


April 29, 2025 01:05 PM

Akron's Schwab building snagged by California buyer

DAN SHINGLER 

 EMAIL

 SHARE

 TWEET

 SHARE

 REPRINTS



Cooper Group

Charles Schwab's office in Copley

The Akron-area office of Charles Schwab in the suburb of Copley has sold for \$4.485 million.

Dan Cooper, president of Cleveland's Cooper Group real estate firm, handled the sale. Cooper said the property sold quickly at a good price to an out-of-state buyer.

"It was a nice little deal," Cooper said. "We had a 1031 buyer out of California, all cash."

A 1031 buyer refers to someone who is replacing one piece of real estate with another in a transaction that enables them to avoid paying capital gains on the sale of the first property, assuming they carry the same amount of debt on the new purchase, Cooper explained.

In this case, the buyer was a private individual in California. "They came here, where we have a little better returns," Cooper said.

The price paid for the property, which includes a 5,000 square-foot building on 1.16 acres, gives the property a cap rate of 5.99%, Cooper said, with Schwab remaining in the building for the next 13.5 years as a relatively recent 15-year lease runs out.

That price comes out to \$897 per square foot, Cooper said.

"It's a healthy sales price in today's market for sure," Cooper said. "It probably got a premium because it's newer construction, it's a longer-term lease and it's a high-credit tenant."

Buildings in Akron sell for a wide range of prices per square foot.

When New York's Pioneer Acquisitions purchased the Akron City Centre high-rise early this year, it paid \$4.5 million for a building with 195,000 square feet of space, or just over \$23 per square foot. That building, however, is in the middle of downtown Akron, which has struggled recently to get its major downtown office buildings back online with people in offices.

In a more comparable transaction in March, Akron's Blick Center purchased the former headquarters of Sikich, an accounting firm that had its headquarters on White Pond Drive near Fairlawn. It paid \$6.8 million for a 35,000 square foot building, or a little more than \$194 per square foot.

The Schwab building fetched an even higher premium, but Cooper said it's not at all a typical property. For one thing, it was only built in 2023, specifically for Schwab, and is a modern building with a nicer façade and interior than many office buildings because of its purpose.

"This isn't just a typical office, it's more like a retail location for them too," Cooper said.

The property also includes an oversized 1.16-acre lot, he said.

The all-cash transaction went from contract to close in approximately 30 days, Cooper said.