



 **JLL** SEE A BRIGHTER WAY

For Sale or Lease

202 2nd Street NE, Canton, OH

Class A Office Space

Up to 88,704 RSF Available

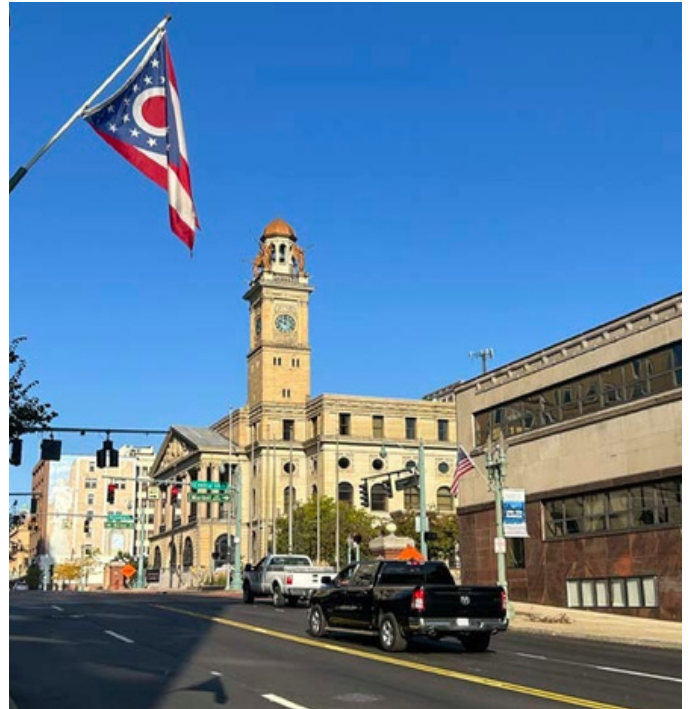
Reduced Asking Price - \$895,000

Asking Rate - \$15.00/psf FSG

jll.com

Property overview

Presenting an exceptional commercial office property in the heart of Canton's Central Business District. With 88,704 rentable square feet, this well-maintained building offers a range of possibilities for office, mixed-use development, retail, or higher education purposes. Corporately owned and immaculately maintained, this property showcases numerous upgrades and features, providing an ideal investment opportunity. Conveniently located near Centennial Plaza and the Stark County Service offices, this strategically positioned property is easily accessible from Interstate 77.



