

Class A Single or Multi-Tenant Office Space

FOR LEASE | 1475 BOETTNER ROAD, GREEN, OHIO 44685



1475 Boettler Road

- Under new ownership and management
- Available for Lease or Joint Venture
- Lower level offers 81,278 SF serviced by two dock doors and a freight elevator
- City incentives available for job creation
- Institutional quality construction and building mechanical systems
- Unique warehouse component with generator, ideal for light industrial/warehouse or lab users
- ± 700 plus on-site parking spaces



Quick Stats

Available Space	20,000 SF - 266,574 SF
Year Built (Reno)	2002 (2016)
Land Size	19 AC
Boettler Rd Traffic	10,569 VPD
Distance to I-77	1 Mile
Distance to Akron-Canton Airport	5.1 Miles
Distance to Akron	11 Miles

71,940
Population
(2023 | 5 Mile)

43.0
Median Age
(2023 | 5 Mile)

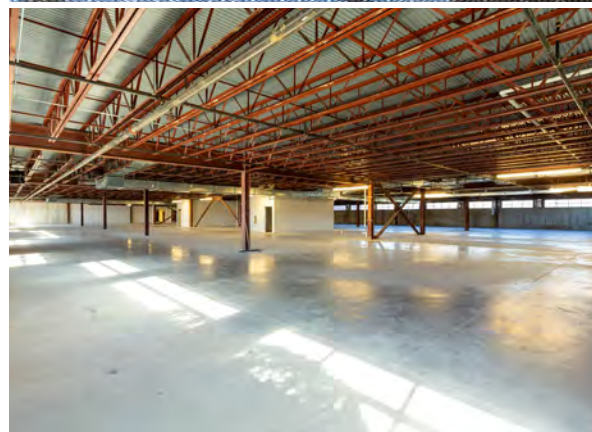
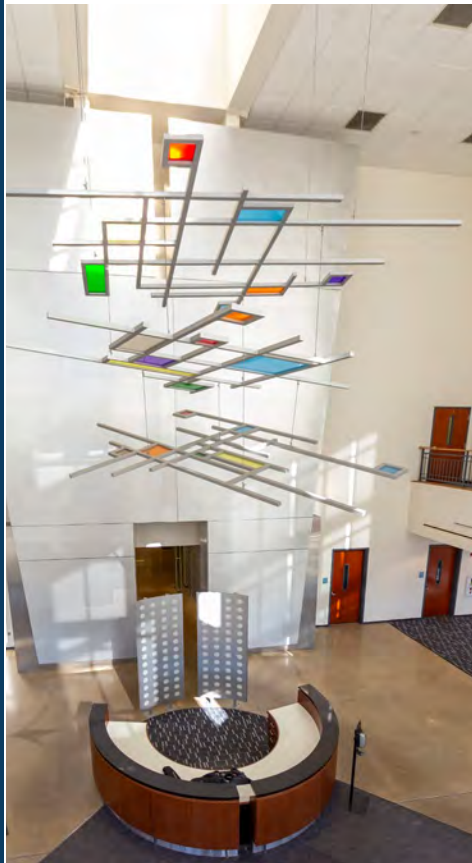
30,413
Households
(2023 | 5 Mile)

