



**WHERE  
POSSIBILITIES  
THRIVE**



**OFFICE | MEDICAL | INDUSTRIAL | FLEX | RETAIL | CREATIVE | TECH**

**45 GOODYEAR BOULEVARD, AKRON, OH**  
**AT THE EAST END**





# WELCOME TO THE EAST END

## Akron's Premier Lifestyle Destination

The East End is a 1.4 million square foot mixed use redevelopment initiative that offers Akron's newest and best LIVE, WORK & PLAY experience, developed by IRG and ICP. This development project sets a new standard for seamlessly blending work, life, and leisure.

This hub boasts state-of-the-art office facilities complemented by an array of on-site amenities, including event space, retail shops, diverse dining options, residential units, and hotel accommodations.

Located within a five minute drive of downtown Akron, and with convenient access to Interstates 76/77 and State Route 8, The East End offers opportunities within close proximity to each other.





# BUILDING HIGHLIGHTS



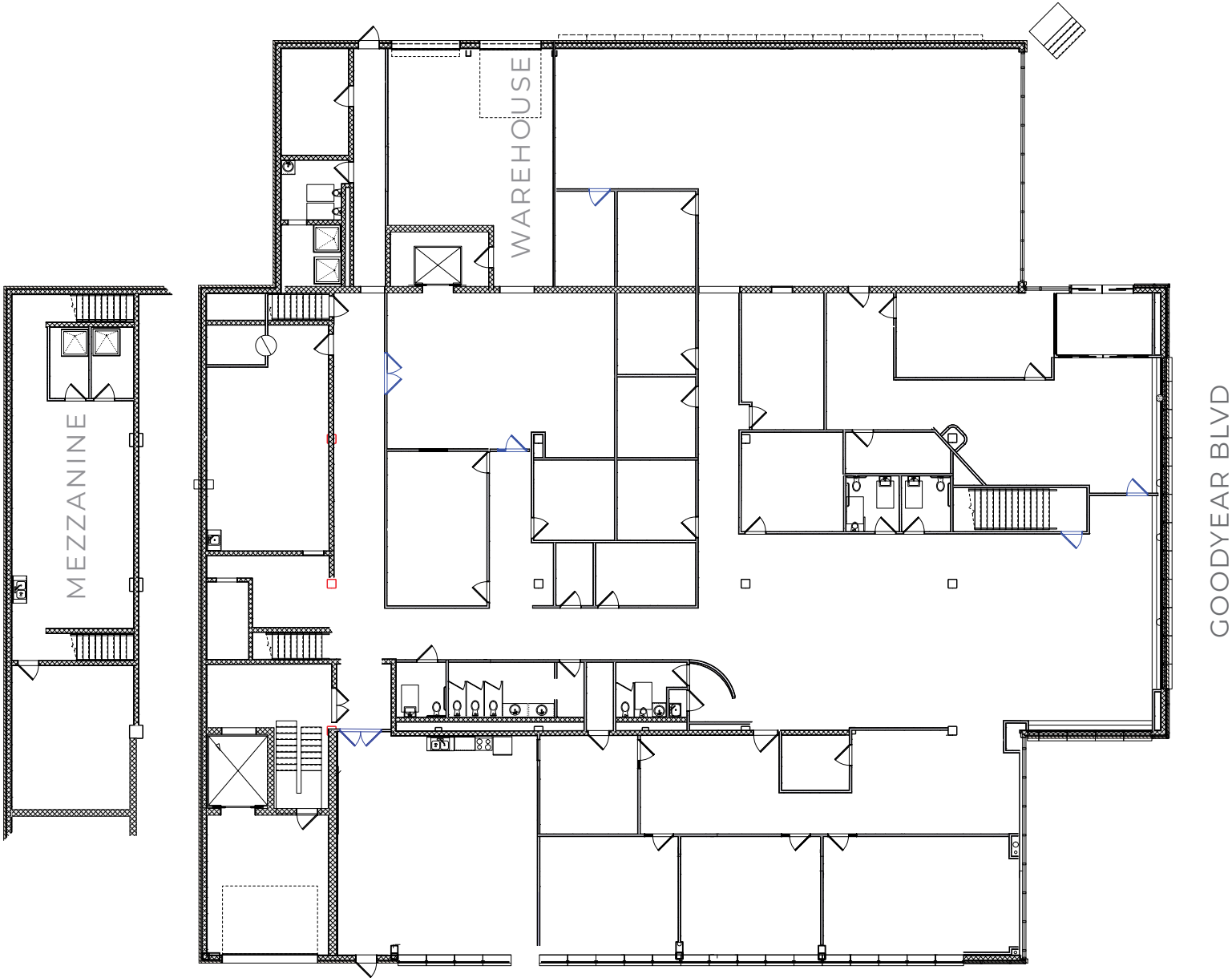
## 45 GOODYEAR BOULEVARD

- Property completely renovated in 2014
- Total of 18,732 SF of first floor office space including 843 SF of warehouse
- Dock and overhead door to access warehouse
- Lift from main floor warehouse to lower level storage and production area of 13,498 SF
- Mezzanine area has two showers
- Free surface parking lot on site with 37 dedicated spaces which can be expanded
- **Lease rate: \$13 NNN based on 18,732 Sq. Ft.**
- **Lower level lease rate: TBD**