Building highlights

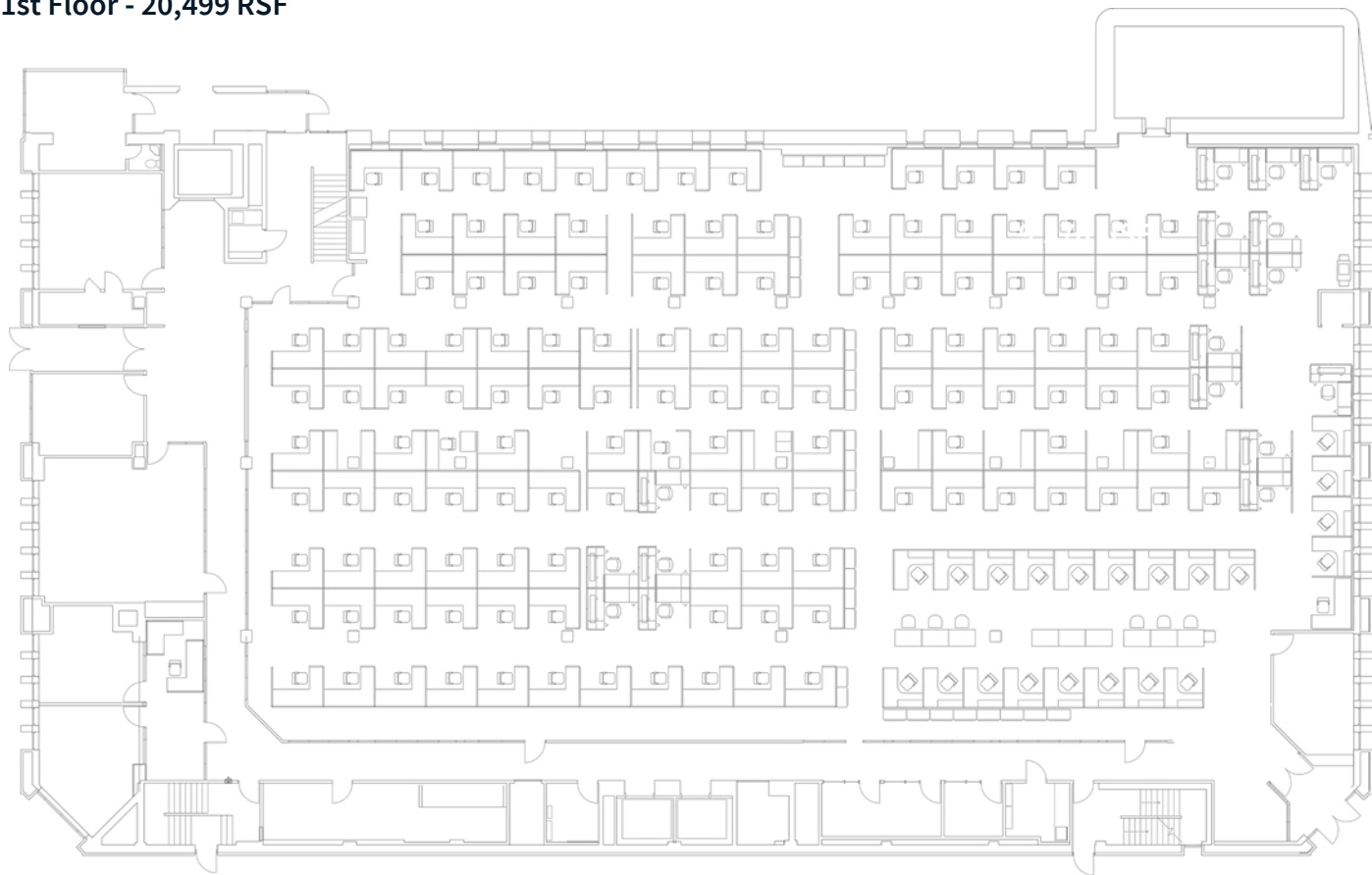
- Prime commercial office property located in Canton's Central Business District
- Generous 88,704 RSF
- Recent upgrades include new boiler system, upgraded electrical, and new service elevator
- Whole building back-up generator for uninterrupted operations
- 15 foot ceilings with mezzanine on the 1st floor
- Easily accessible location, just 1 mile from Interstate 77
- Versatile property suitable for office, mixed-use development, retail, or higher education
- Furniture negotiable

Building Details

Location	202 2nd Street NE Canton, OH 44702
County	Stark County
APN	240062, 220012
Zoning	Central Business
Building Size	88,704 SF
Typical Floor Size	21,719 SF
Lot Size	0.72 Acres
Year Built	1925
Stories	Three (3)
Class	B
Construction	Masonry
Elevator(s)	Three (3)
Parking	18 covered and attached spaces