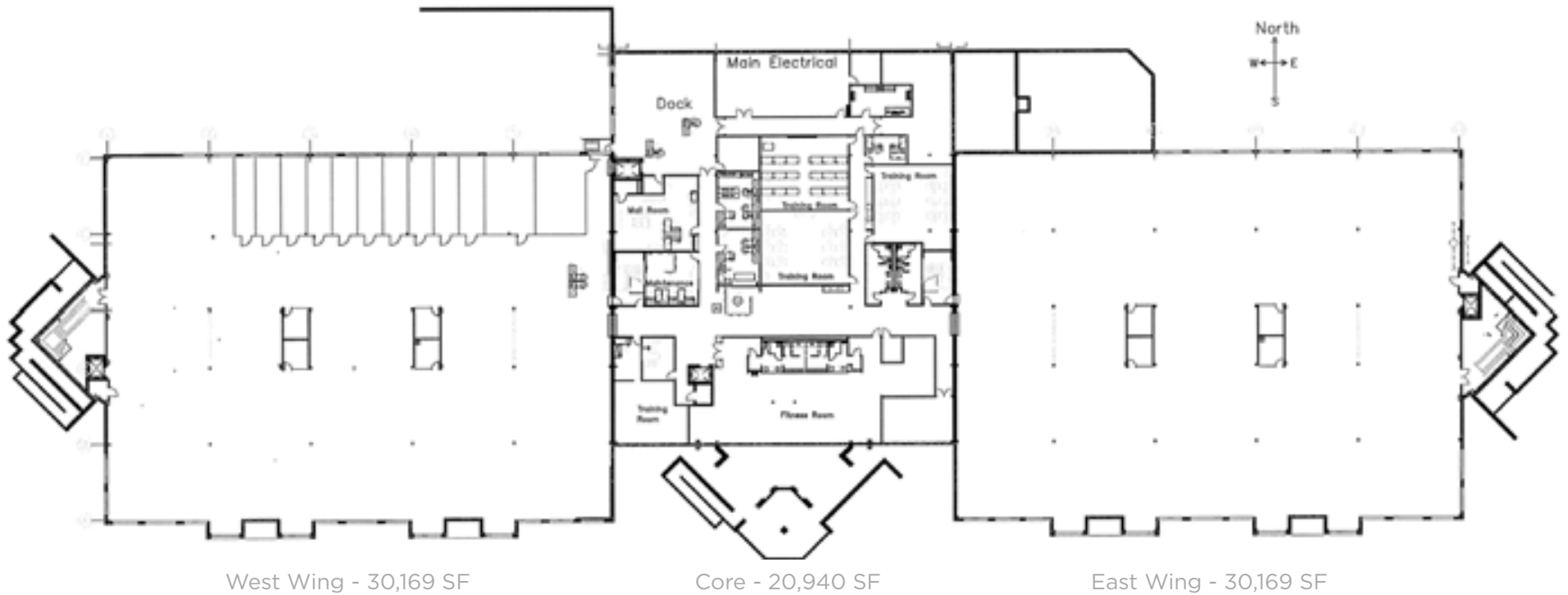


\$114,443
Household Income
(2023 | 5 Mile)

2,639
Total Businesses
(2023 | 5 Mile)

29,802
Total Employees
(2023 | 5 Mile)





West Wing - 30,169 SF

Core - 20,940 SF

East Wing - 30,169 SF

Lower Level - 81,278 SF Warehouse
Storage & Loading Dock Access | Max Contiguous 266,574 SF



West Wing - 30,169 SF

Core - 21,540 SF

East Wing - 30,169 SF

First Floor - 81,878 SF Office Space

Divisible to 20,000 SF | Max Contiguous 266,574 SF



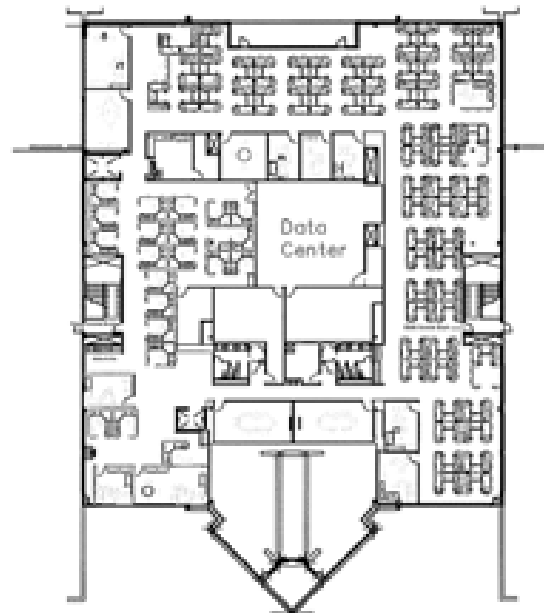
West Wing - 30,169 SF

Core - 21,540 SF

East Wing - 30,169 SF

Second Floor - 81,878 SF Office Space

Divisible to 20,000 SF | Max Contiguous 266,574 SF



Core - 21,540 SF

Third Floor - 21,540 SF Office Space

Divisible to 21,540 SF | Max Contiguous 266,574 SF



Green, Ohio

Green, Ohio, nestled in Summit County, exudes a charming blend of suburban tranquility and vibrant community life. With its lush green landscapes and well-maintained neighborhoods, Green offers residents a serene escape from the hustle and bustle of nearby urban centers. The city boasts a strong sense of community pride, evident in its numerous local events and festivals that bring neighbors together. From its top-rated schools to its abundance of parks and recreational facilities, Green is an ideal place for families to thrive. Its convenient location near major highways provides easy access to shopping, dining, and entertainment options, making it a desirable destination for both residents and visitors alike. Whether exploring the scenic trails of Boettler Park or enjoying a leisurely stroll through its charming downtown area, Green welcomes all with its warm hospitality and inviting atmosphere.

