



**LEASE**  
**3200-3250 West Market  
Street**

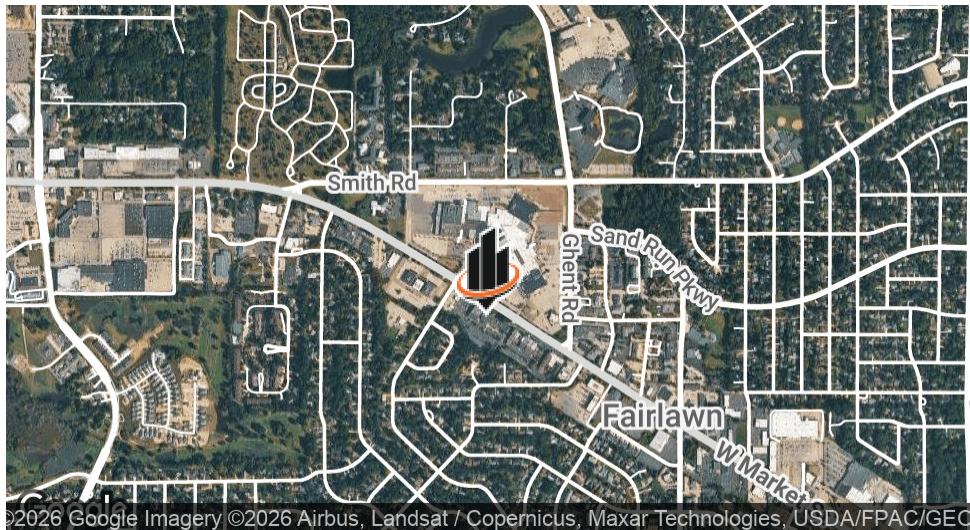
**3200-3250 WEST MARKET STREET**  
Akron, OH 44333

**PRESENTED BY:**

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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Prime Office Space in the West Market Corridor

Take advantage of the opportunity to lease one of 16 premium office spaces in the highly sought-after West Market Corridor. Located adjacent to Summit Mall and the Hilton Hotel, the 3200 and 3250 West Market Street office buildings offer Class A office spaces in a prime location, with convenient access to major highways, public transportation, and a wide range of local amenities.

## OFFERING SUMMARY

AVAILABLE SF:	333 - 3,669 SF
LOT SIZE:	1 Acres
BUILDING SIZE:	101,631 SF

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## LOCATION DESCRIPTION

Located in the heart of Fairlawn's West Market Corridor, the 3200-3250 West Market Street Office Campus offers a prime location. Conveniently positioned across from Summit Mall, this property provides easy access to Interstate 77, a major highway connecting Akron and Cleveland. The property is just 15 minutes from downtown Akron and 35 minutes from downtown Cleveland, ensuring excellent connectivity to both cities.

Fairlawn is situated in Summit County, one of the most economically vibrant regions in Ohio, known for its strong business climate, diverse industries, and proximity to major urban centers. Summit County is home to a wide range of businesses, from corporate headquarters to healthcare and tech industries, making this office campus an ideal location in a high-traffic, professional area.

## PROPERTY HIGHLIGHTS

- Attractive Class A multi-tenant office building with modern office space in a well-maintained, professional environment.
- Prime location adjacent to the Hilton Hotel and Summit Mall, offering easy access to shopping, dining, and entertainment options.
- Conveniently situated on a public transportation route, providing easy access for employees and visitors.
- High-speed internet service provided by Fairlawn Gig, delivering ultra-fast, reliable internet connections.
- 28,390 vehicles pass daily along West Market Street, offering excellent visibility and exposure for your business.
- Variety of office suites available, ranging from 264 sq. ft. to 3,083 sq. ft., ideal for businesses of all sizes.
- Easy access to major highways, with Interstate 77 connecting Akron and Cleveland. Downtown Akron is just 15 minutes away, and downtown Cleveland is 35 minutes away.