1st Floor - 20,499 RSF

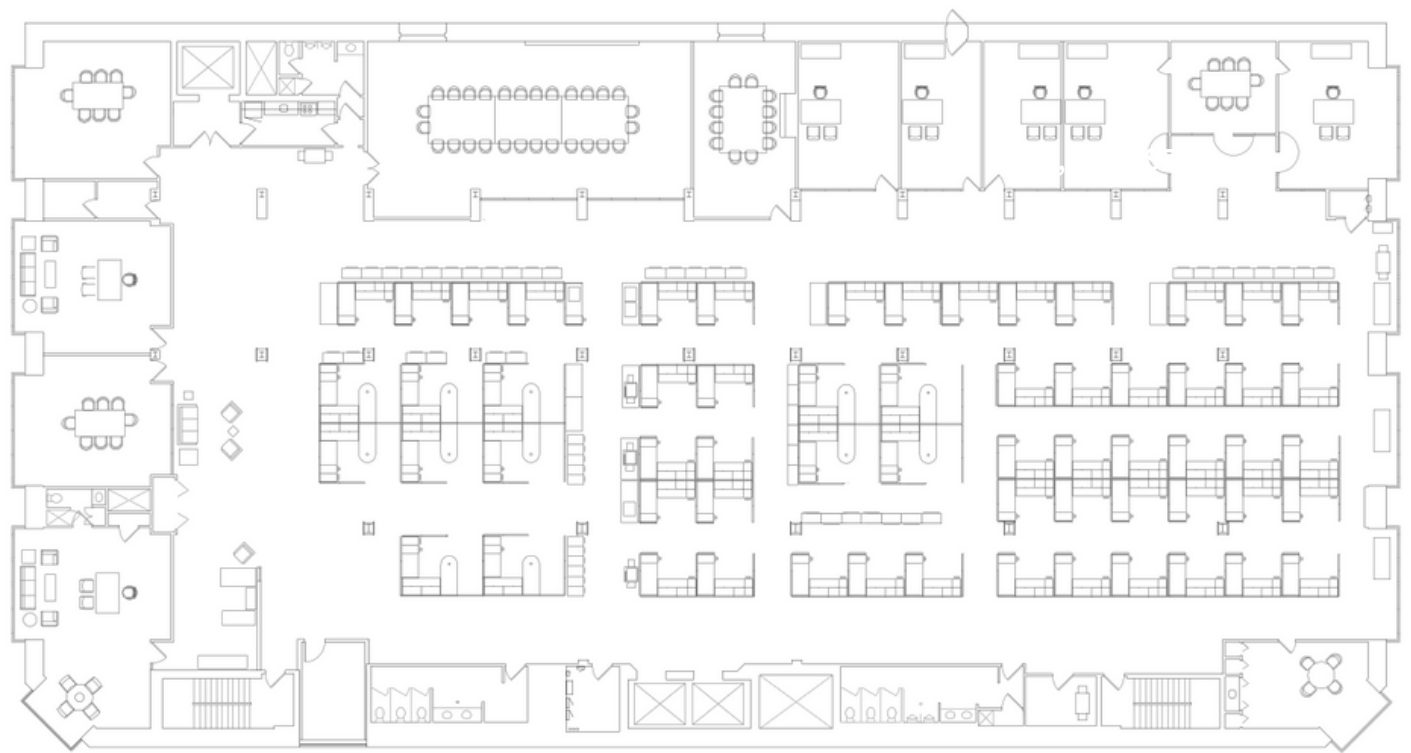


Available space

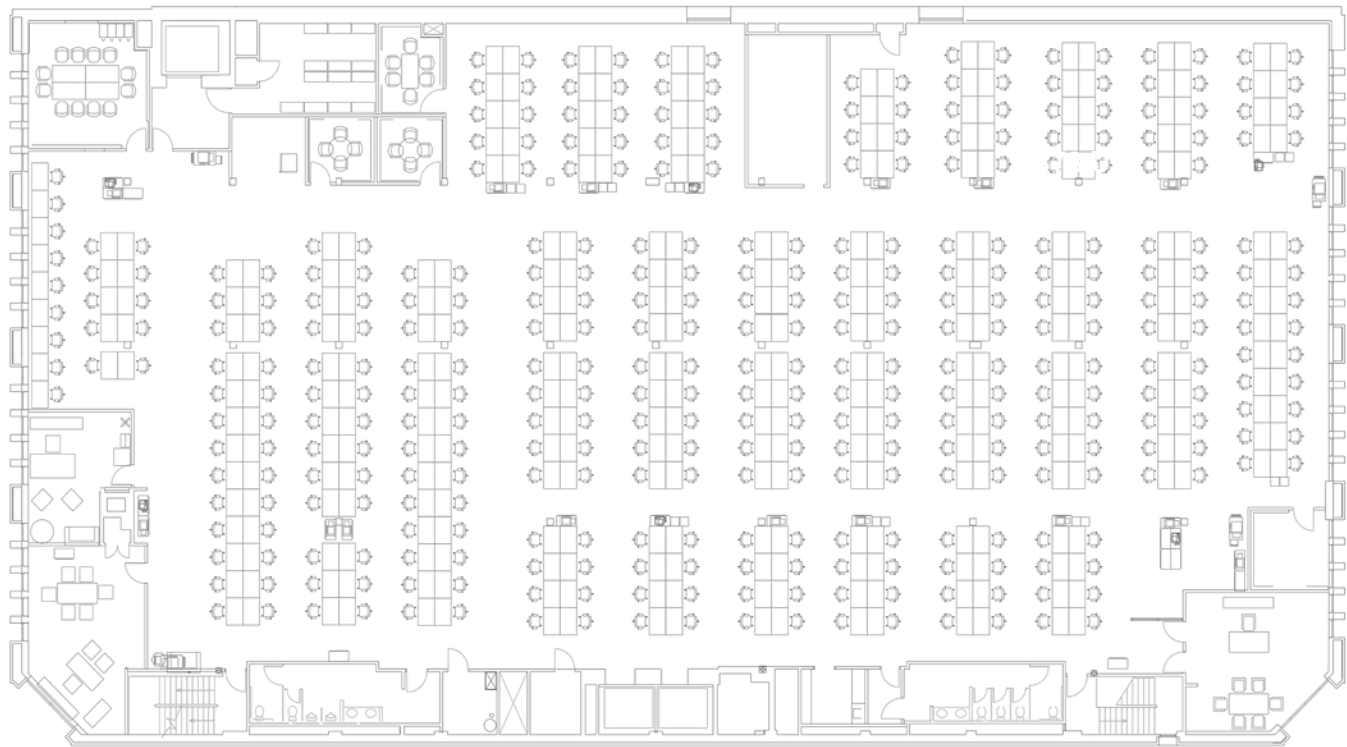
Floor	RSF	Notes
1st Floor	20,499 sf	Majority open work space for high density use with perimeter offices and collaboration areas
2nd Floor	20,055 sf	Executive floor with perimeter offices, large board room, multiple huddle rooms, and large bull pen area
3rd Floor	19,737 sf	Wide open for extremely high density use
Lower Level	21,312 sf	Large training center, board room and ample storage
Mezz	7,101 sf	Kitchenette and staff seating/lounge area



