

FOR LEASE

# 1871

## BAILEY ROAD

Cuyahoga Falls, OH 44221



### PROPERTY DETAILS

- + Affordable office space located less than one (1) mile from Downtown Cuyahoga Falls and Route 8
- + Office space options ranging from 3,880 RSF–11,640 RSF
- + Lower level storage
- + Three (3) story multi-tenant building
- + Elevator to all floors
- + Signage available
- + Free surface parking in front and rear of building
- + Modified Gross Lease rate:
  - First Floor: \$12 per RSF
  - Second & Third Floor: \$10 per RSF
- + Tenant responsible for: prorated share of utilities in-suite cleaning and in-suite maintenance
- + Tenant improvement allowance of \$10 per RSF for a five (5) year lease
- + Owner willing to expand first floor to 7,760 RSF



### CONTACT US

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#### CBRE INC.

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Akron, OH 44333

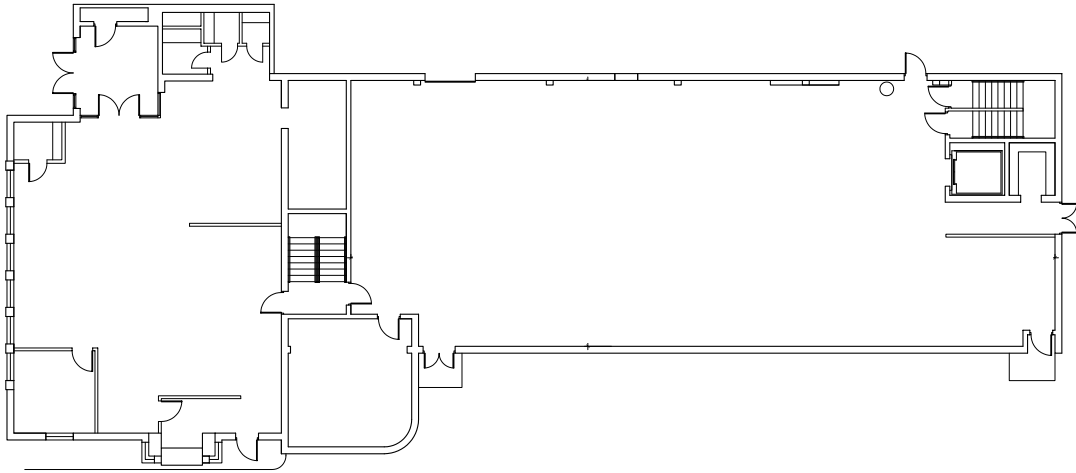
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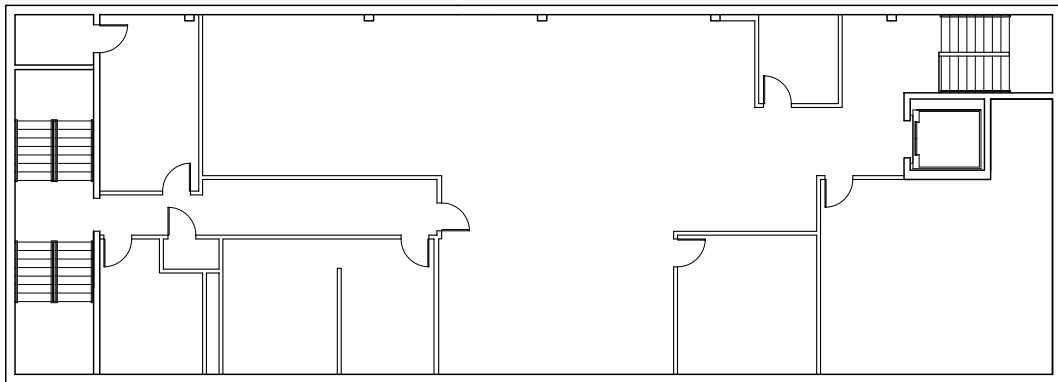
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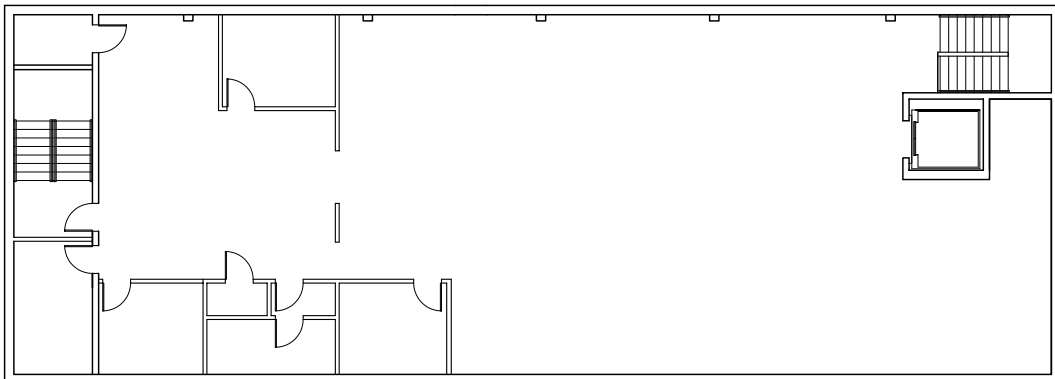
First Floor Plan – 3,880 RSF



