



Lease Price:

\$17.50

Modified Gross
PSF

FOR LEASE | 3505 EMBASSY PARKWAY | FAIRLAWN, OHIO

Class A Office Building located in Embassy Corporate Park

Summit County's Class A corridor known as Embassy Parkway is home to the Crystal Clinic, University Hospitals, RW Baird; Merrill Lynch and many more.

- Conveniently located near Interstate 77 as well as the Montrose area shopping and restaurants
- Freestanding, 2-story building
- Complete First Floor Available (Divisible)
- Zoned for Office use
- Abundant on-site parking available
- Opened in 1997 and renovated in 2005/2013
- Situated on 1.02 acres
- Property Gross SF: 14,132
- 6,182 RSF available

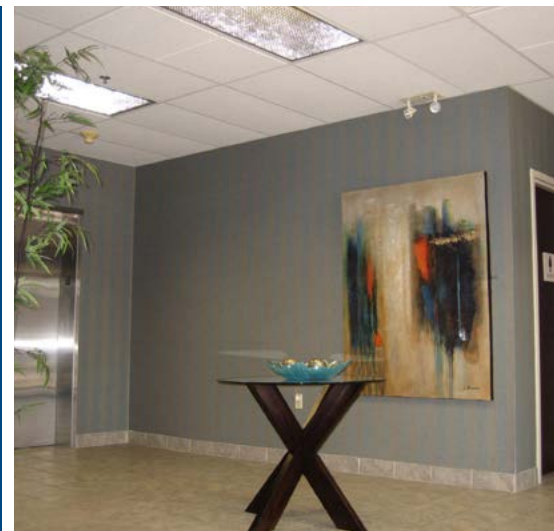
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Gallery

Clockwise from top left:

- // Spacious, clean, inviting lobbies
- // Monument signage available
- // Easy access to Elevator & Restrooms
- // Suite signage
- // Parking located outside front door
- // 80 Parking spaces

Located just minutes away from an impressive lineup of regional hotels, shopping and restaurant options

Hotels

- Homewood Suites by Hilton Akron
- Fairfield Inn & Suites by Marriot Akron Fairlawn
- Courtyard by Marriott Akron Fairlawn
- Hampton Inn Akron-Fairlawn
- Holiday Inn Akron West - Fairlawn

Food

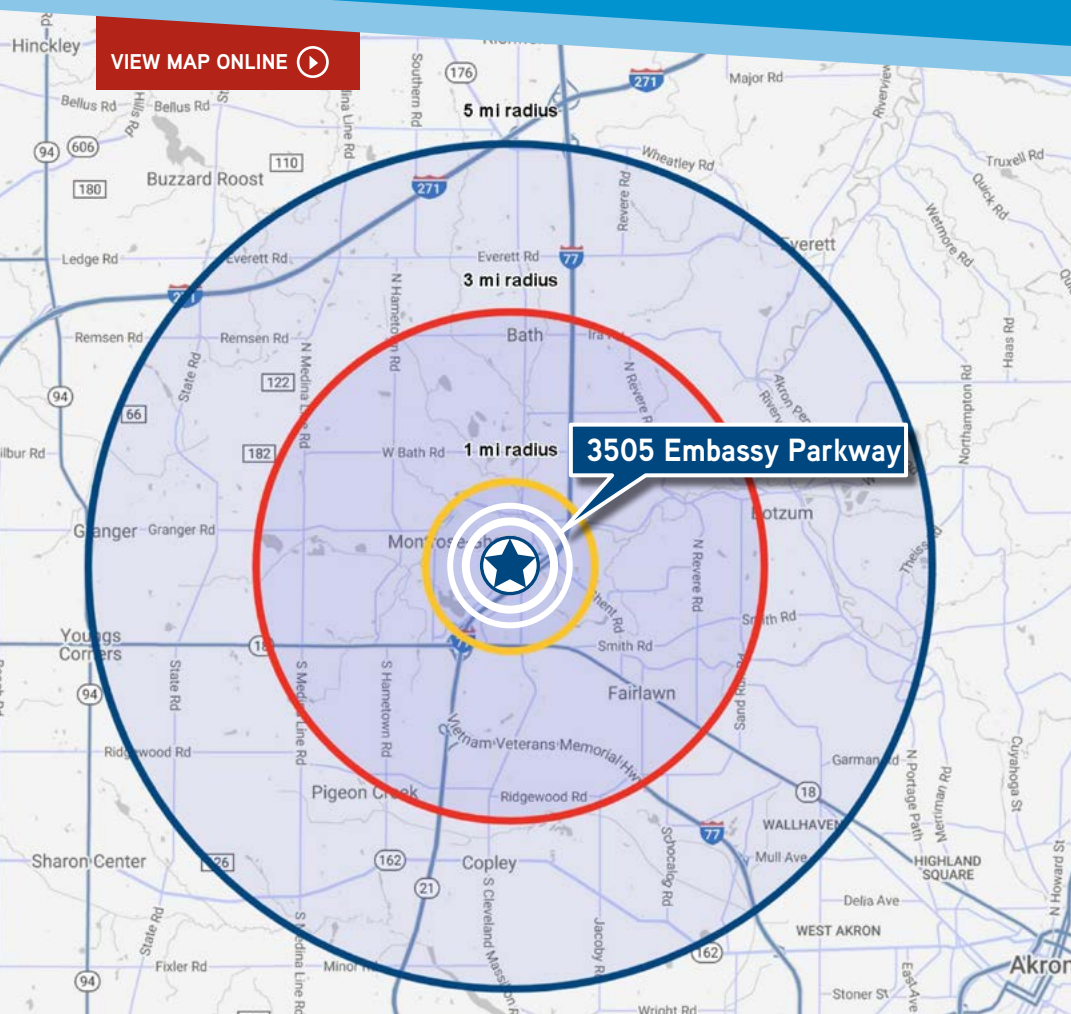
- Hyde Park Prime
- Steakhouse
- Cracker Barrel
- Bob Evans
- Chili's Grill & Bar
- Chick-fil-A
- Wendy's
- Olive Garden
- Swensons
- Chipotle
- Panera Bread
- Melt Bar and Grill
- Red Lobster
- McDonald's
- Jimmy John's
- Hooley House Sports
- Pub and Grille
- Winking Lizard Tavern