2nd Floor - 20,055 RSF

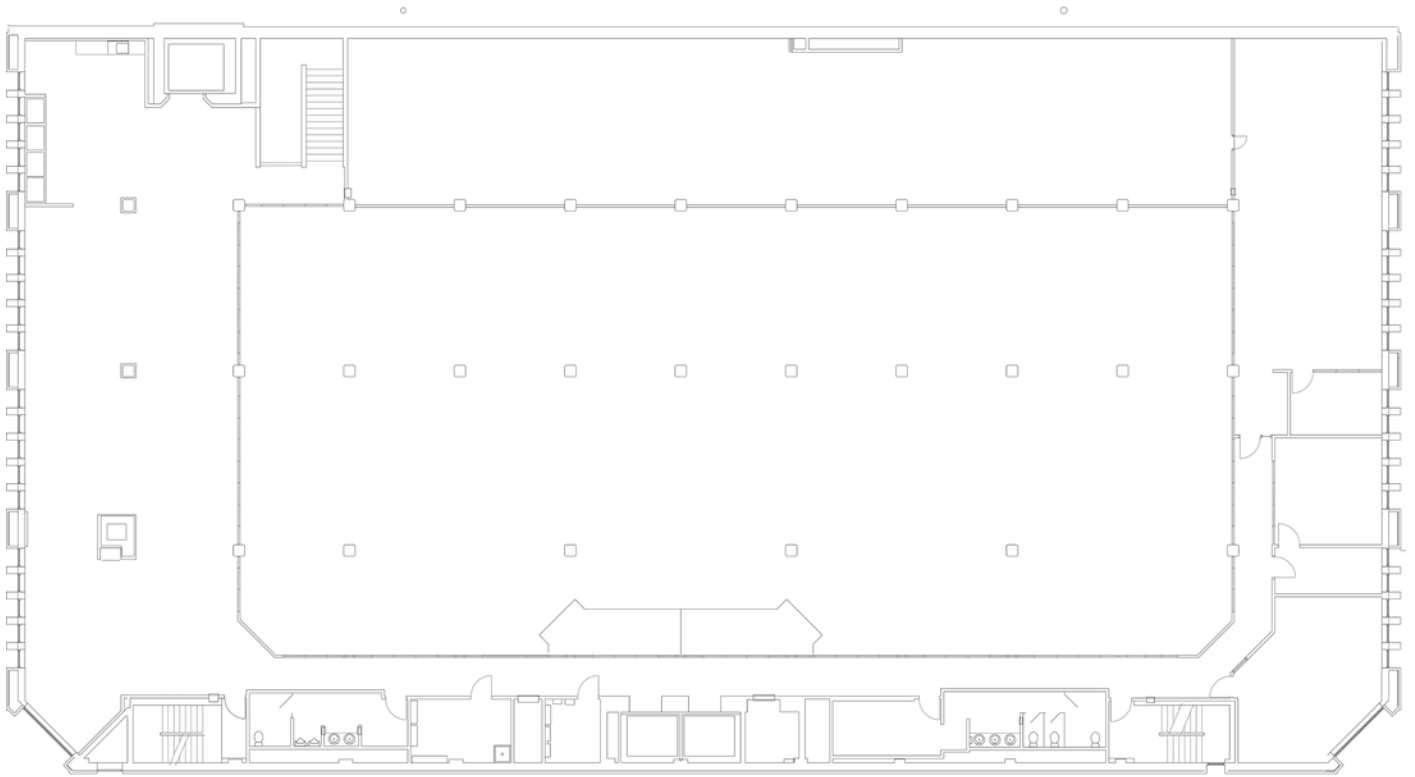


3rd Floor - 19,737 RSF

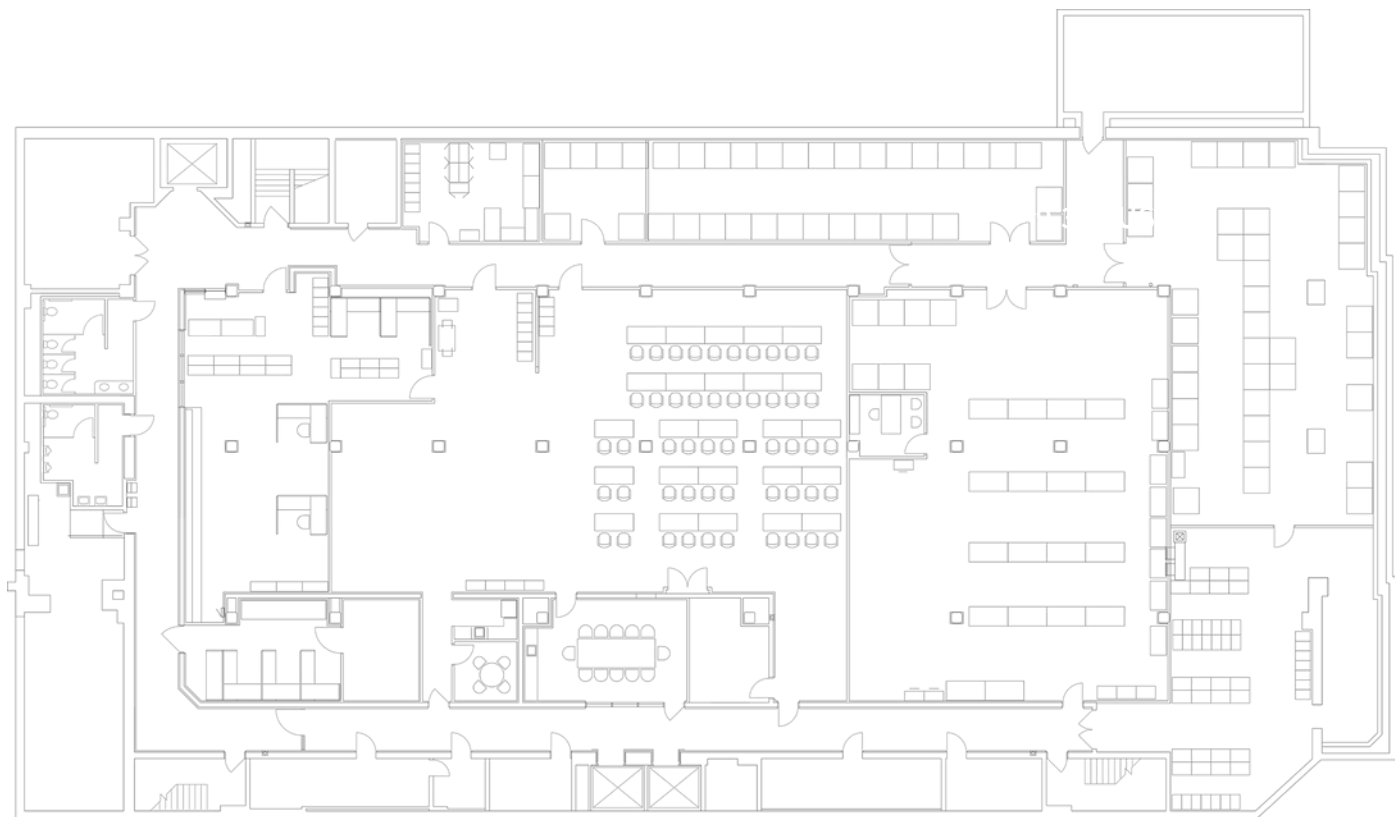


202 2nd Street NE / Canton, OH

Mezzanine - 7,101 RSF



Lower Level -21,312 RSF

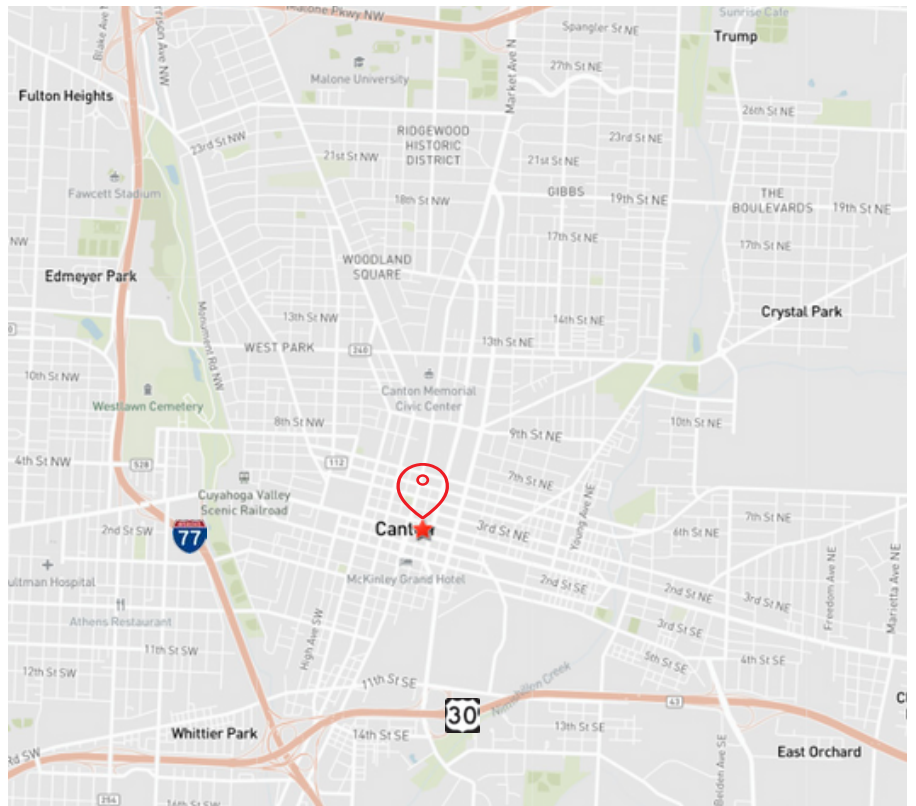


Location

Canton, Ohio

Canton, Ohio is known for the home of the Pro Football Hall of Fame with it's permanent National Football League exhibitions and yearly events. Located 23 miles south of Akron, Ohio and 60 miles south of Cleveland, Ohio via Interstate 77. The Canton-Massillon metropolitan area is located in Stark county. Businesses and residents have easy access to major highways and State Route 30. This allows for seamless connectivity to other major metropolitan areas in the region.

The building - 202 2nd Street NE is located directly downtown Canton where the city is experiencing an urban renaissance of building conversions into residential lofts, adding hundreds of new downtown Canton residents. Canton was the first Ohio city.



