

OFFICE BUILDING FOR SALE

Ideal location and layout for medical, legal, accounting, insurance, real estate and other professional office businesses

This beautifully maintained, one-story brick office building is located on $\frac{3}{4}$ of an acre in a parklike setting, across the street from Nesmith Lake and close to the 224/I-277 and Manchester Road Interchange - Easy highway access and a central location makes it convenient for you and your clients/patients.

The building is approx. 5,438 SF, could easily be separated for two users (separate utilities), and has parking for about 20 cars.

Suite 1: Approx. 3,100 +/- SF

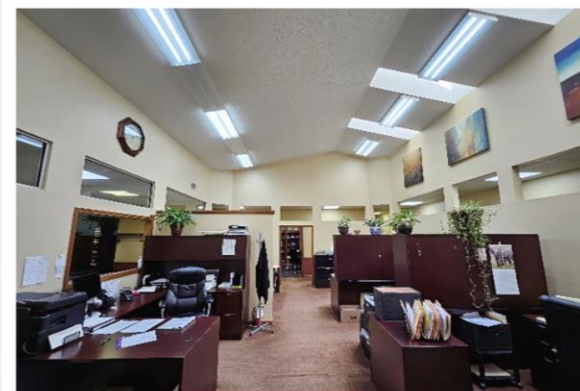
9' x 6' foyer + 12' x 16' waiting area (for 9+ clients)
5+ Large offices 13' x 15' (average size)
Conference room: 13' x 13'
File room or small office (8' x 9')
Open work area: 26' x 20' with skylights and vaulted ceiling
Kitchen/Break Room: 12' x 7'
Two large handicap accessible restrooms
4' hallways with wide doors throughout

Suite 2: Approx. 2,300 +/- SF

9' x 6' foyer + 10' x 12' waiting area (for 7+ clients)
Reception and open work area: 23' x 11'
3+ large private offices, a storage office and a file room
Large kitchen = 12' x 13'
2 separate restrooms

Available for Purchase at \$390,000

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2745 Nesbitt Ave., Akron, OH 44319

The information herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.

For more information, please contact:

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