

CEDARWOOD VALLEY OFFICE PARK



RIVERVIEW MANAGEMENT CO.

ASSET MANAGEMENT



CEDARWOOD VALLEY OFFICE PARK

“I CANNOT SAY ENOUGH ABOUT THE DIFFERENCE BETWEEN THE CEDARWOOD COMPANIES AND OUR PREVIOUS LANDLORD...LIKE NIGHT AND DAY.”

– Gary W. Johnson, Finkbeiner, Pettis & Strout, Consulting Engineers

IMPRESSIVE, YET VERY ATTRACTIVELY PRICED

Beautiful buildings, beautiful setting. The classic Williamsburg architecture of Cedarwood Valley Office Park and its campus-like setting make an immediately favorable impression.

Designed with ample parking. At Cedarwood, parking is free and within a few steps of the door. With many spaces available, you'll always have enough for customers, clients and employees.

Friendly, professional management. On-site management and maintenance assure you of the most responsive service. Listen to what our tenants say:

- ◆ “continual attention to detail”
- ◆ “quick response time to any problems”
- ◆ “the fine overall condition [in which] you have kept these buildings”

Customized interior configurations. Our architects are happy to work with you to design your office space in efficient, creative ways.





CONVENIENT AND AMENITY-FILLED

The natural beauty of Merriman Valley. Our immediate proximity to the Cuyahoga Valley National Park and easy access to the Towpath are a delight for your morning walk or anytime you need a “nature break.”

City conveniences close at hand. Within walking distance, you will find a full complement of banks, shops and interesting restaurants.

Fitness facilities and corporate suites available. Ask about our convenient fitness facilities, tennis and swimming. Have a client staying for several days? Our adjacent corporate suites are convenient and affordable.

Central location. Just ten minutes from downtown Akron, Montrose or Cuyahoga Falls, the Valley also has fine residential neighborhoods close by. Several major expressways are nearby, too.



ROOM TO GROW

Looking for 300-2,500 square-feet? That's perfect! But so are spaces up to 14,000 square feet.

Building Features

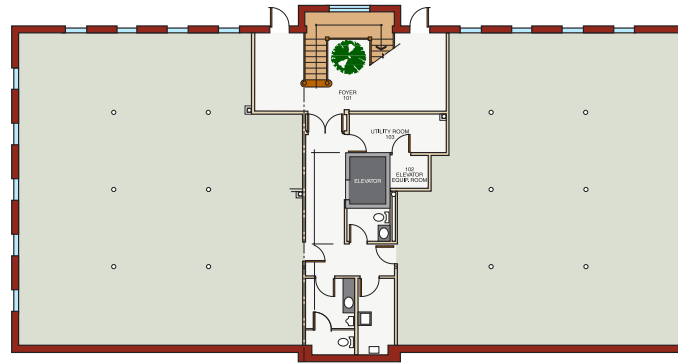
- Various suite sizes
- 24-hour accessibility
- High-speed Internet access
- Full-capacity elevators
- Individual suite HVAC controls
- Oak interior doors and trim
- Natural light, many windows
- Fully operable windows
- Restrooms on every floor

Amenities and Services

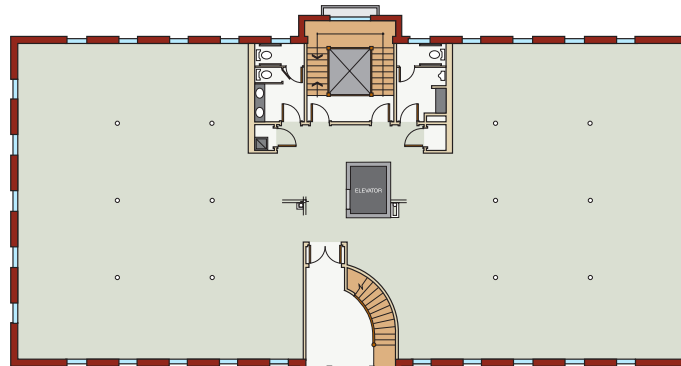
- Architectural services available
- Fitness facilities
- On-site management and service
- Nightly janitorial service
- Corporate suites available for overnight guests

Naturally Beautiful Environment

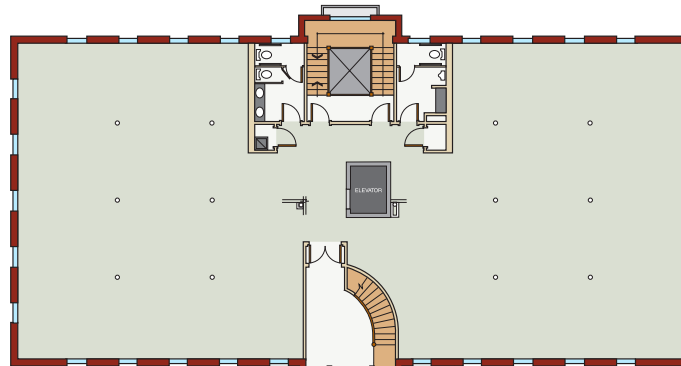
- Beautifully landscaped
- Classic architectural design
- Adjacent to Towpath walking & biking trails
- Ample, free parking
- Walking distance to restaurants, banks & shopping