Second Floor Plan – 3,880 RSF

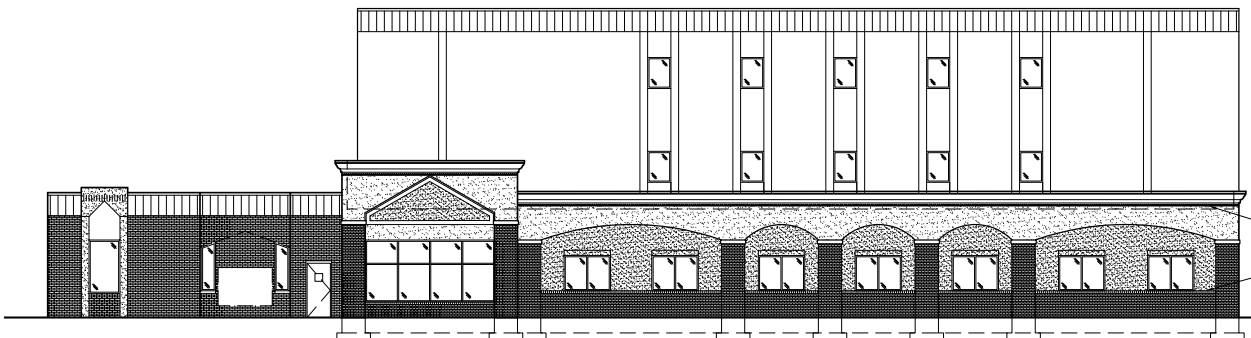


Third Floor Plan – 3,880 RSF

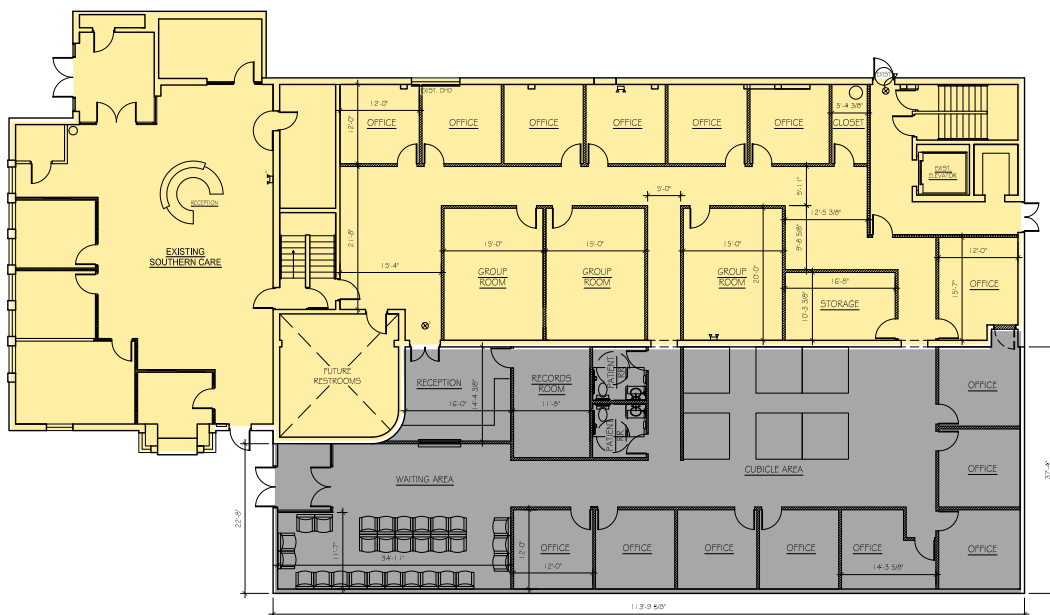




Conceptual Rendering for additional 3,880 RSF on first floor  
 (Total: 7,760 RSF on first floor)



WEST ELEVATION  
