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www.putmanproperties.com

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Saylor Putman

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4065 Fulton Dr. NW, Canton, OH 44718



1,371 SQ.FT. OFFICE SUITE FOR LEASE

4111 Bradley Cir NW, Suite 150, Canton, OH, 44718

Directions: From I-77 take Everhard Rd exit east toward Whipple Ave, south on Whipple Ave, west on Bradley Cir.

BUILDING INFO

Previous: Office
Total Sq. Ft.: 10,600
Available Office: **1,371**
Available : **0**
Units: Unit
Floor(s): 2
Year Built: 1984
Roof: Asphalt
Ceiling Height: 9'
Sprinklers: no
Elevator: no
Heat: Gas
Air: Central Per Unit

UTILITIES

Gas: Dominion East Ohio Gas
Electric: AEP
Water: Public
Sewer: Stark County
Internet:

SITE INFO

Acre(s): 1.00
Frontage: Varied
Depth: Varied
County: Stark
Township: Jackson
Zoning: B-3
Topo: Level
Nearby Hwy: I-77
Distance: .1
Traffic Count: 21900
Bus Lines:
Rail Name:
Miscellaneous:
Traffic count of 21,900 is indicated for Whipple Ave NW. Only one tenths of a mile from the I-77/Whipple exit.

* CAM is \$3.99 per sq. ft. and includes real estate taxes, insurance, water, sewer, snow removal, and landscaping

SALE INFO

Sale Price:
Terms/Finance:
Gross Income:
RE Taxes/Year:
Expenses:
Net Oper Income:
Occupied By:

LEASE INFO

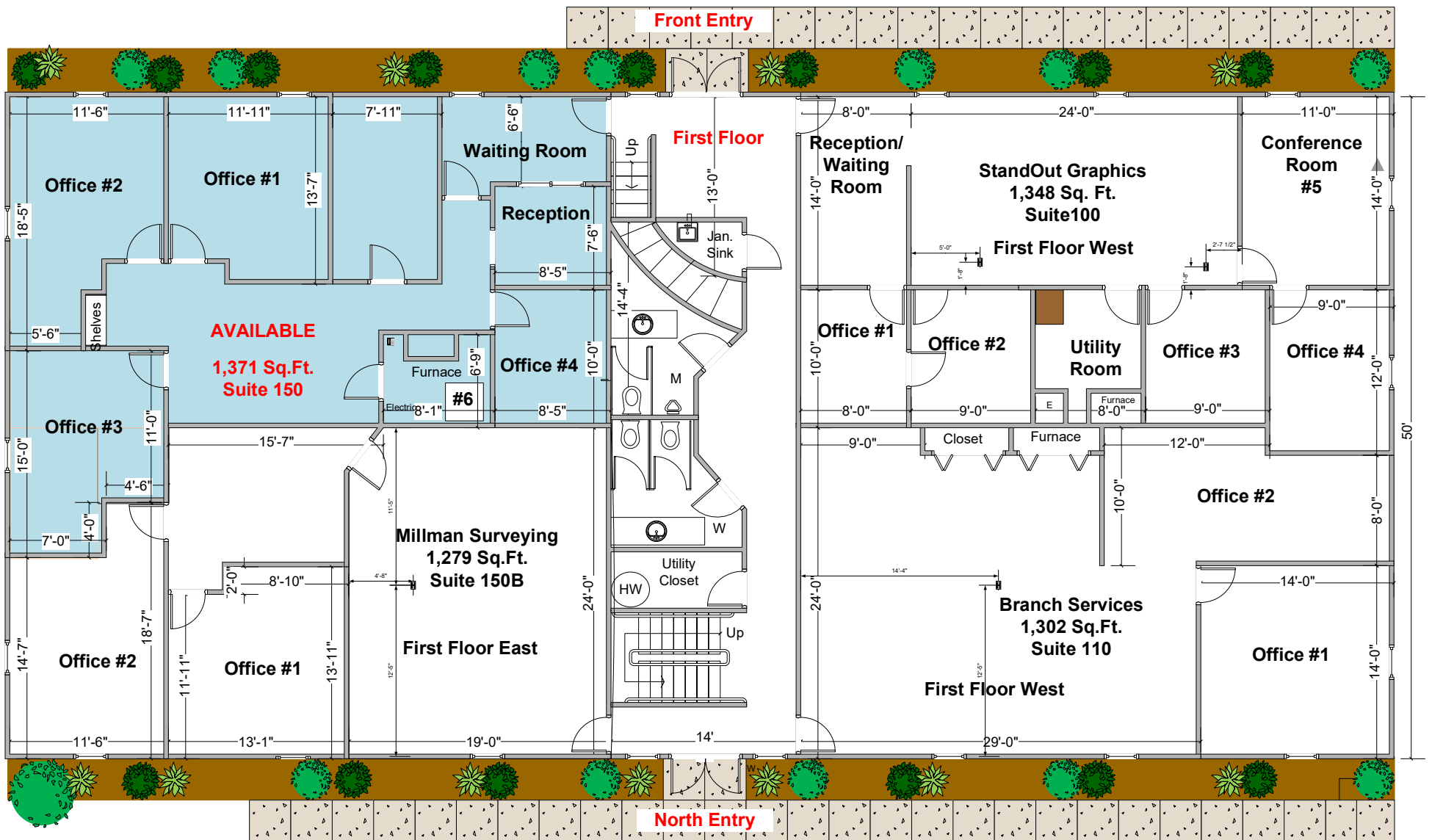
	Office	
S.F. Avail:	1371	0
\$/S.F.:	\$8.00	\$0.00
\$/Mo:	\$914.00	\$0.00

Terms/Poss:

	Tenant	Owner
Gas/Electric:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/Sewer:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Taxes/Insur:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

OTHER

Unit/Bay Size:	Great location convenient to I-77 & Westfield Shopping Center. Attractive building with exterior lighting, new roof (2005), new gutters & downspouts (2005), 55 parking spaces, recently redecorated common areas and restrooms.
Construction: Brick/Block/Stucc	
Docks:	
OH Doors:	



All dimensions are approximate and not guaranteed, and property is subject to prior disposition.

PUTMAN PROPERTIES
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Marketed by:
 Spencer Hartung
 330-936-0276

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 330-495-8292

\$8.00/ Sq. Ft. Triple Net, plus Utilities
Belden Village Offices
4111 Bradley Cir NW
Canton, Ohio 44718
 (West off Whipple just north of Great Escapes
 across from former Toys R Us.)

First Floor