

AKRON'S OFFICE STANDARD, RAISED

CLASS A OFFICE SPACE FOR LEASE IN THE HEART OF A CITY ON THE RISE

50^s

AKRON, OHIO





AKRON'S OFFICE STANDARD, RAISED.

This is more than a premier Class A office address—it is an entirely new standard for business in downtown Akron.

We haven't just refreshed the surface; we've rebuilt the experience from the inside out. With a complete HVAC overhaul, fully modernized elevators coming soon, and common areas redesigned for the modern professional, 50 S. Main Street is a fundamentally different building.

Experience the evolution of office space.



PROPERTY OVERVIEW

The transformation is real. What you are seeing is not a rendering. It is happening now.

THE INVESTMENT



Full HVAC system overhaul
COMPLETED



Elevator modernization
COMING SOON



Renovated lobby, tenant lounge,
food service and conference facilities
COMPLETED



Common areas re-imagined
FOR THE MODERN WORKPLACE

THE BUILDING



Class A Office Tower 12 Stories,
195,000 SF



Attached 1,300-Space Parking Garage



Panoramic window lines with
unparalleled views of Akron's CBD



On-Site Dining, Banking & More



Indoor Tenant Lounge and Outdoor
Patio Seating



BUILT FOR TODAY'S WORKFORCE.

The best teams want an environment that gives them a reason to show up.

At 50 S., collaboration spaces open onto a window line that fills every floor with natural light. Lounge areas and training rooms are built for the kind of informal interaction that drives great work. And when the day calls for a break, everything you need is right downstairs.