## LEASE SPACES

### AVAILABLE SPACES

SUITE	TENANT	LEASE TYPE	SIZE (SF)
3200 Building, Suites 1,4,8 & 9	Available	NNN	333-1538 SF
3200 Building, Suite 303	Available	NNN	2146 SF
3200 Building, Suite 306	Available	NNN	1489 SF
3200 Building, Suite 310	Available	NNN	1051 SF
3250 Building, Suites 1,2,3,4,7,9 & 11	Available	Gross	314-1465 SF
3250 Building, Suite 111	Available	NNN	672 SF
3250 Building, Suite 310	Available	NNN	3669 SF

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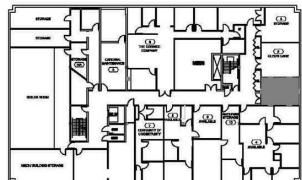
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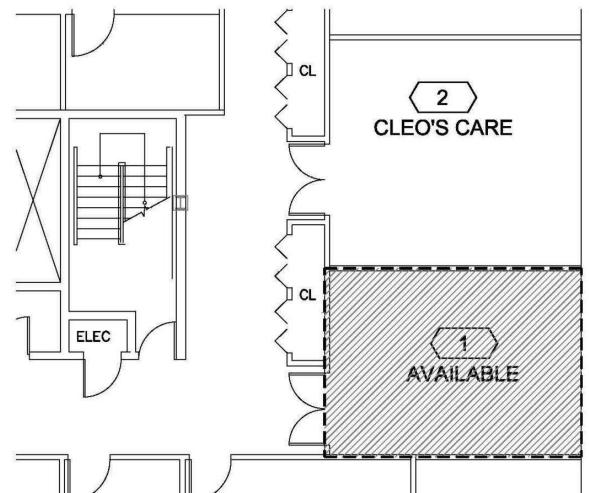
## FLOOR PLANS

### 3200 WEST MARKET STREET

Suite 1  
Usable SF = 309 x 1.19 Load Factor  
Rentable SF = 368



Suite Locations - Lower Floor

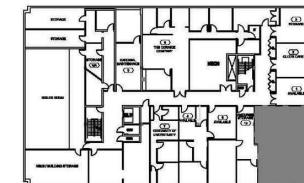


SUITE 1

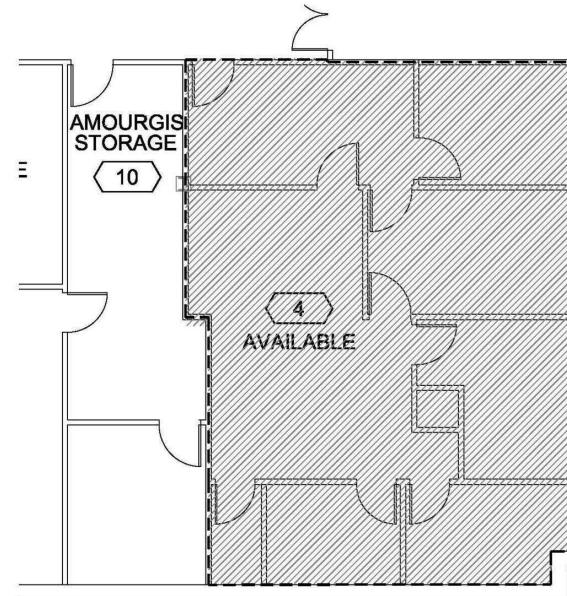
SCALE: 1/8" = 1'-0"

### 3200 WEST MARKET STREET

Suite 4  
Usable SF = 1284x 1.19 Load Factor  
Rentable SF = 1528



Suite Locations - Lower Floor



SUITE 4

SCALE: 1/8" = 1'-0"