Top Employers

Green Local School District: 632 employees

Summa Health System: 555 employees

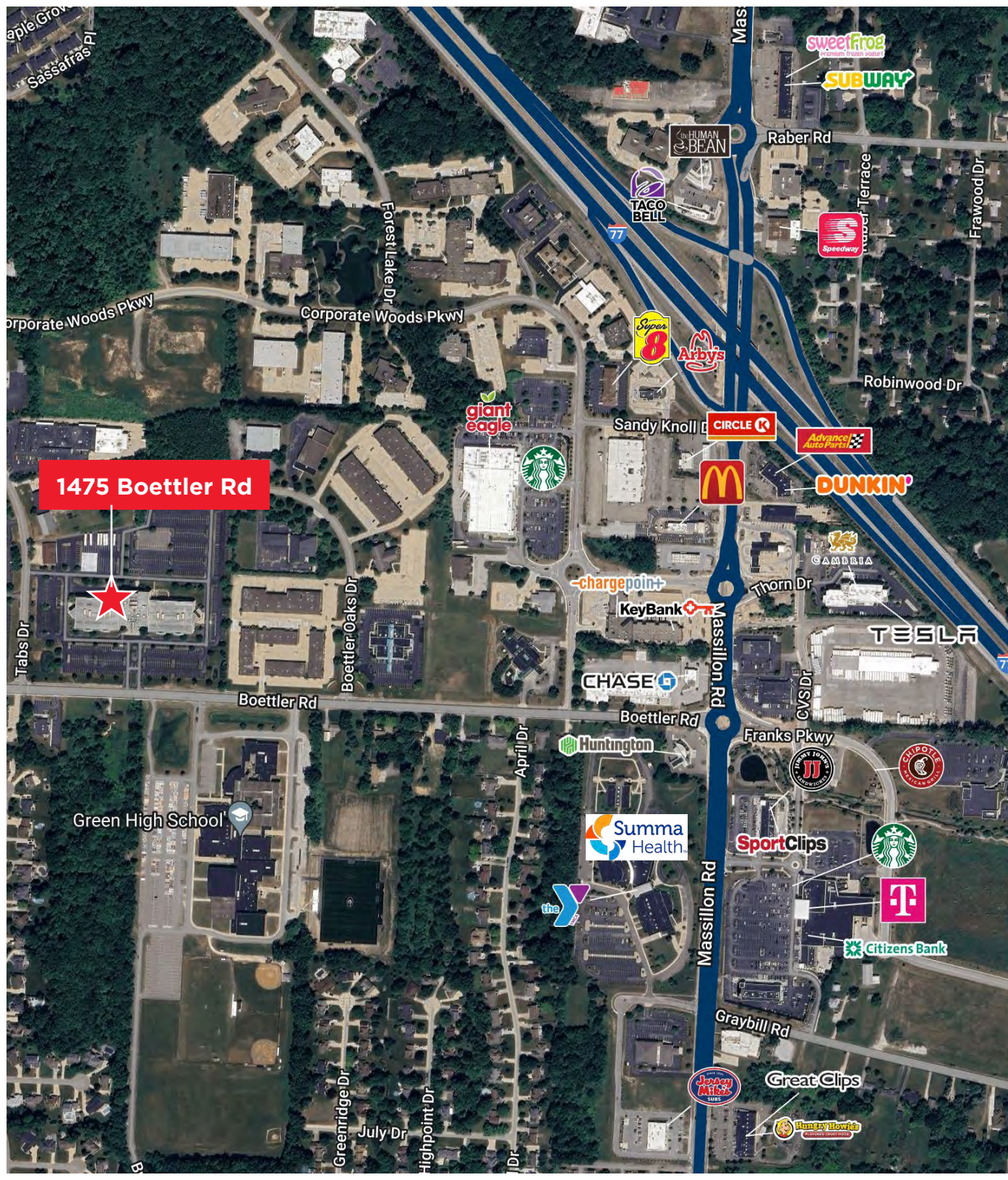
Fannie May Confection: 550 employees

Diebold Nixdorf: 427 employees

Target Corporation: 289 employees

FirstEnergy Corp.: 240 employees

A. Schulman, Inc.: 200 employees



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