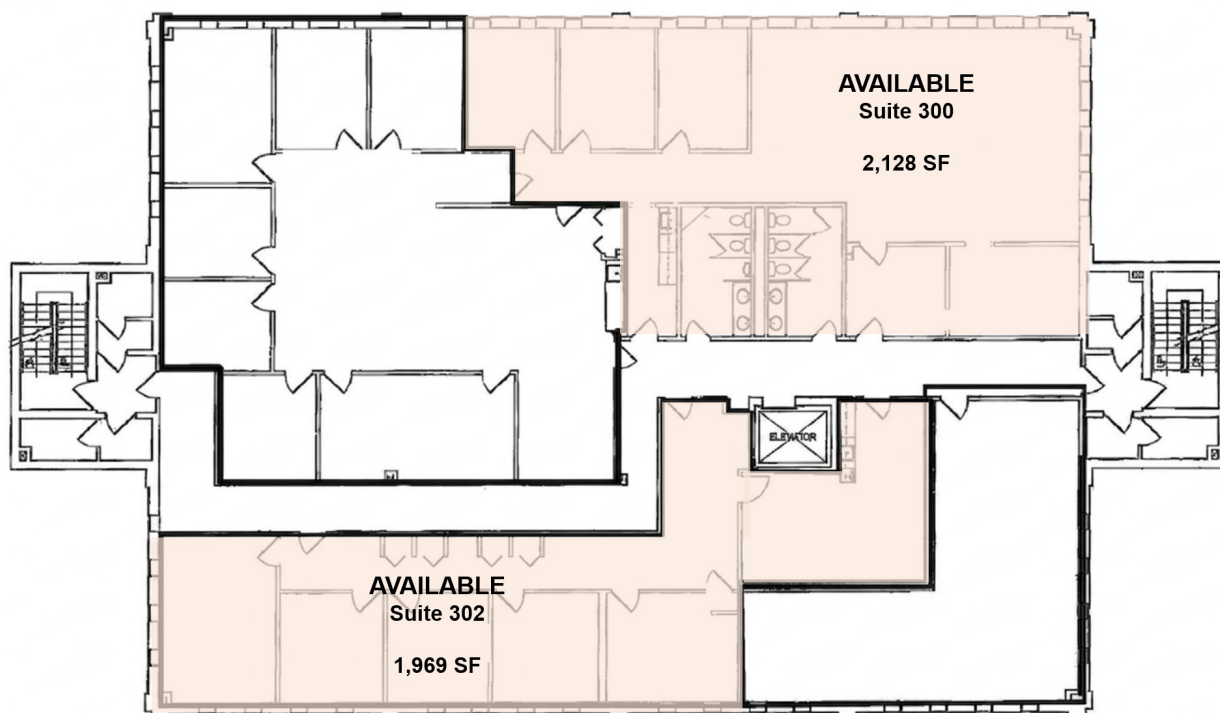
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Available Suites For LEASE

THIRD FLOOR

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LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	1,969 - 2,128 SF	LEASE RATE:	\$12.25 - \$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 300	Available	2,128 SF	Modified Gross	\$12.25 SF/yr
Suite 302	Available	1,969 SF	Modified Gross	\$15.00 SF/yr



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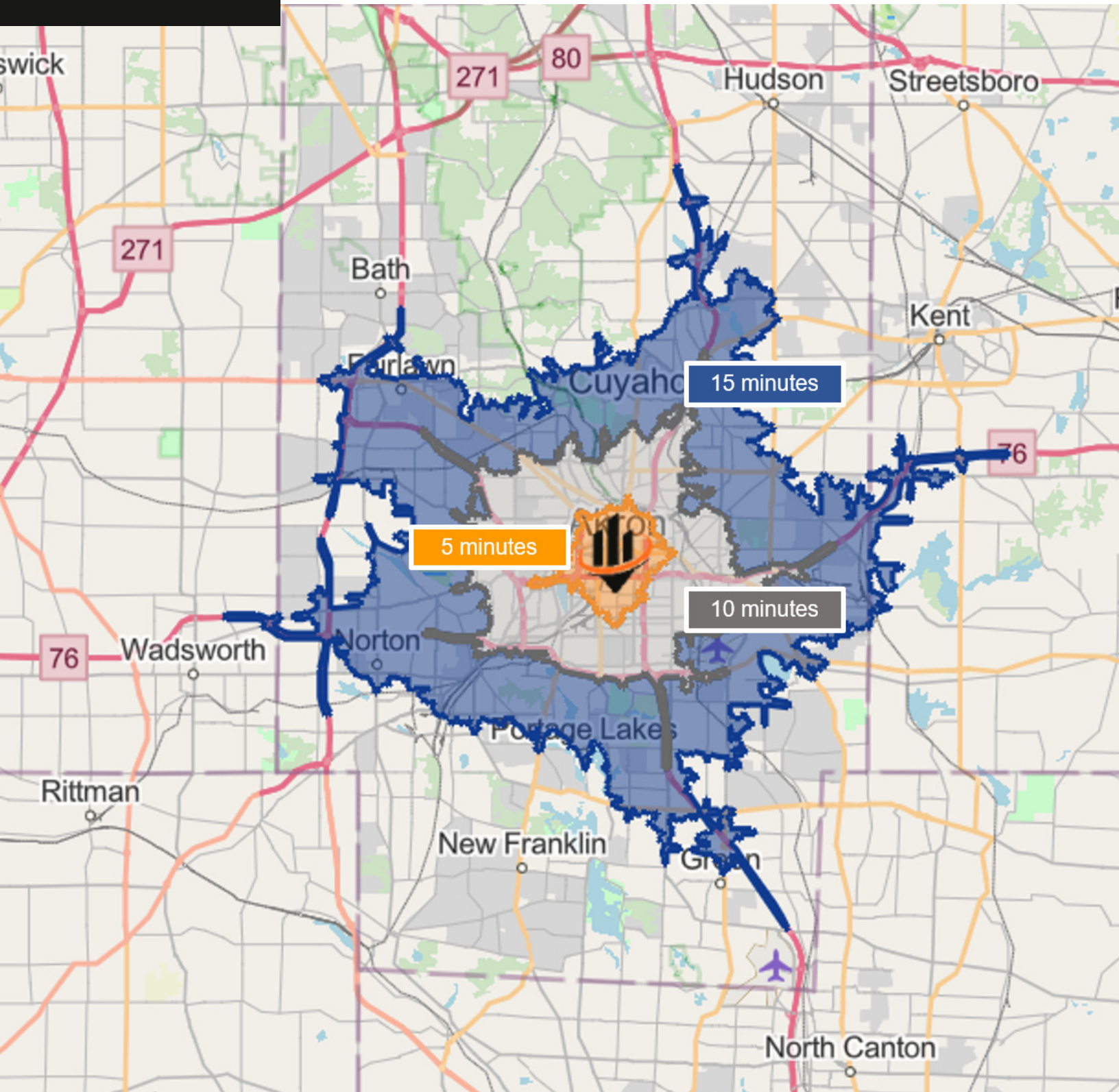
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Drive Time Map