THE NEW CENTER OF DOWNTOWN AKRON



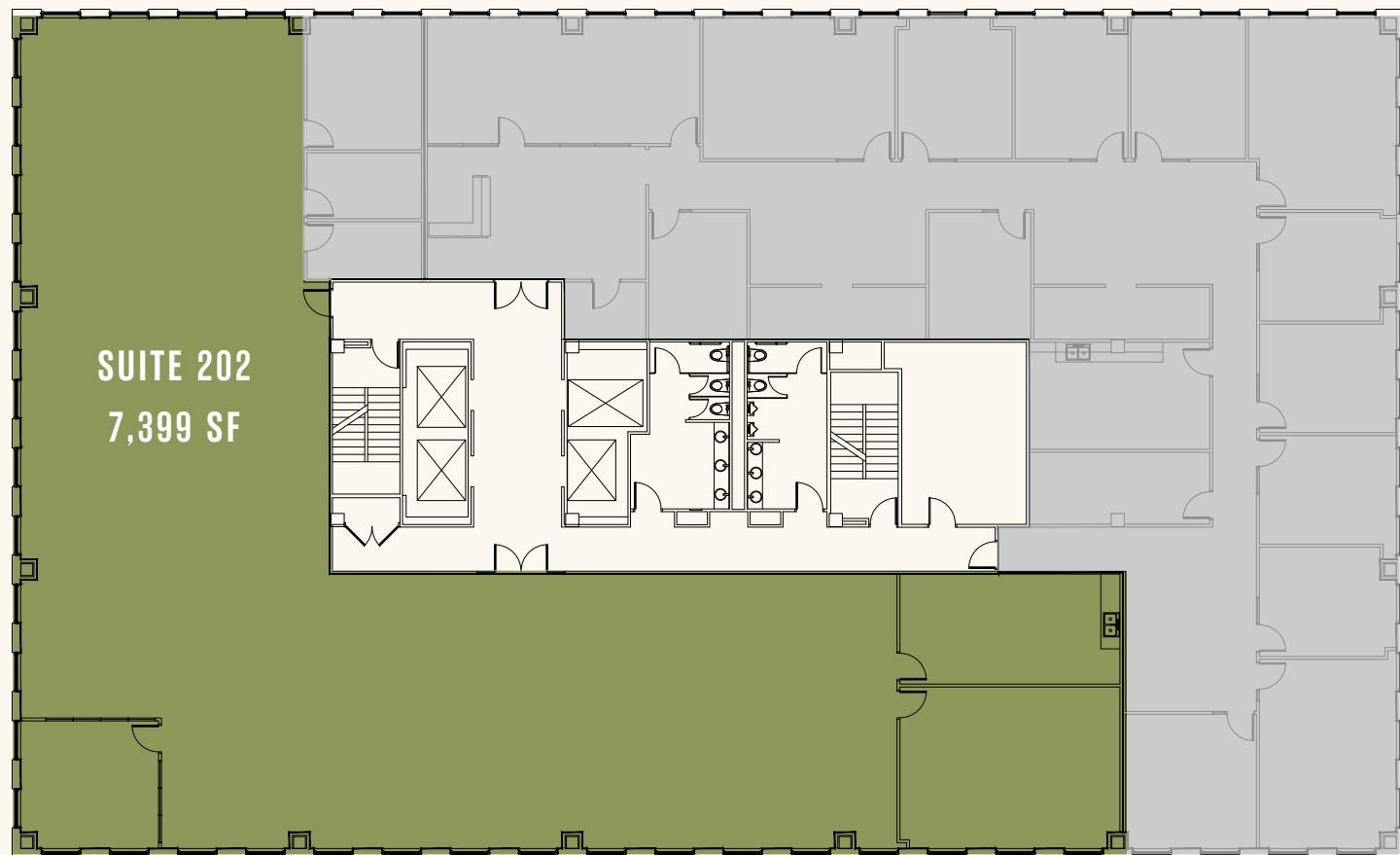


STANDARD, RAISED.
THIS IS 50 S.