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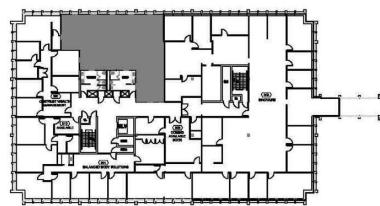
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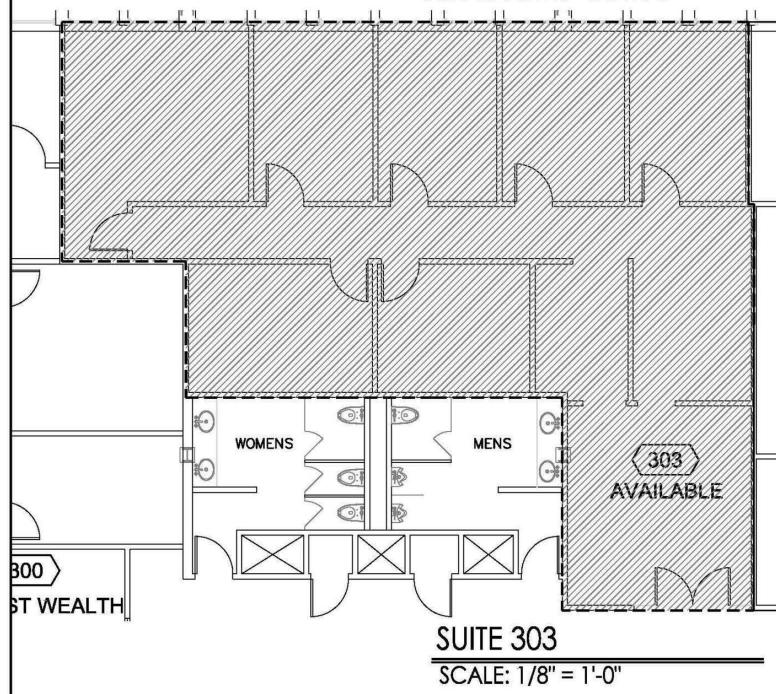
## FLOOR PLANS

