



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
- 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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**Lorin Schultz, CCIM**

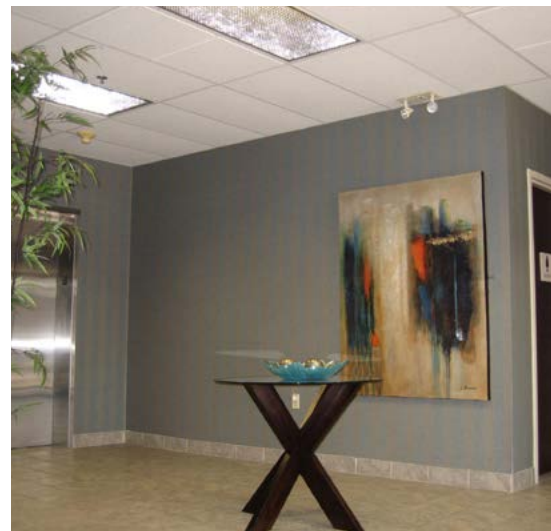
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## Gallery

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

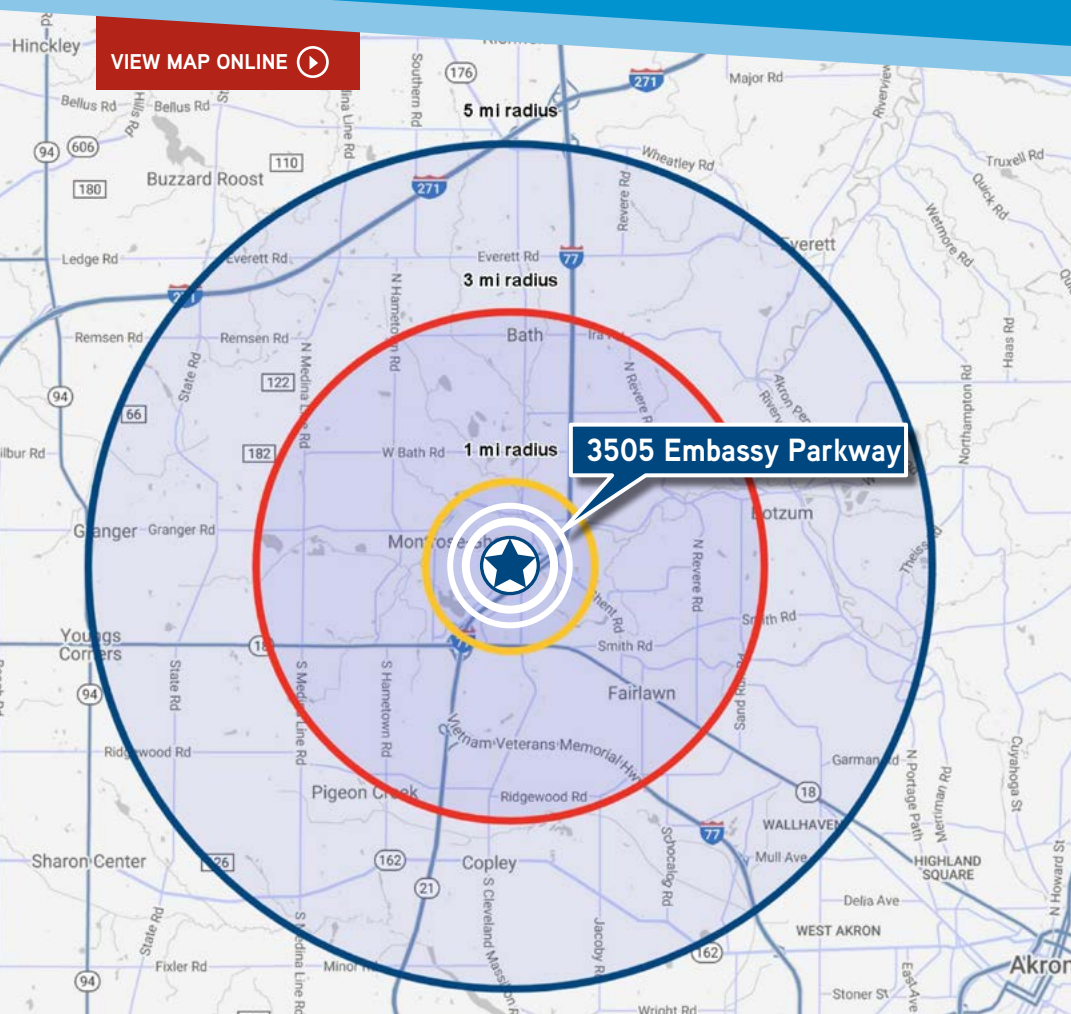
- Hyde Park Prime
- Steakhouse
- Cracker Barrel
- Bob Evans
- Chili's Grill & Bar
- Chick-fil-A
- Wendy's
- Olive Garden
- Swensons
- Chipotle
- Panera Bread
- Melt Bar and Grill
- Red Lobster
- McDonald's
- Jimmy John's
- Hooley House Sports
- Pub and Grille
- Winking Lizard Tavern