5, 10, 15 minutes

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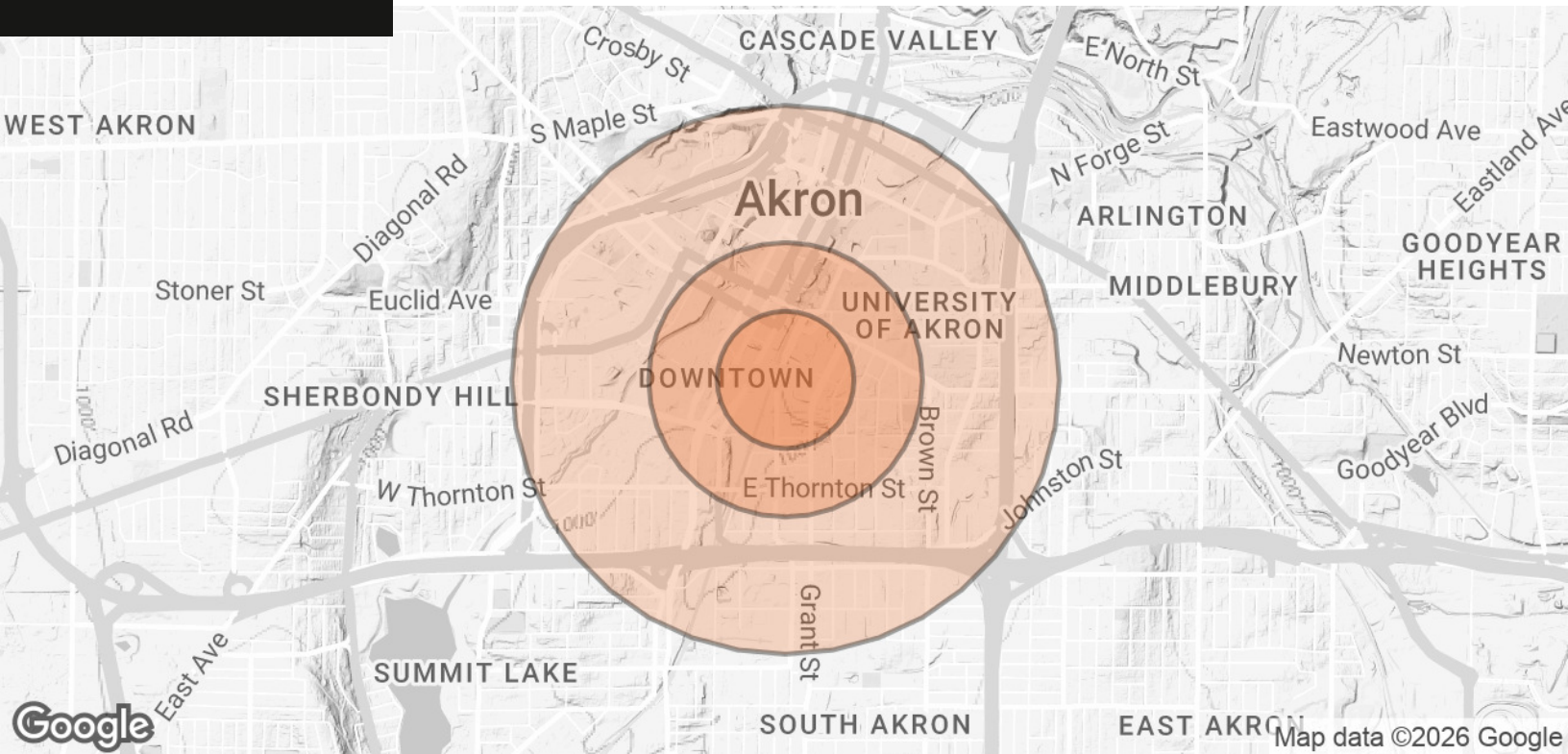


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Demographics Map & Report

441 Wolf Ledges Pkwy

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,249	4,201	12,488
AVERAGE AGE	22.3	23.7	27.4
AVERAGE AGE (MALE)	22.5	23.1	25.4
AVERAGE AGE (FEMALE)	22.4	24.1	28

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	326	1,223	4,443
# OF PERSONS PER HH	3.8	3.4	2.8
AVERAGE HH INCOME	\$35,450	\$38,890	\$39,299
AVERAGE HOUSE VALUE	\$52,441	\$66,873	\$84,311

2023 American Community Survey (ACS)



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