FIRST FLOOR

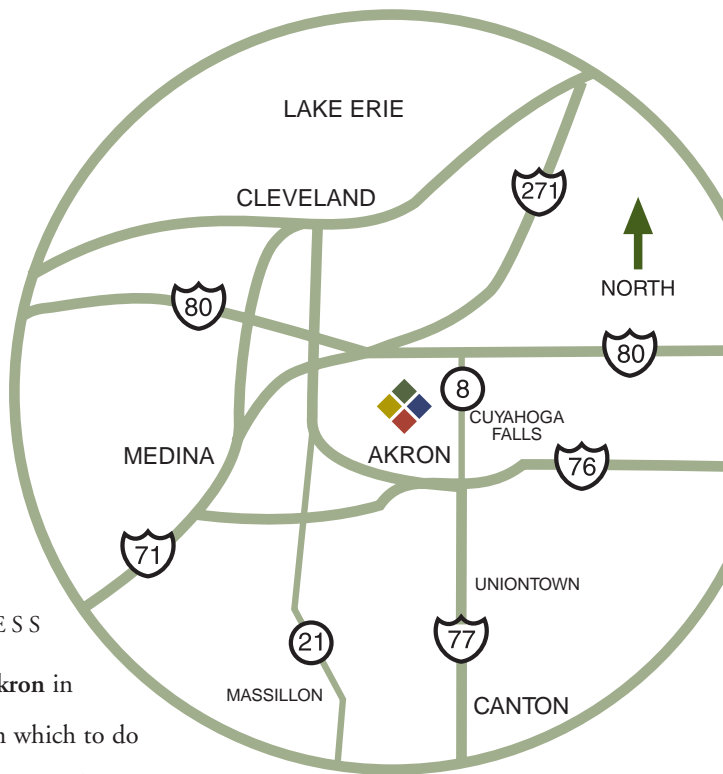


SECOND FLOOR



THIRD FLOOR





AKRON – A GREAT PLACE TO DO BUSINESS

Inc. Magazine recently named Akron in its list of top 25 mid-sized cities in which to do business. This is not surprising to those of us living and working here.

Akron's cost of living is low; its many public and private educational options include two large state universities and several nearby private schools.

Support for business is ingrained in Akron, an important reason that the city was chosen as the site of the National Inventors Hall of Fame. Our proximity to interstates is excellent; we are equidistant from Cleveland Hopkins and Akron Canton airports; and we share with nearby Cleveland a full range of world-class sports and arts events.

Wooded, rolling hills create a picturesque setting for the city. Opportunities for outdoor activities abound in the Cuyahoga Valley National Park. This national park not only enriches the region, but also is adjacent to Cedarwood Valley Office Park.

Life is fun, too. Akron is known for its many excellent golf courses, notably Firestone Country Club. Baseball is big, too, at the ballpark with the Akron Aeros, 2003 AA Eastern League Champions. The proximity of Lake Erie and many smaller lakes in the region make boating and fishing popular. Akron – a great place to live and a great place for your business.



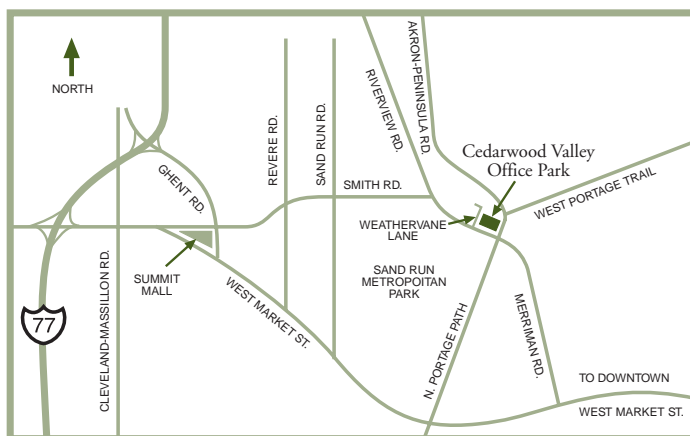


“CONVENIENT...PROFESSIONAL...LOW KEY ATMOSPHERE.”

– Theo Woods, Woods Associates, Financial Advisor

CEDARWOOD VALLEY OFFICE PARK

A highly desirable location. The distinctive buildings on our campus create a business environment unlike any other in the market. Call today for a personal tour through this exciting, affordable space.



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www.riverviewmanagement.com

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