



*the*  
**EMBASSY**  
*portfolio*



**CBRE**

# INTRODUCING...

## *the* **EMBASSY** *portfolio*

*Premier office space  
available for lease  
in the heart of  
Embassy Parkway*



The Embassy Portfolio is located in the prestigious Fairlawn-Bath area of Embassy Corporate Park. The expertly manicured Parkway offers serene views and free surface parking in an exclusive Class A setting. These grand low rise multi-tenant office buildings offer expansive window lines and open atriums for collaborative working environments.

## PORTFOLIO AMENITIES

- *Easy Access to major highways and an international and regional airport within a half hour drive*
- *Numerous support services such as 17 hotels, over 50 restaurants, an upscale mall and other retail and service centers*
- *Expertly manicured Parkway offers serene views, free surface parking and walking trails*
- *Flanked by two child care centers and Lifestyles, a state-of-the-art fitness facility and pool*
- *FairlawnGig high-speed fiber network*
- *Free wi-fi in building common areas*
- *Various other amenities are available exclusively to Embassy Portfolio tenants such as: conference facilities and meeting rooms, indoor parking, fitness room, patios and outdoor seating.*



## 3700 EMBASSY PARKWAY

This stately building is tucked into the Parkway with high visibility from I77. Accessed by a private drive off the Parkway it offers contiguous foot print of over 16,700 SF, a large café, outdoor seating and conference and training facilities.

- **Training facility seats 40**
- **Open café on lower level with walk out patio**
- **Conference room seats 10 to 12**



## 3737 EMBASSY PARKWAY EMBASSY RESERVE

This three story multitenant office building has two entrances and a common building conference room. It is located at the mid-point of the Parkway with easy access to highways.

- **Building conference room**
- **Two surface parking lots with separate entrances**



## 3875 EMBASSY PARKWAY THE WATERFORD

This attractive three story property offers an attractive atrium ideal for corporate events and a stellar view of Crystal Lake. One of the largest multi-tenant facilities in the Park, it is designed for the classic corporate user.

- **Grand atrium for events**
- **Suites with lake views**



## 4000 EMBASSY PARKWAY

This four story signature property is designed with bands of windows to provide tenants with the utmost amount of natural light. It features an expansive atrium overlooking a fountain pond, outdoor seating, indoor garage and exercise facility.

- **Building conference room, breakroom and patio area with outdoor seating near the pond**
- **Fitness facility with locker rooms and showers**



## 4040 EMBASSY PARKWAY EMBASSY EXCHANGE

The Exchange offers options for the mid-sized tenant. A building conference room, lower level storage and grand atrium offers main floor collaborative space with a kitchen and auditorium available to tenants.

- **Auditorium**
- **Vending area**
- **Conference room**



## 3560 WEST MARKET STREET

Located in the heart of Fairlawn, outside of the Parkway, this sister building offers all of the benefits of being in the Park. It is close to many amenities and offers outstanding signage opportunities for the larger user.

- **Building conference room and kitchen area**
- **Street front signage**



AKRON, OH 44333



- 28 miles to *Downtown Cleveland*
- 12 miles to *Downtown Akron*
- 33 miles to *Downtown Canton*
- 12 miles to *Downtown Medina*
- 24 miles to *Akron/Canton Airport*
- 29 miles to *Cleveland International Airport*

[WWW.EMBASSY-PORTFOLIO.CBRE-PROPERTIES.COM/BUILDINGS](http://WWW.EMBASSY-PORTFOLIO.CBRE-PROPERTIES.COM/BUILDINGS)

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FOR MORE INFORMATION, PLEASE CONTACT:

*steve lazarides*

+1 330 670 4410

[steve.lazarides@cbre.com](mailto:steve.lazarides@cbre.com)

*katie thome*

+1 330 670 4411

[katie.thome@cbre.com](mailto:katie.thome@cbre.com)

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