### 3200 WEST MARKET STREET

Usable SF = 1803 x 1.19 Load Factor  
Rentable SF = 2146

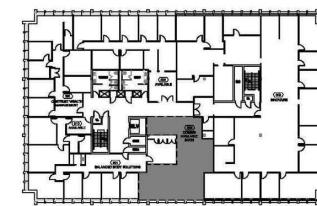


Suite Location - 3rd Floor

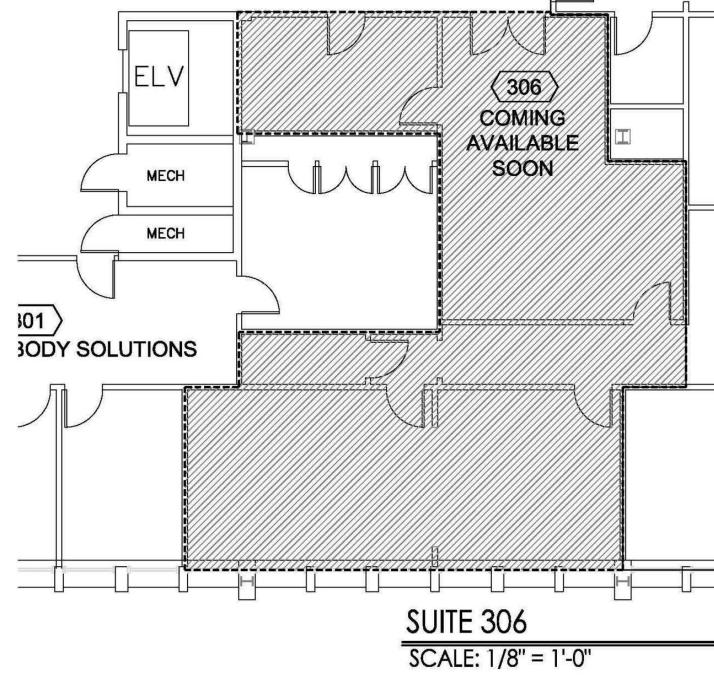


### 3200 WEST MARKET STREET

Usable SF = 1251 x 1.19 Load Factor  
Rentable SF = 1489



Suite Location - 3rd Floor



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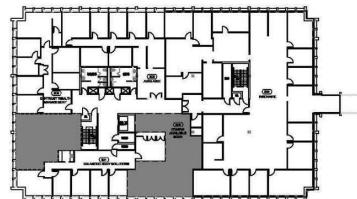
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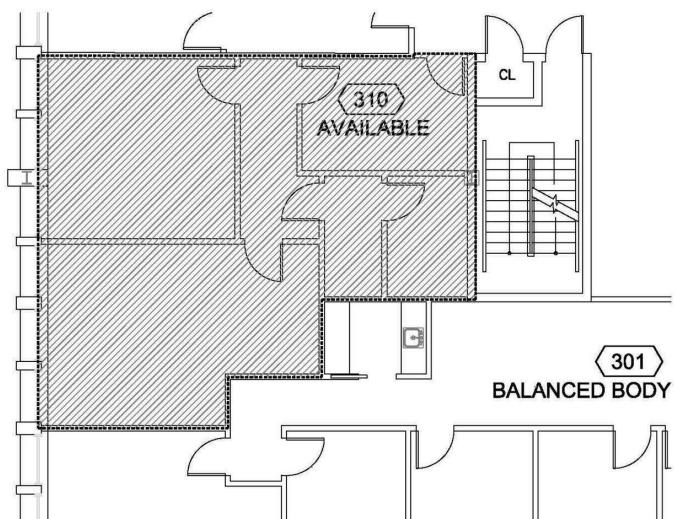
## FLOOR PLANS

### 3200 WEST MARKET STREET

Usable SF = 883 x 1.19 Load Factor  
Rentable SF = 1051



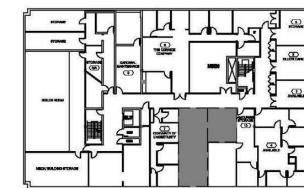
Suite Location - 3rd Floor



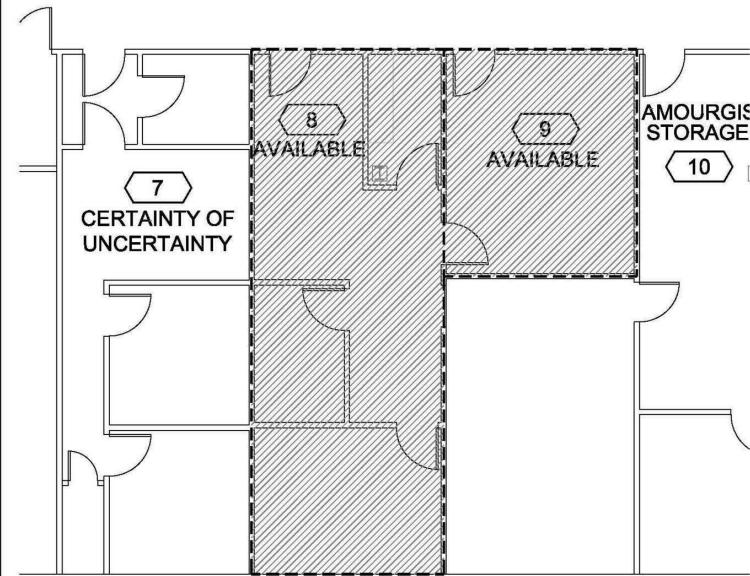
SUITE 310  
SCALE: 1/8" = 1'-0"

### 3200 WEST MARKET STREET

Suite 8  
Usable SF = 643 x 1.19 Load Factor  
Rentable SF = 765  
Suite 9  
Usable SF = 280 x 1.19 Load Factor  
Rentable SF = 333



Suite Locations - Lower Floor



SUITES 8 & 9  
SCALE: 1/8" = 1'-0"