Shopping

- The Home Depot
- DICK'S Sporting Goods
- Best Buy
- Walmart
- Sam's Club
- Lowe's Home Improvement
- JCPenney
- Staples
- Barnes & Noble
- Acme
- Aldi
- JOANN Fabrics and Crafts
- T.J. Maxx
- West Market Plaza Shopping Center
- Old Navy
- Five Below
- The UPS Store
- Office Max
- GameStop

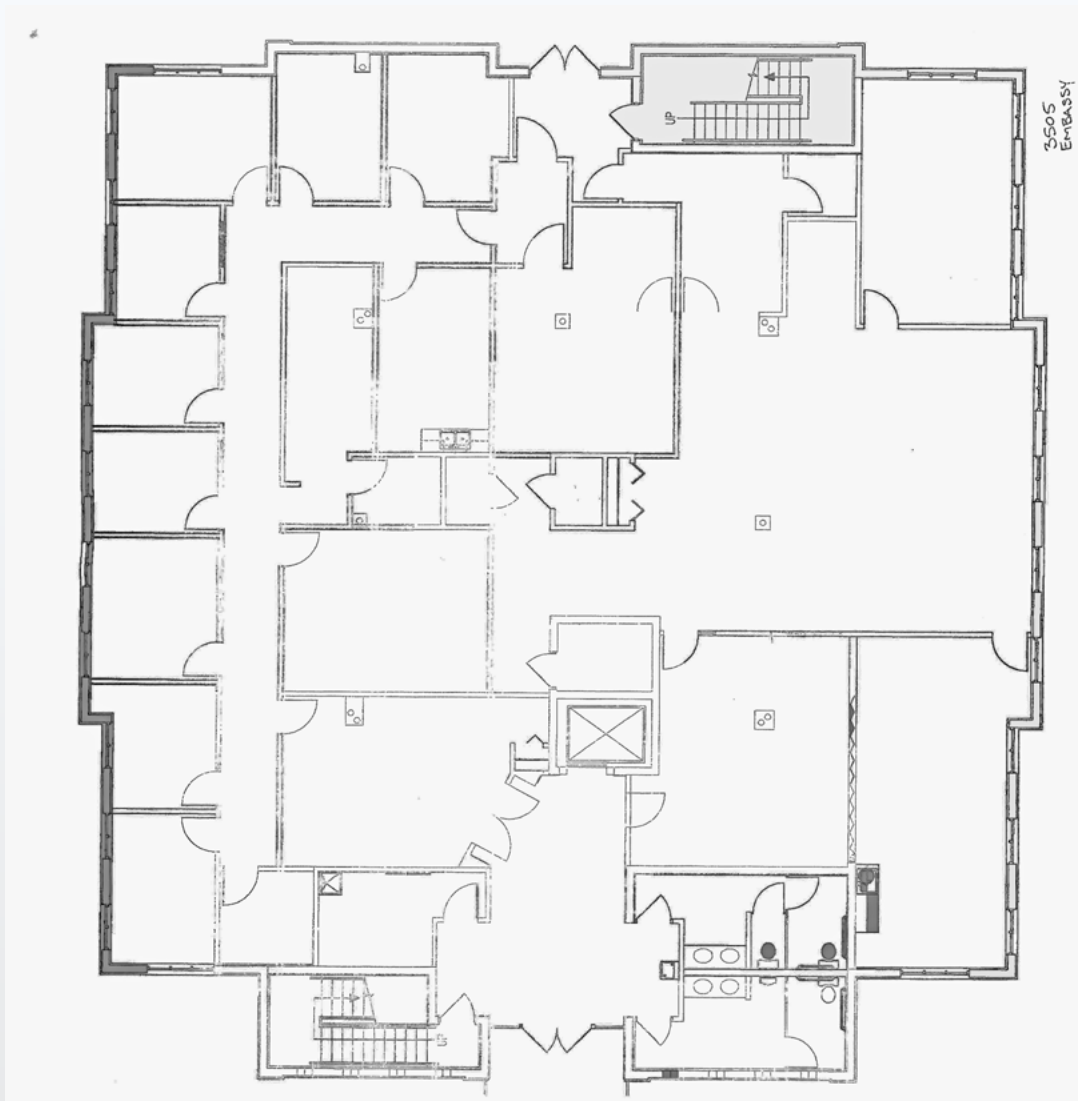
DISTANCE

| | |
|----------------------|---------------|
| I-77 | 3 min. drive |
| Rt 18 | 5 min. drive |
| Shops of Fairlawn | 3 min. drive |
| Akron-Canton Airport | 26 min. drive |



DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|--------------------------|-----------|-----------|-----------|
| Total Population | 1,888 | 26,717 | 58,465 |
| Households | 862 | 10,910 | 25,364 |
| Average Household Income | \$137,910 | \$143,203 | \$114,801 |
| Median Age | 54.1 | 45.3 | 43.8 |



Available Space & Costs

| | |
|------------------------------|-------------|
| Modified Gross Rent | \$17.50 PSF |
| Term | 5-7 Years |
| Available | March 2018 |
| Available Max. Contiguous SF | 6,182 RSF |
| Available Min. Divisible SF | 2,500 RSF |

Contact us:

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