2ND FLOOR

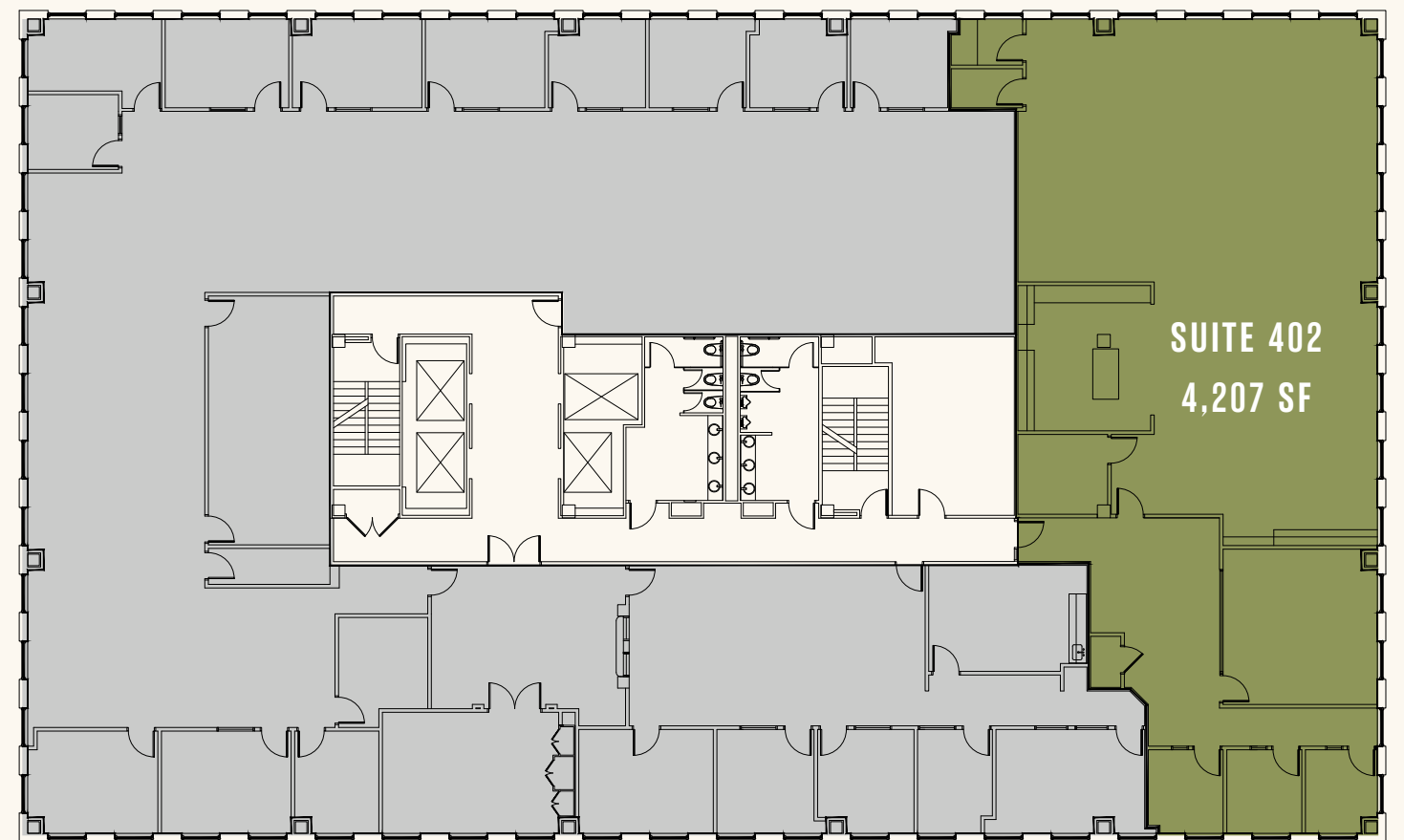
SUITE 202 | 7,399 SF



 AVAILABLE  LEASED

4TH FLOOR

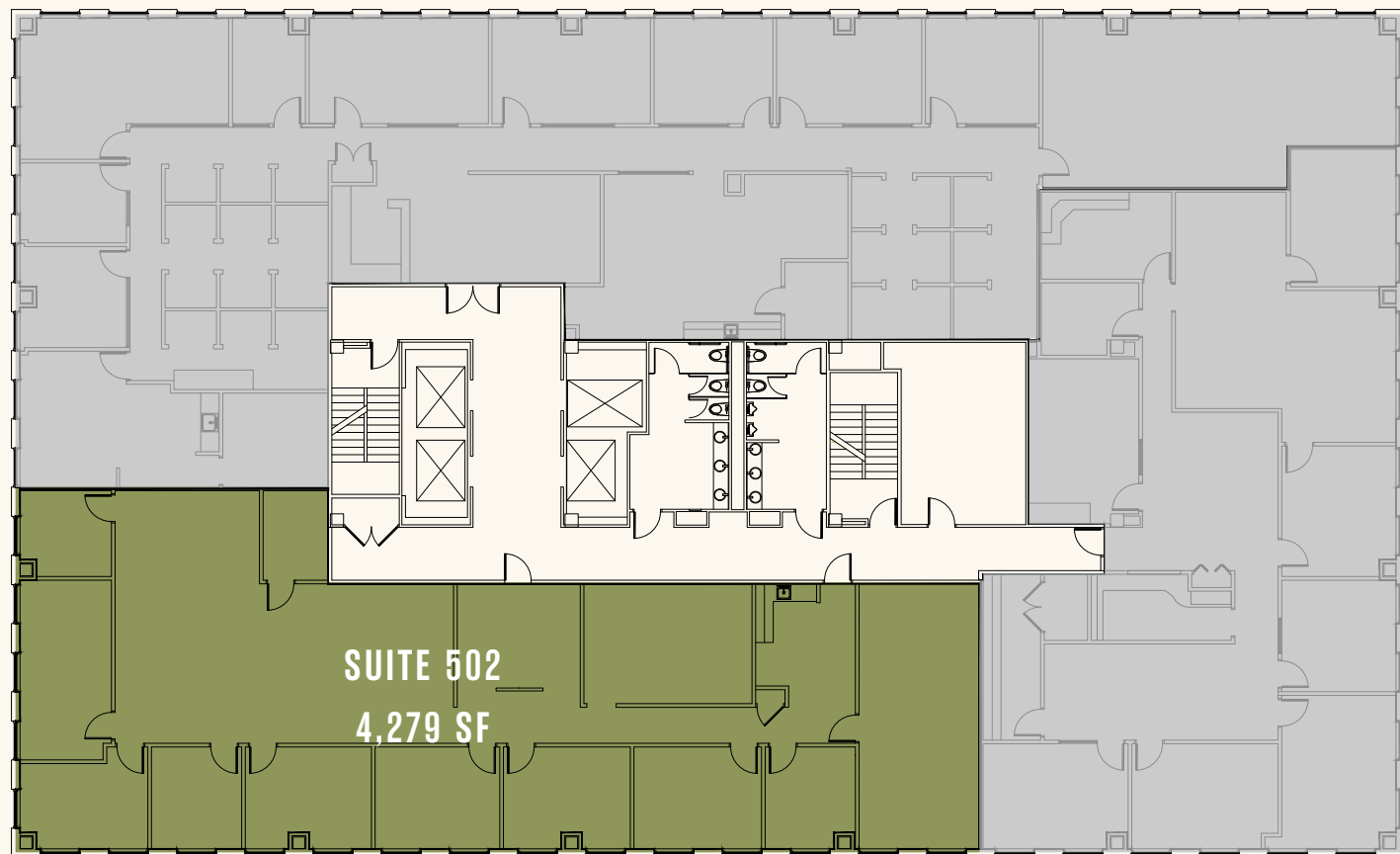
SUITE 402 | 4,207 SF



 AVAILABLE  LEASED

5TH FLOOR

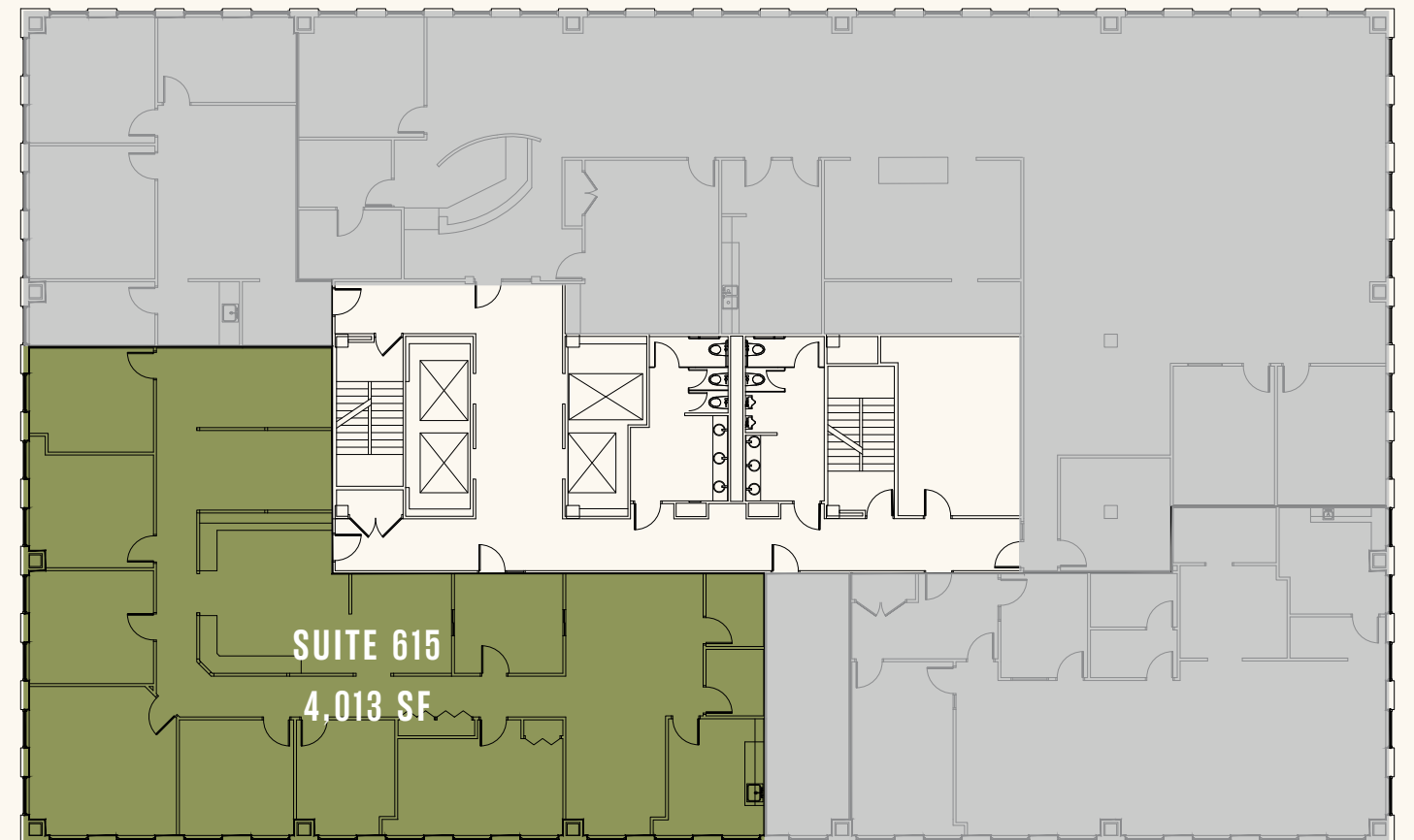
SUITE 502 | 4,279 SF