 SCALE: 3/32" = 1'-0"



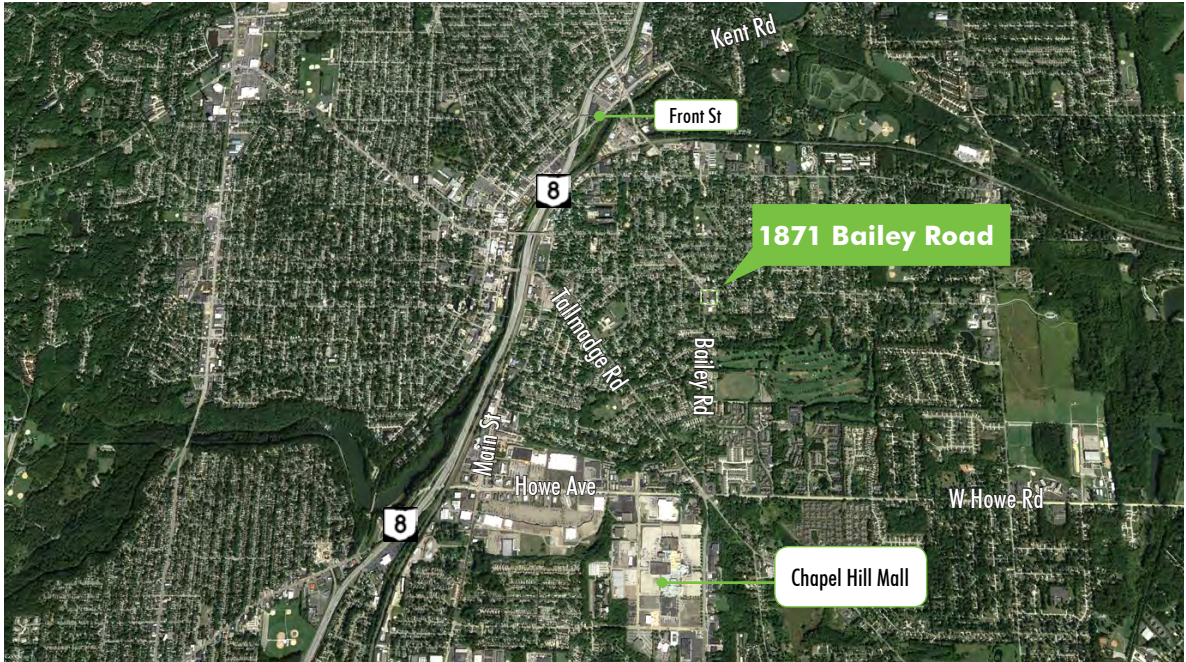
FIRST FLOOR PLAN  
 SCALE: 3/32" = 1'-0"

Conceptual Floor Plan Revised  
 SCALE: 3/32" = 1'-0"

- Existing Space
- Expansion Space

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