

Office Space **FOR SUBLEASE**
3969 Convenience Cir NW
 Canton, OH 44718 *Stark County*



PRICE REDUCTION!

SUITE	FLOOR	SPACE	RENT
109	1ST	3,348 SF	\$9.25 PSF
201	2ND	1,500 SF	\$9.25 PSF

Property Details

- **Total Space Available:** 1,500-3,348 SF
- **Building Size:** 17,974 SF
- **Lease Rate:** \$9.25 PSF
- **Lease Term:** Sublease to 12/31/2021
- **Lease Type:** Gross
- **Zoning:** B-2, General Business District
- **Sub-Market:** Belden Village
- **Best Use:** Office
- **# of Units:** 2
- **Year Built:** 1983
- **Tenant:** Heat, Electric, Janitor
- **Landlord:** Taxes
- **Parking:** Ample
- **Located:** Just off of Whipple Ave, in the Belden Village Area Exit.
- **Interstate / Distance:** I-77 @ Everhard / 0.5 Mile

Property Notes

EXCELLENT SUBLEASE OPPORTUNITY - BELDEN VILLAGE AREA!

1,500 - 3,348 SF Available Total
 Suite 109 (1st Floor) = 3,348 SF
 Suite 201 (2nd Floor) = 1,500 SF
 Below market rates with possible rent incentives available. Current lease term expires on 12/31/2021. Sublessor is "aggressive" in locating a suitable sub-tenant. Space is in excellent condition, ready for occupancy. Additional space may be available. Contact Bob Raskow, SIOR or Scott Raskow for further details.

For more information:

Bob Raskow, SIOR

330 697 6818 • braskow@naipvc.com

Scott Raskow

330 608 5172 • sraskow@naipvc.com

789 White Pond Drive • Suite C

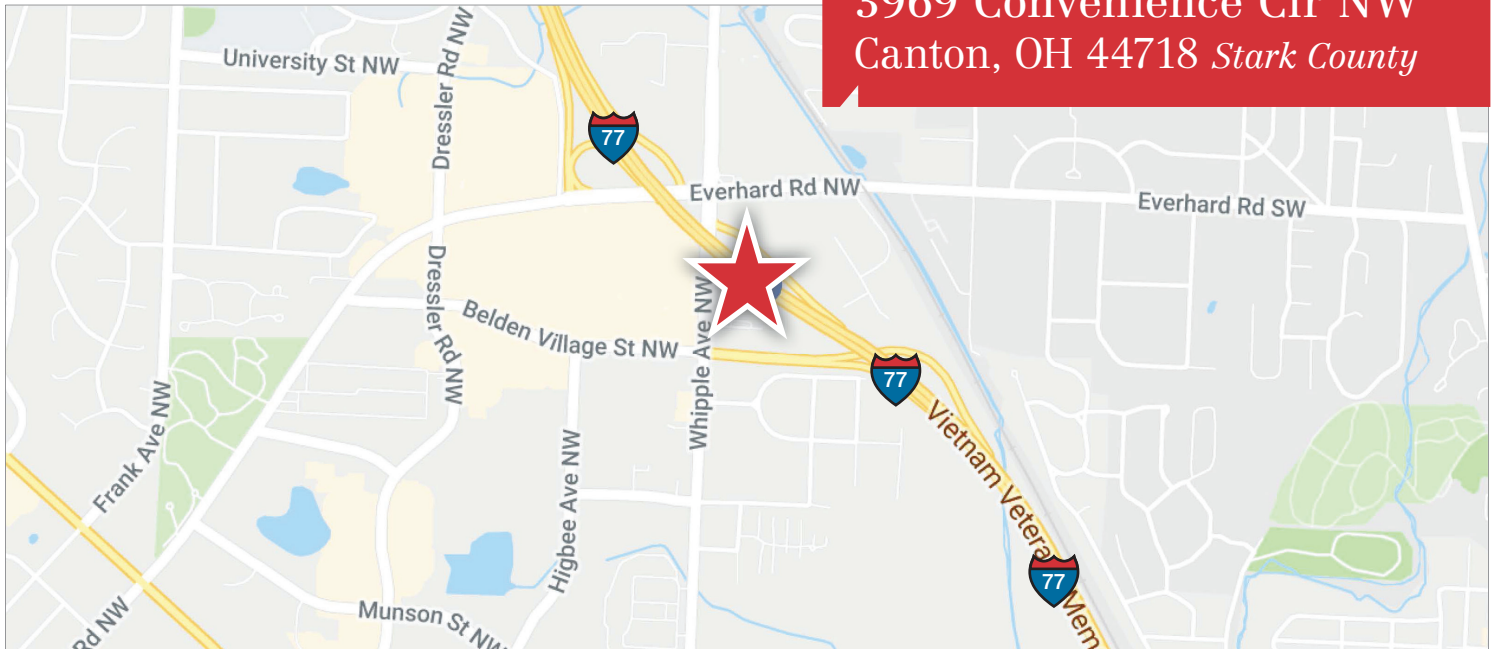
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Demographics	1 Mile	3 Miles	5 Miles
Population:	3,390	57,255	162,437
Households:	1,733	25,571	68,571
Median Age:	50	45.8	43.1
Average HH Income:	\$65,625	\$79,822	\$72,178
Traffic Count:	23,900 (Whipple Ave. NW @ Convenience Cir. NW)		