 AVAILABLE  LEASED

6TH FLOOR

SUITE 615 | 4,013 SF

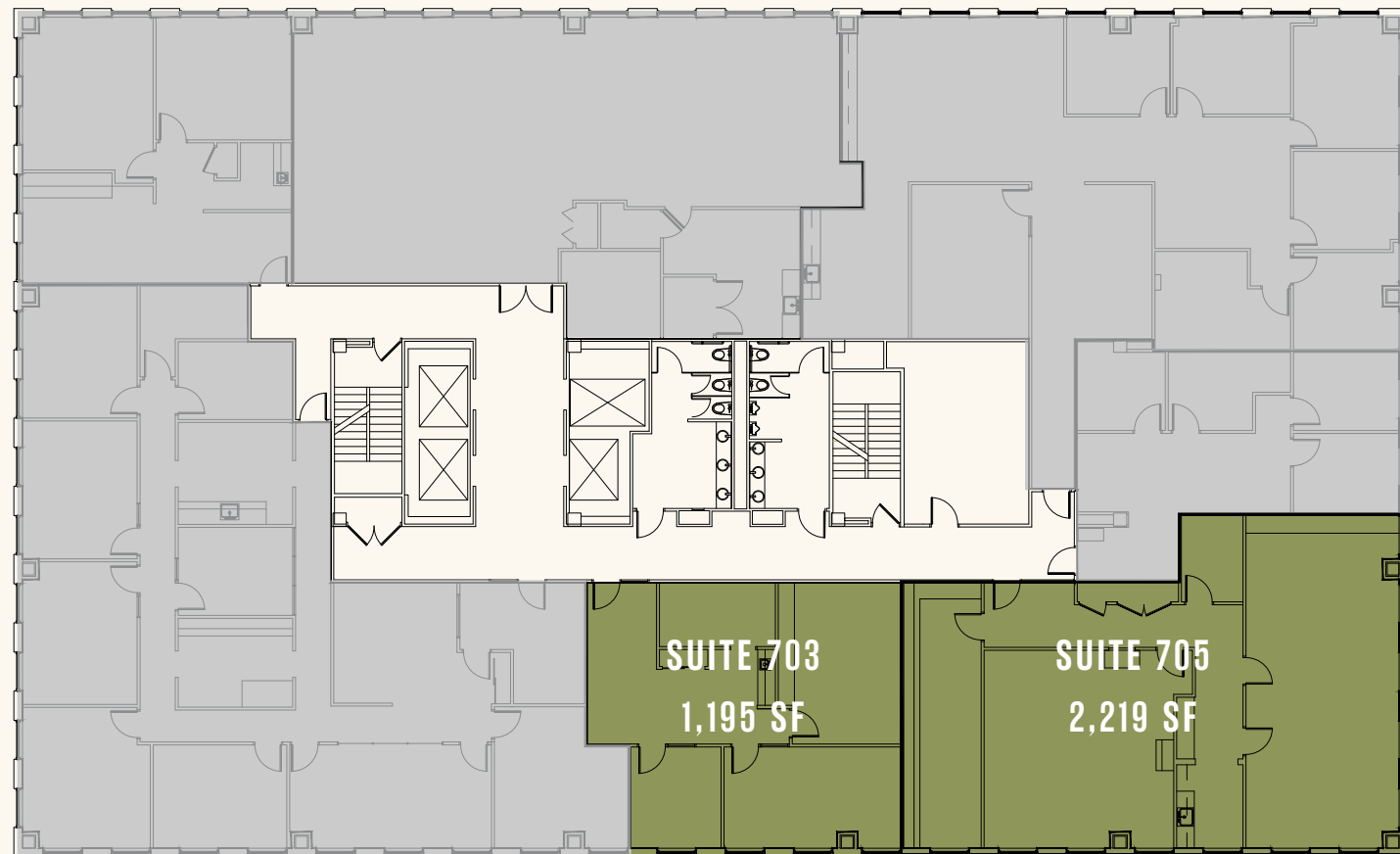


 AVAILABLE  LEASED

7TH FLOOR

SUITE 703 | 1,195 SF

SUITE 705 | 2,219 SF

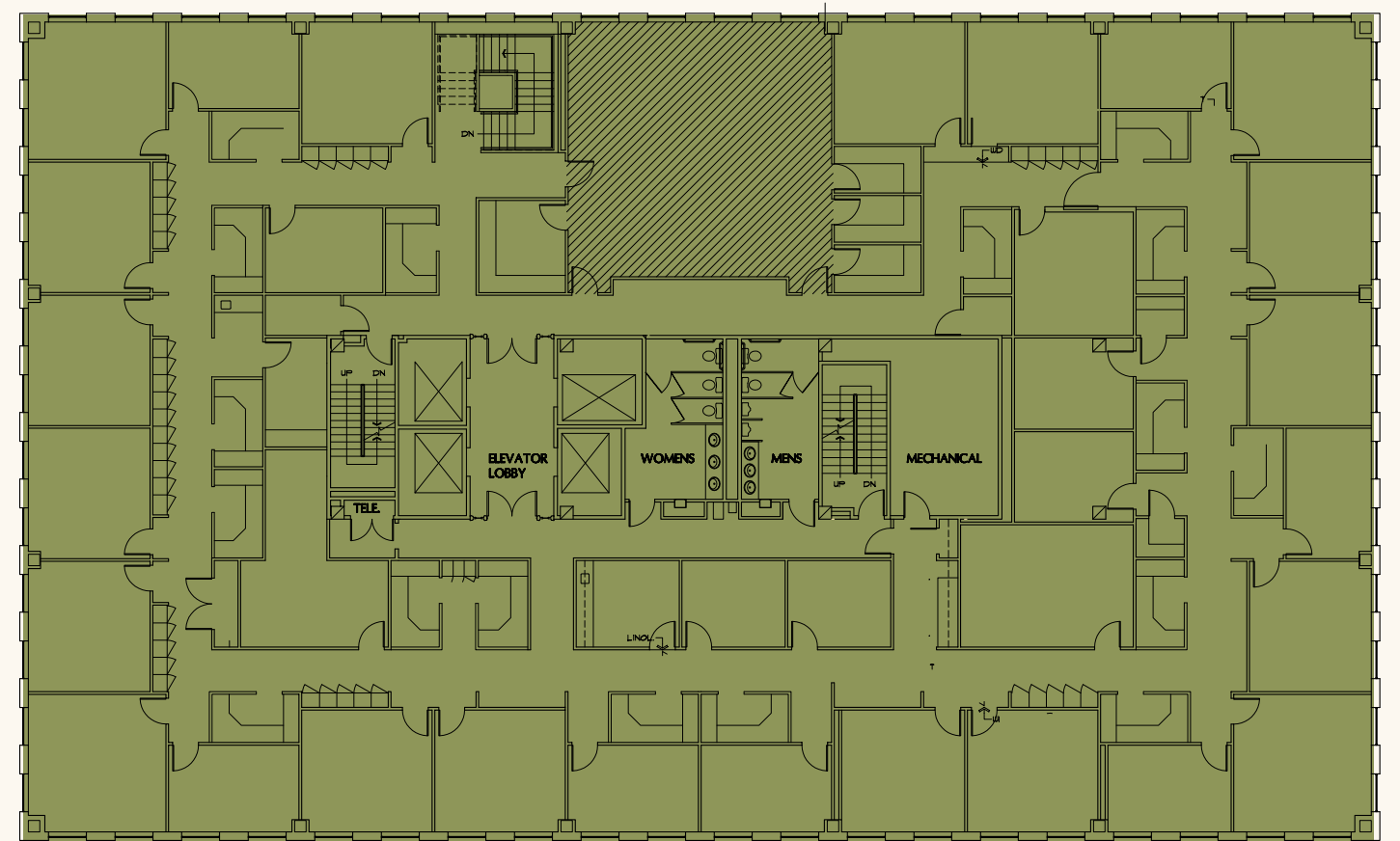


AVAILABLE

LEASED

11TH FLOOR