## 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

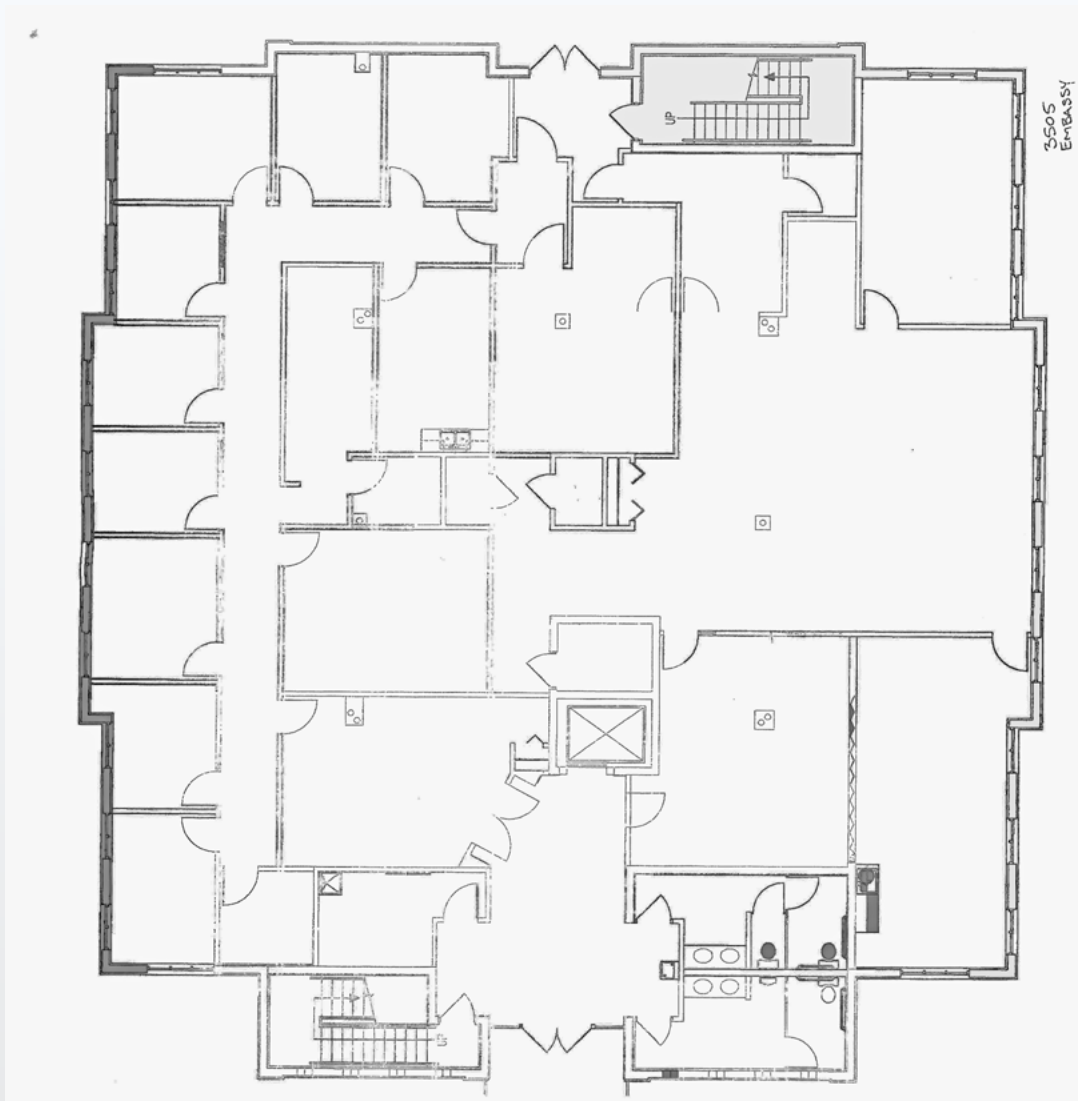
## DISTANCE

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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