

1180 South Main Street

Akron, Ohio



1180 South Main Street was built in 1926 as a shipping warehouse on Firestone Tire Company's sprawling manufacturing complex in Akron, OH. At its peak, this campus employed thousands and helped make Akron the "Rubber Capital of the World". Although large-scale tire manufacturing had ceased on site by the 1980s, the building

continued to serve Bridgestone Corporation's (successor to the Firestone brand) research and development functions until 2012. Amerimar acquired the vacant building in 2014 with a bold plan to rehabilitate all 224,000 square feet into a state-of-the-art home for the Summit County government's administrative offices under a long-term lease. This plan represented a unique opportunity for the County government, because by partnering with a private-sector developer like Amerimar, state and federal historic rehabilitation tax credits could be leveraged to effectively lower their overall occupancy costs.

Known locally as the "Triangle Building" due to its three-sided design, the property underwent a \$21 million comprehensive renovation in 2015. Since federal tax credits were financing a part of the project, all work was executed in accordance with the National Park Service's exacting standards for historic rehabilitation. Windows on the east and south elevations, installed in the 1980s, were replaced during this project with new windows that replicate the original industrial appearance. Other exterior work to the building included brick and stone masonry repairs, restoration of stone sills and lintels, restoring storefronts on the ground level, and roof work. Since it was built as a warehouse, a new, yet historically sympathetic entrance and lobby was carved into the eastern façade.

Within the building, the industrial character of the space was conscientiously preserved. The concrete structural system was in good condition and the rhythmic concrete columns and mushroom capitals became part of the occupied spaces, further retaining the industrial character. One set of stairs was restored, while elsewhere new stairways and elevators were added. New mechanicals systems, temperature controls, LED lighting and natural light harvesting technology were installed throughout.

Awards & Recognition:

- Listing on National Register of Historic Places
- 2016 Preservation Merit Award from the Ohio State Historic Preservation Office
- 2016 *Architectural Heritage Award for Adaptive Reuse Excellence* from the Summit County Historical Society
- Featured in the February 2017 issue of *Architectural Record*

Property Highlights:

- **Property Type:** Office
- **Building Size:** 224,000 Square Feet
- **Stories:** 4
- **Year Built:** 1926
- **Year Renovated:** 2015
- **Renovation Budget:** \$21 million
- **Parking spaces:** ~150 spaces
- **Percentage Leased:** 100%

