

Office **FOR LEASE**
Little Tikes Hudson Office Building
2180 Barlow Rd. Hudson, OH 44236
Summit County

Property Details

- Great opportunity for corporate office user.
- 24,000 SF office building - lease all or 12,000 SF per floor.
- Nice flow of open areas as well as private offices.
- Lease Rate: \$9.50 - \$10.50
- Centrally located to Cleveland, Akron/ Canton & Youngstown.
- Close proximity to SR-8, Ohio Turnpike and I-480 (via SR-91).



NAI Cummins

FOR MORE INFORMATION:

Bob Raskow, SIOR

330 535 2661 x 127
braskow@naicummins.com

Scott Raskow

330 535 2661 x 146
sraskow@naicummins.com

Jeff Davis

330 535 2661 x 135
jdavis@naicummins.com

NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN NOR ARE ANY TO BE IMPLIED.

787 White Pond Drive • Suite A
Akron, Ohio 44320
+1 330 535 2661
naicummins.com

Office **FOR LEASE**
Little Tikes Hudson Office Building
2180 Barlow Road
Hudson, OH 44236 - *Summit County*



FOR MORE INFORMATION:

NAICummins

Bob Raskow, SIOR
330 535 2661 x 127
braskow@naicummins.com

Scott Raskow
330 535 2661 x 146
sraskow@naicummins.com

Jeff Davis
330 535 2661 x 135
jdavis@naicummins.com

NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN NOR ARE ANY TO BE IMPLIED.

787 White Pond Drive • Suite A
Akron, Ohio 44320 • +1 330 535 2661
naicummins.com

Little Tikes Hudson Office Building • 2180 Barlow Rd. Hudson, OH 44236 • Summit County

1ST FLOOR



2ND FLOOR



FOR MORE INFORMATION:



Bob Raskow, SIOR
 330 535 2661 x 127
 braskow@naicummins.com

Scott Raskow
 330 535 2661 x 146
 sraskow@naicummins.com

Jeff Davis
 330 535 2661 x 135
 jdavis@naicummins.com

NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN NOR ARE ANY TO BE IMPLIED.

787 White Pond Drive • Suite A
 Akron, Ohio 44320 • +1 330 535 2661
naicummins.com

Office For Lease

Little Tikes Hudson Office Building

2180 Barlow Rd., Hudson, OH 44236 - Summit County

1/2 mile from Barlow Rd @ Stow Rd Intersection

Property Details

SF - AVAILABLE: 24,000
SF - MINIMUM / MAXIMUM: 12,000 / 24,000
YEAR BUILT: 1984
HIGHEST AND BEST USE: Office
ZONING: Office/Industrial
ELEVATOR: Yes
STORIES: 2

Demographics	1 Mile	3 Miles	5 Miles
Population:	2,983	31,836	87,291
Households:	1,030	11,880	34,839
Median Age:	40.2	41.3	41.6
Average Household Income:	\$123,065	\$112,987	\$97,990
Traffic Count:	7,700 (Barlow Rd. @ Stow Rd).		

Lease Details

RENT/SF: \$9.50 - \$10.50
PRO-RATA SHARE OF OPERATING EXPENSES: Tenant
HVAC: Central
GAS: Dominion East Ohio
WATER: Hudson City
SEWER: Hudson City
ELECTRIC: First Energy
INTERCHANGE: State Route 8
DISTANCE: 4.8 miles

*Easily adapted for telemarketing or billing operations.
 *Great opportunity for corporate office user.
 *24,000 SF office building - lease all or 12,000 SF per floor.
 *Nice flow of open areas as well as private offices.

*Centrally located to Cleveland, Akron/Canton & Youngstown.
 *Close proximity to SR-8, Ohio Turnpike and I-480 (via SR-91).
 *Ample surface parking
 *Secured access/ onsite property management.

Contact:

Bob Raskow SIOR, braskow@naicummins.com
Scott Raskow, sraskow@naicummins.com
Jeff Davis, jdavis@naicummins.com



787 White Pond Drive Suite A, Akron, OH 44320 • phone 330 535 2661 • fax 330 535 2668 • www.NAICummins.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.