FULL FLOOR | 14,303 SF



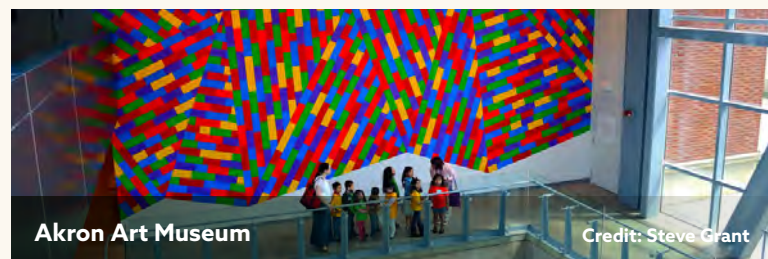
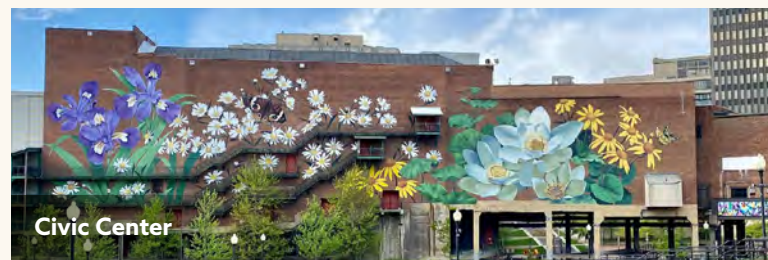
AVAILABLE

IN THE HEART OF IT ALL

Downtown Akron is having a moment and 50 S. Main is located right in the middle of it. From the rise of the Polymer Industry Cluster to the long awaited completion of S. Main's streetscape Downtown Akron is kicking off it's next chapter ushering in the future of the office environment with 50 S.

Ample dining options from quick service casual to fine dining all within steps of 50 S.

Located moments away from cultural institutions and public spaces such as the Akron Civic Theatre, Akron Museum of Art and Lock 3 with direct access to the Ohio & Erie Canal Towpath 87-mile trail.



50_s

AKRON, OHIO

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