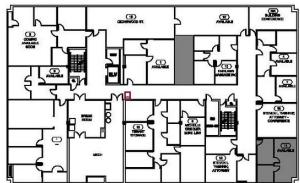
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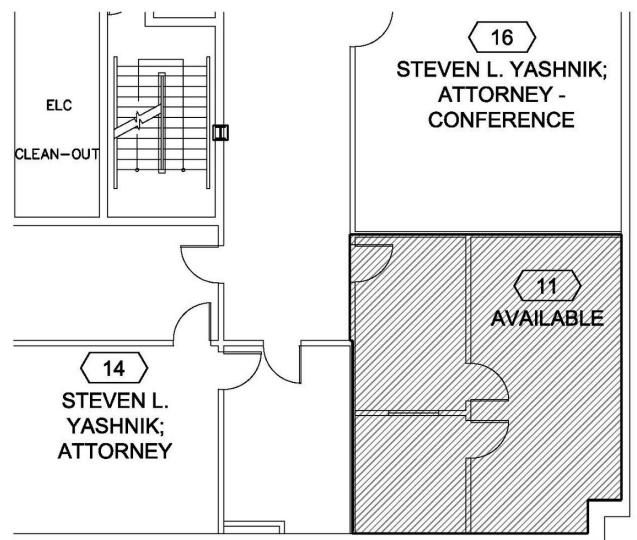
## FLOOR PLANS

### 3250 WEST MARKET STREET

Usable SF = 507 x 1.19 Load Factor  
Rentable SF = 603



Suite Location - Lower Floor

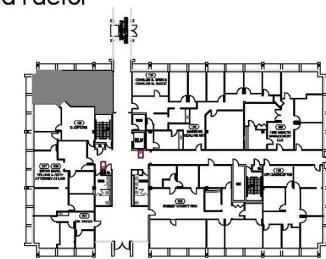


**SUITE 11**

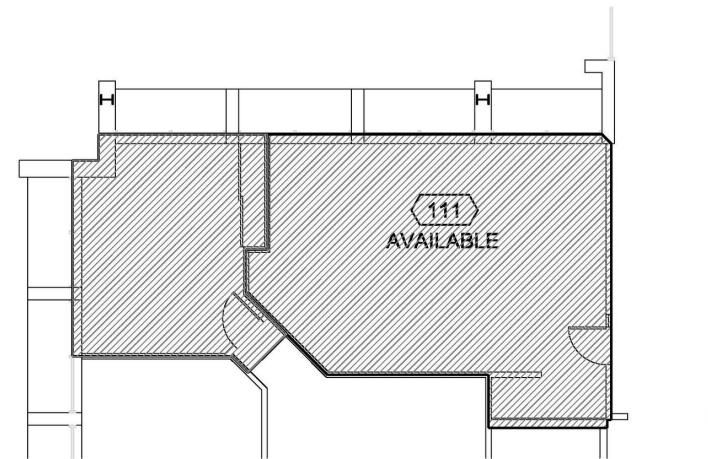
SCALE: 1/8" = 1'-0"

### 3250 WEST MARKET STREET

Usable SF = 565 or 833 x 1.19 Load Factor  
Rentable SF = 672 or 991



Suite Location - First Floor



**SUITE 111**

SCALE: 1/8" = 1'-0"