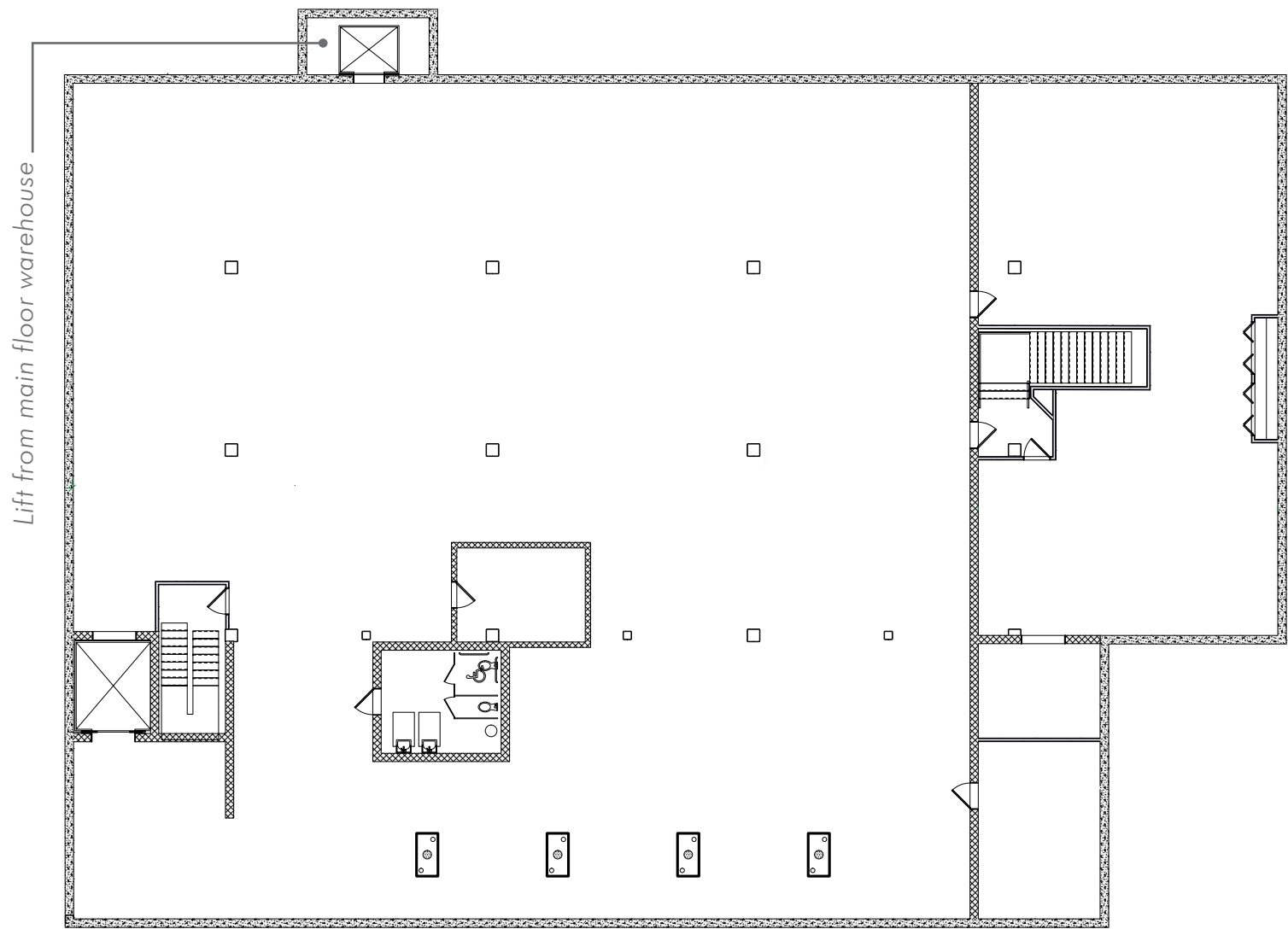
# FLOOR PLAN

First floor - 18,732 SF



# FLOOR PLAN

Second floor - 13,498 SF

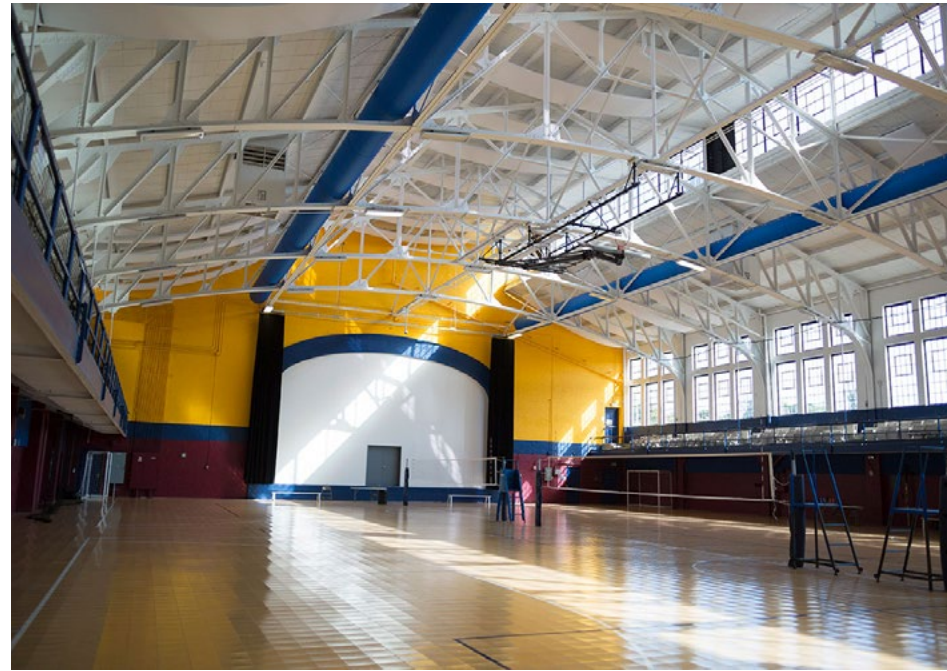




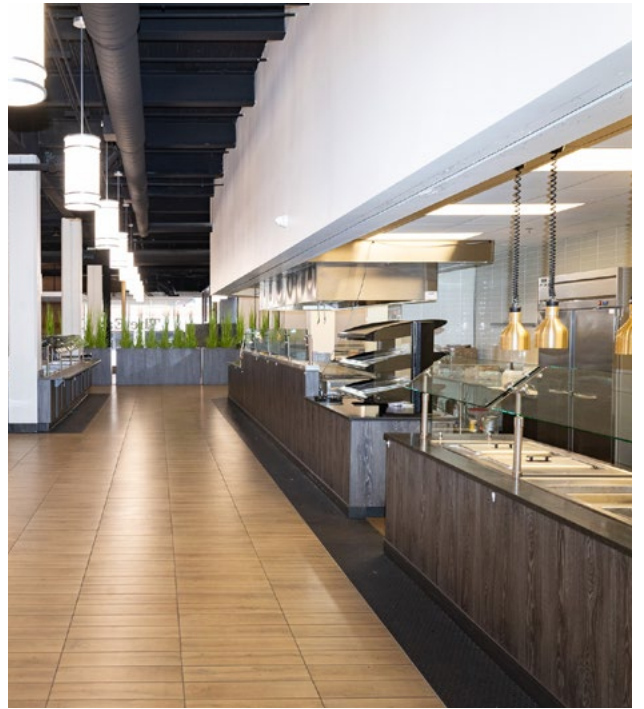
# EVERYTHING YOU NEED IN ONE ADDRESS

The ability to pop down to the gym before work, grab lunch at a café in the same building, or attend a networking event in the evening without leaving your address can be a game-changer for work-life balance.

- Fitness center
- Rubber City Sports
  - Basketball
  - Futsal, including adult futsal
  - Volleyball
- 24/7 on-site security
- Golf simulator
- Breakout spaces
- Lobby bar
- Outdoor patio and green space courtyards
- 24/7 self-service convenience shop
- Full-service cafeteria
- Laundry service
- Various on-campus restaurant options and brewery
- Free surface parking and monthly rates for indoor parking
- Residential developments featuring lofts and corporate housing
- Hilton Garden Inn Hotel
- Tangier Banquet Hall
  - Basic common area conference facilities available at no additional charge to tenants, with ability to accommodate larger gatherings for a fee in either the Community Room (+/- 150 people) or in the Theater/Gymnasium (1500+ people)











[eastendakron.com](http://eastendakron.com)

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