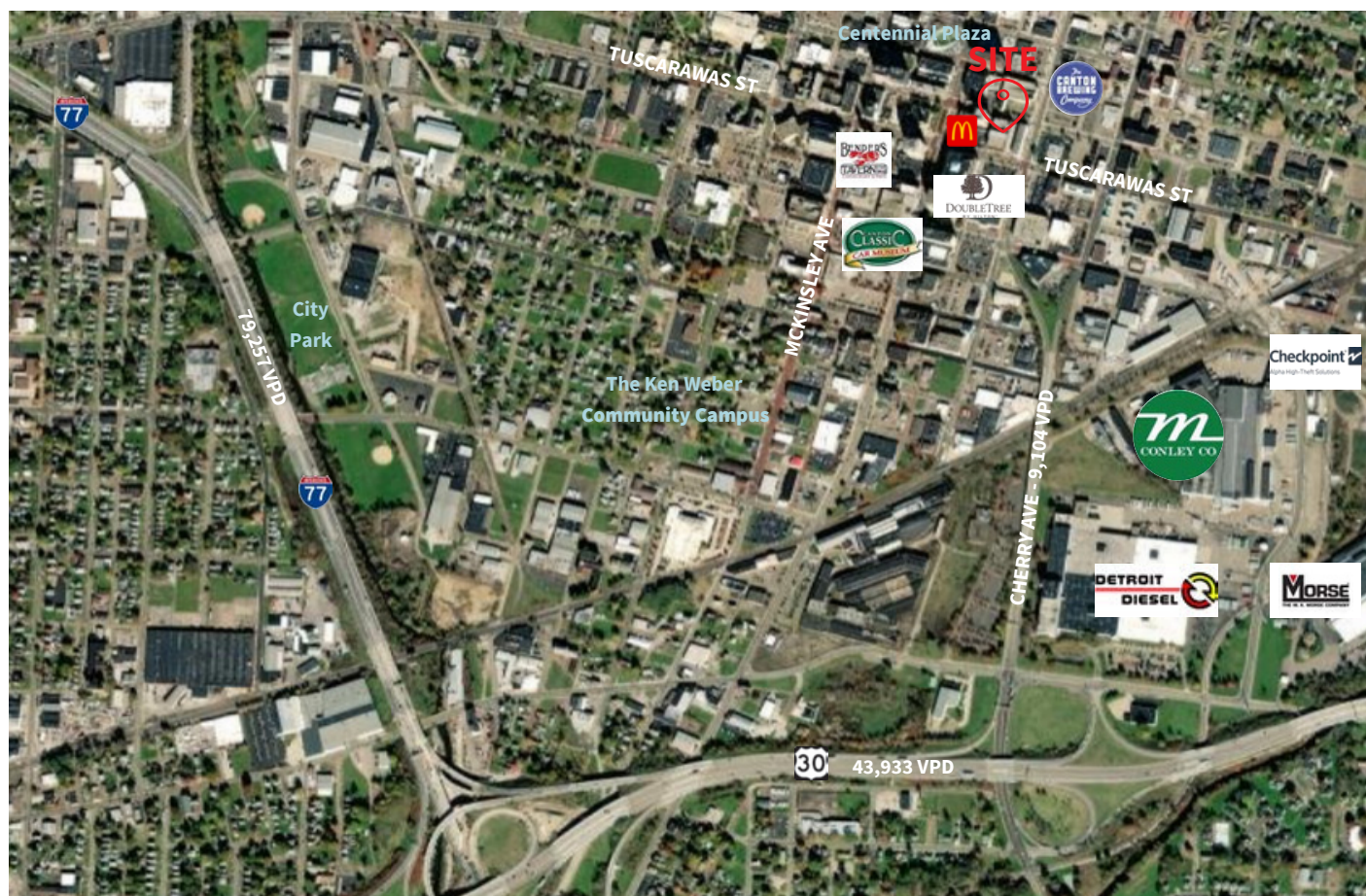
Demographics

	2 mile	5 miles	10 miles
Population	44,544	134,566	282,762
Daytime employment	31,575	77,096	139,033
Households	17,635	54,900	116,843
Average HH income	\$40,078	\$58,079	\$72,608
Average home value	\$59,458	\$108,789	\$144,853
Median age	36.7	40.9	42.2

202 2nd Street NE Canton, OH

For Sale or Lease

88,704 RSF Available Three stories plus lower level and mezzanine



10.5

miles to

Akron-Canton Airport

6.1

miles to

Belden Village Mall

23.8

miles to

Downtown Akron

Heather Gilleland
Vice President
heather.gilleland@jll.com
+1 (216) 937 4379

J.R Fairman
Senior Vice President
jr.fairman@jll.com
+1 (216) 937 4387

Rob Roe
Managing Director
rob.roe@jll.com
+1 (216) 937 4371