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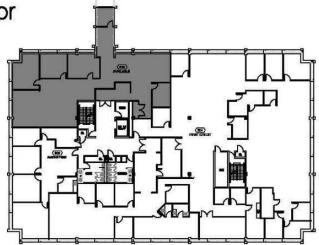
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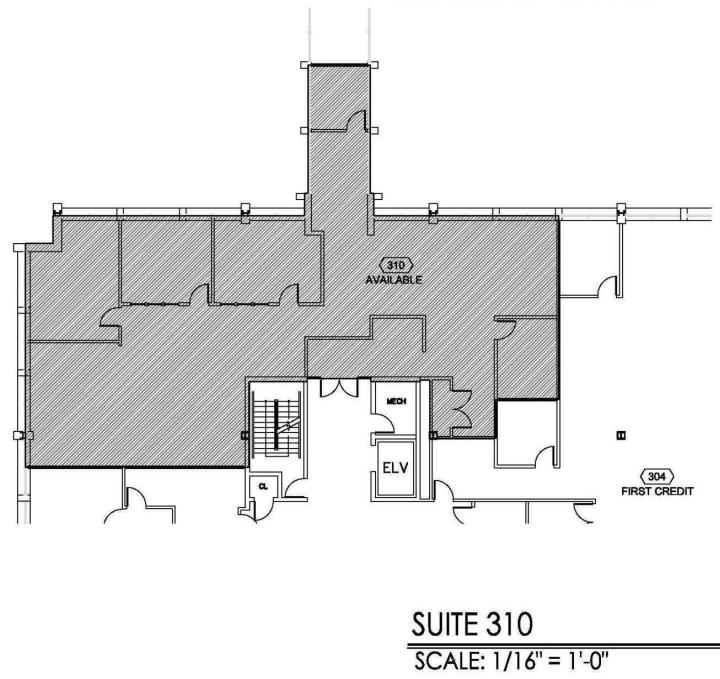
## FLOOR PLANS

### 3250 WEST MARKET STREET

Usable SF = 3083 x 1.19 Load Factor  
Rentable SF = 3669

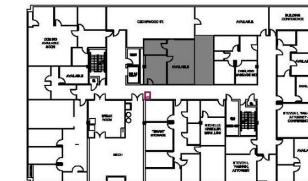


Suite Location - Third Floor

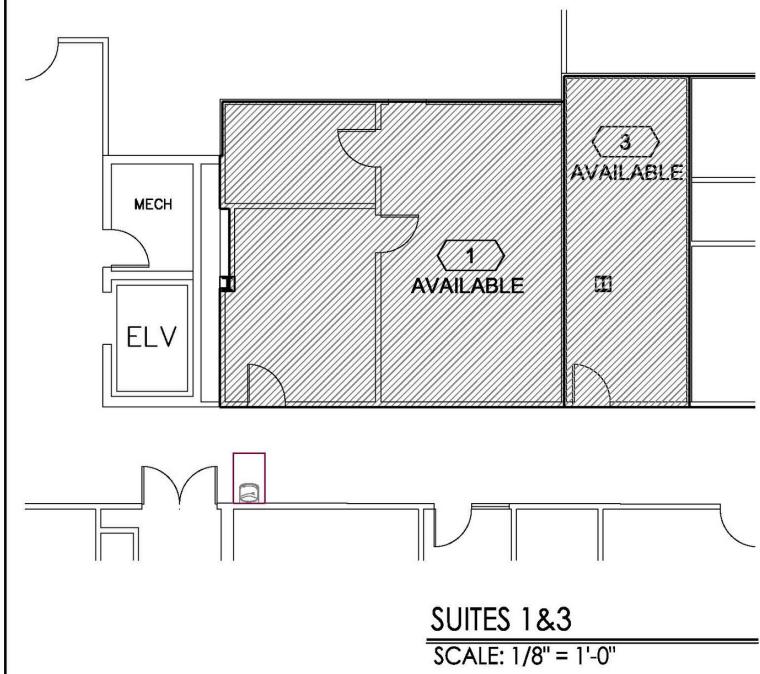


### 3250 WEST MARKET STREET

Suite 1  
Usable SF = 664 x 1.19 Load Factor  
Rentable SF = 790  
Suite 3  
Usable SF = 264 x 1.19 Load Factor  
Rentable SF = 314