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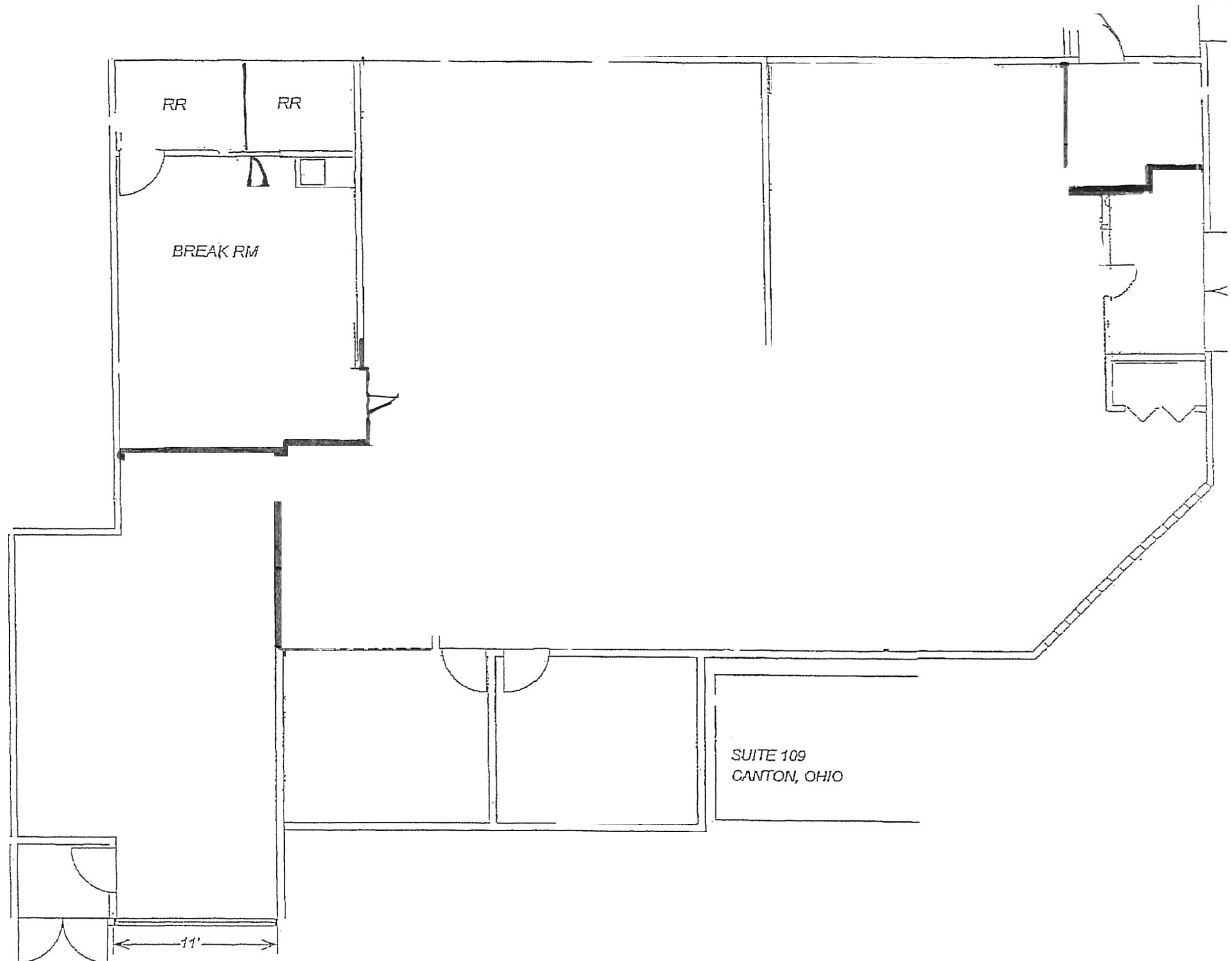
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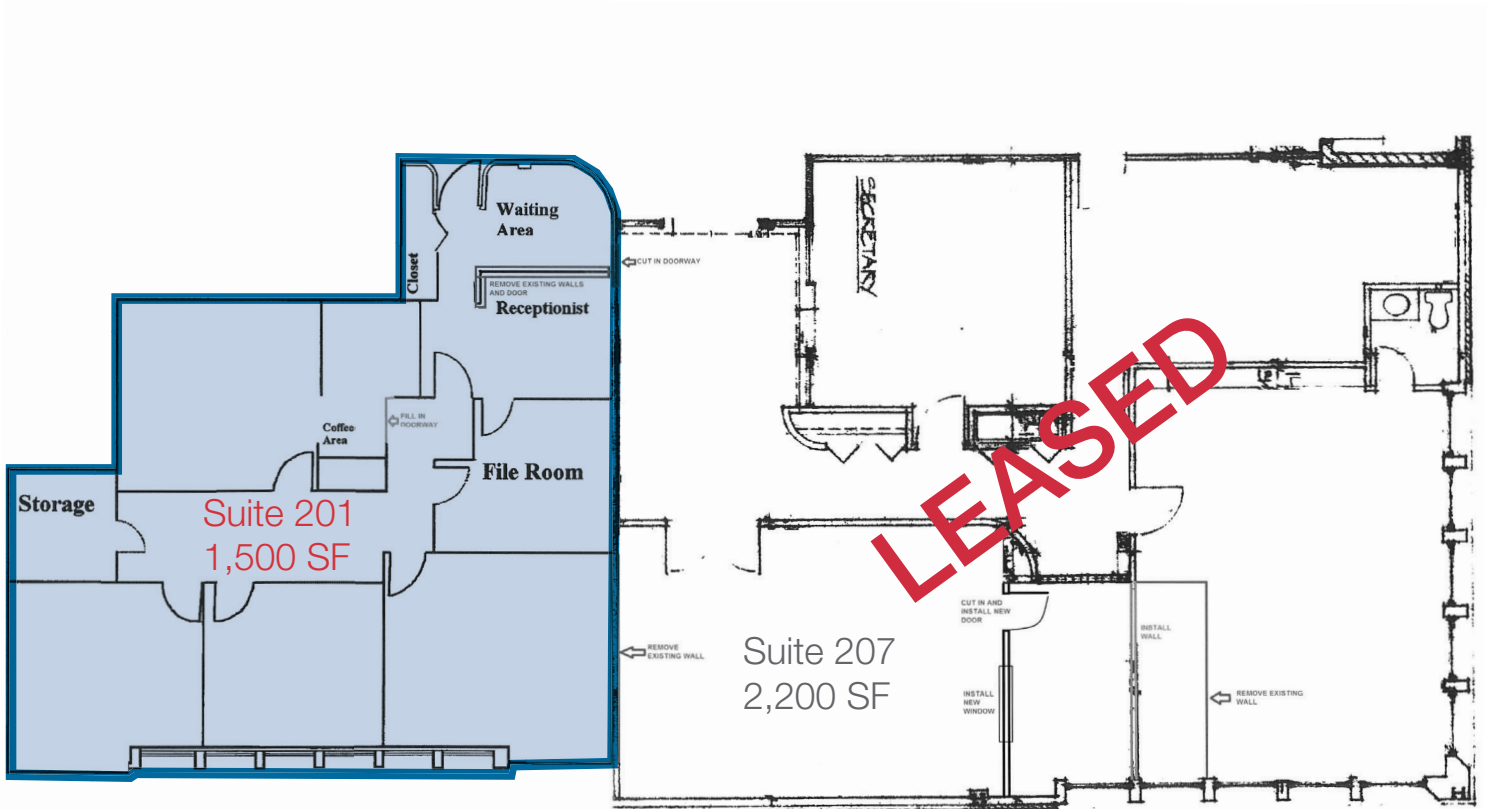
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SUITE 201(2ND FLOOR):	1,500 SF
BUILDING SIZE:	17,974 SF
LEASE RATE:	\$9.25 PSF
LEASE TERM:	Sublease to 12/31/2021
LEASE TYPE:	Gross
ZONING:	B-2, General Business District
SUB-MARKET:	Belden Village
BEST USE:	Office
# OF UNITS:	2
RESTROOMS:	Second floor: (2) Common; First floor: (2) Private
YEAR BUILT:	1983
TENANT RESPONSIBILITY:	Heat, Electric, Janitor
LANDLORD RESPONSIBILITY:	Taxes
SHARED RESPONSIBILITY:	Insurance
LOCATED:	Just off of Whipple Ave, in the Belden Village Area Exit.
INTERSTATE / DISTANCE:	I-77 @ Everhard / 0.5 Mile

NOTES:

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