



**200 W SMOKERISE DRIVE
WADSWORTH, OH 44281**

LEASE RATE: \$1,075 - \$1,410/MO UTILITIES INCLUDED



PROPERTY HIGHLIGHTS

- Available: 990 SF - 1,300 SF
- Lower-Level West Office: (990 SF) consists of 5 private offices
- 3rd Floor Level: (1,300 SF) consists of reception area, 3 private offices, bullpen area, file room, and restroom
- Utilities Included: gas, electric, water, and sewer
- Tenant responsible for own Wi-Fi
- Zoning: C-3
- Traffic Count: $\pm$ 20,000 on High Street
- Highway Access: .5 miles to I-76 Interstate



LISTING AGENTS

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PROPERTY OVERVIEW

200 Smokerise Drive in Wadsworth, Ohio has 2 offices for lease that consists of 990 SF and 1,300 SF. Both spacious suites with good window lighting. Current tenants include: American Hospitality Group, Wadsworth Chiropractic & Wadsworth Real Estate.

LOCATION OVERVIEW

1/4 mile to the heart of Wadsworth's retail and restaurants. 1/2 mile to highway access at I-76.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.





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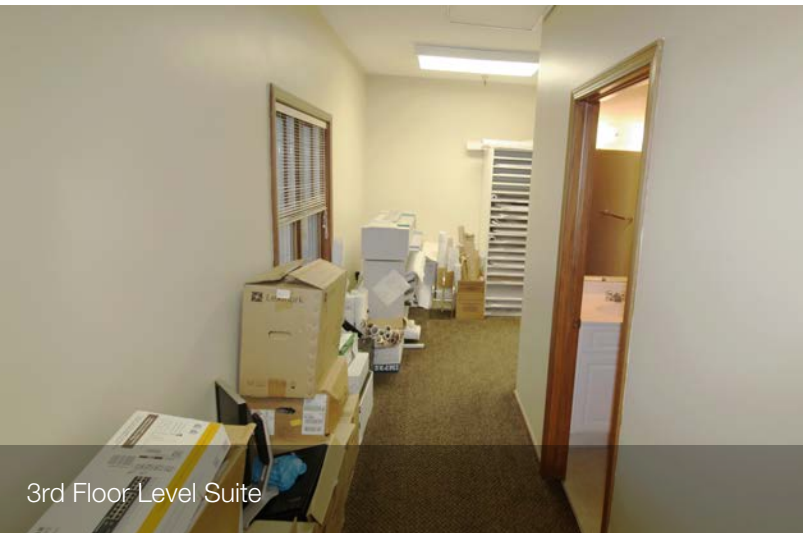
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3rd Floor Level Suite



3rd Floor Level Suite



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3rd Floor NW End Office Suite

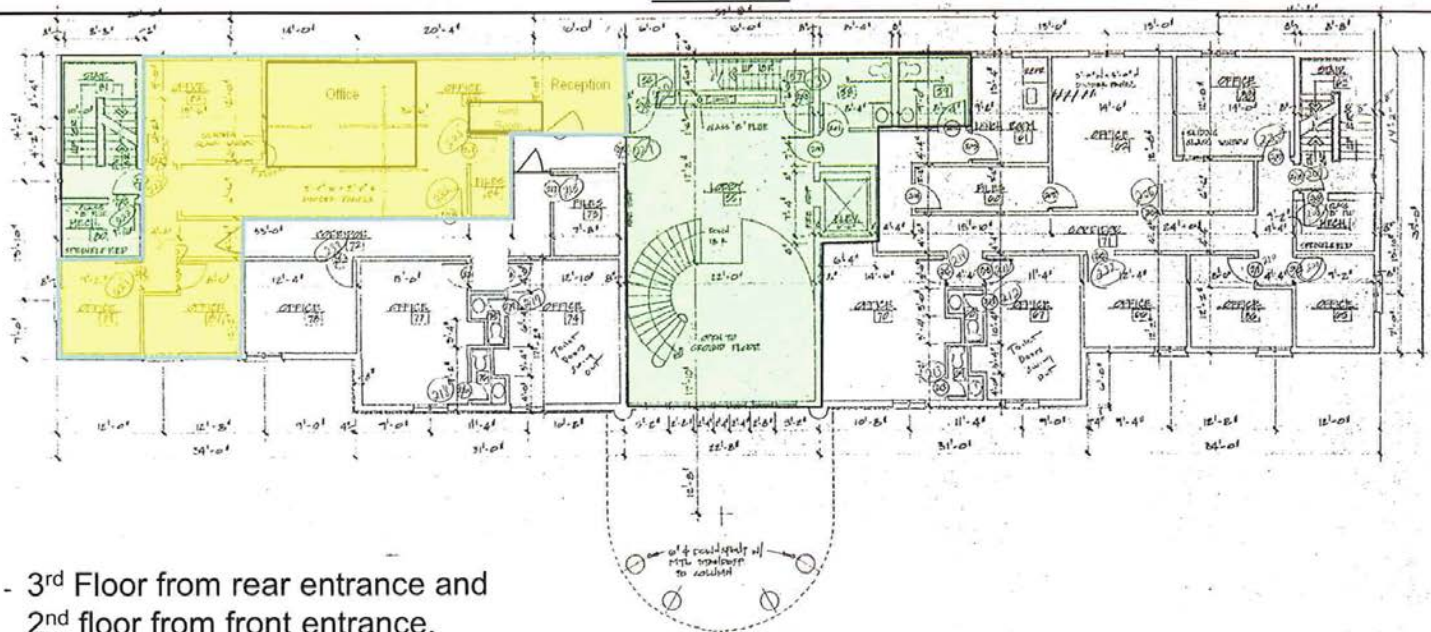
**Liberty Center, 200 West Smokerise
Drive, Wadsworth, Ohio 44281**

Space Size:

- Office Space(shown in Red) 1161sf
- Common Area Factor: 12% (1161x12%=139.32sf)
- Common Area Factor includes: Lunch/Restrooms,
3rd Floor Lobby, Main Lobby, Elevator, Mech, Stairwells

Space Size: Office Space(shown in yellow) 1161sf plus Common Area Factor (12%=139sf) Covers access and use of elevator, stairwell, mechanical, lunch room, and restrooms. Also includes costs for exterior maintenance, lawn care, snow plowing, trash service, electric, gas, and cleaning service to lunch room and restrooms, and other maintenance issues.

Total: 1300sf





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**1st Floor (Suite 101 - Lower Level-Rear Entry Floor),
Liberty Center, 200 West Smokerise Drive,
Wadsworth, Ohio**

What's Included: Access from rear and East side doors, stairwell, and restrooms. Also includes costs for exterior maintenance, lawn care, snow plowing, trash service, utilities including gas & electric, gas, and other maintenance repairs.

Space Size:

- Common Areas: Stairwell/Restroom
- Office Suite

Office Suite= East=990sf