Suite Location - Lower Floor



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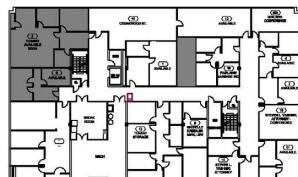
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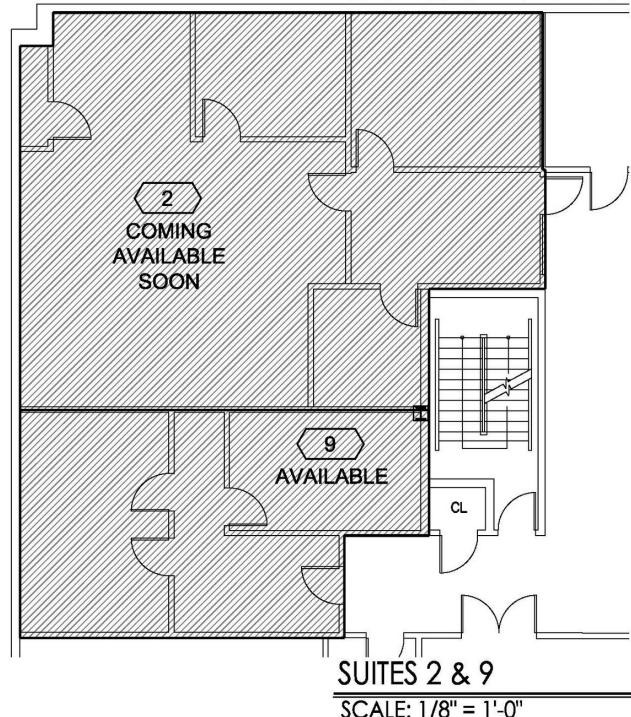
## FLOOR PLANS

### 3250 WEST MARKET STREET

Suite 2  
Usable SF = 1231 x 1.19 Load Factor  
Rentable SF = 1465  
Suite 9  
Usable SF = 539 x 1.19 Load Factor  
Rentable SF = 641

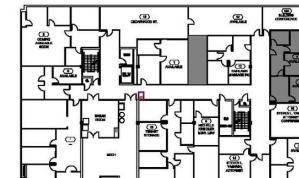


Suite Location - Lower Floor

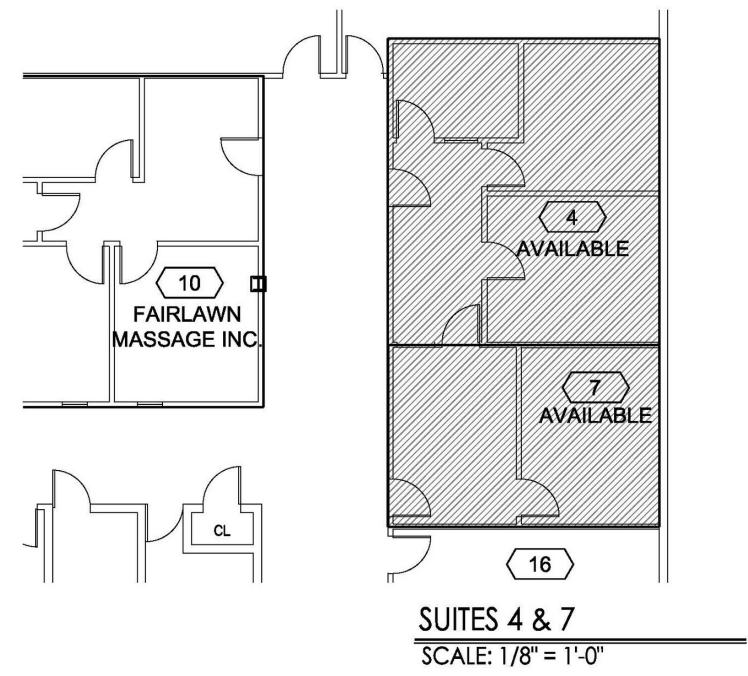


### 3250 WEST MARKET STREET

Suite 4  
Usable SF = 530 x 1.19 Load Factor  
Rentable SF = 631  
Suite 7  
Usable SF = 315 x 1.19 Load Factor  
Rentable SF = 375



Suite Location - Lower Floor



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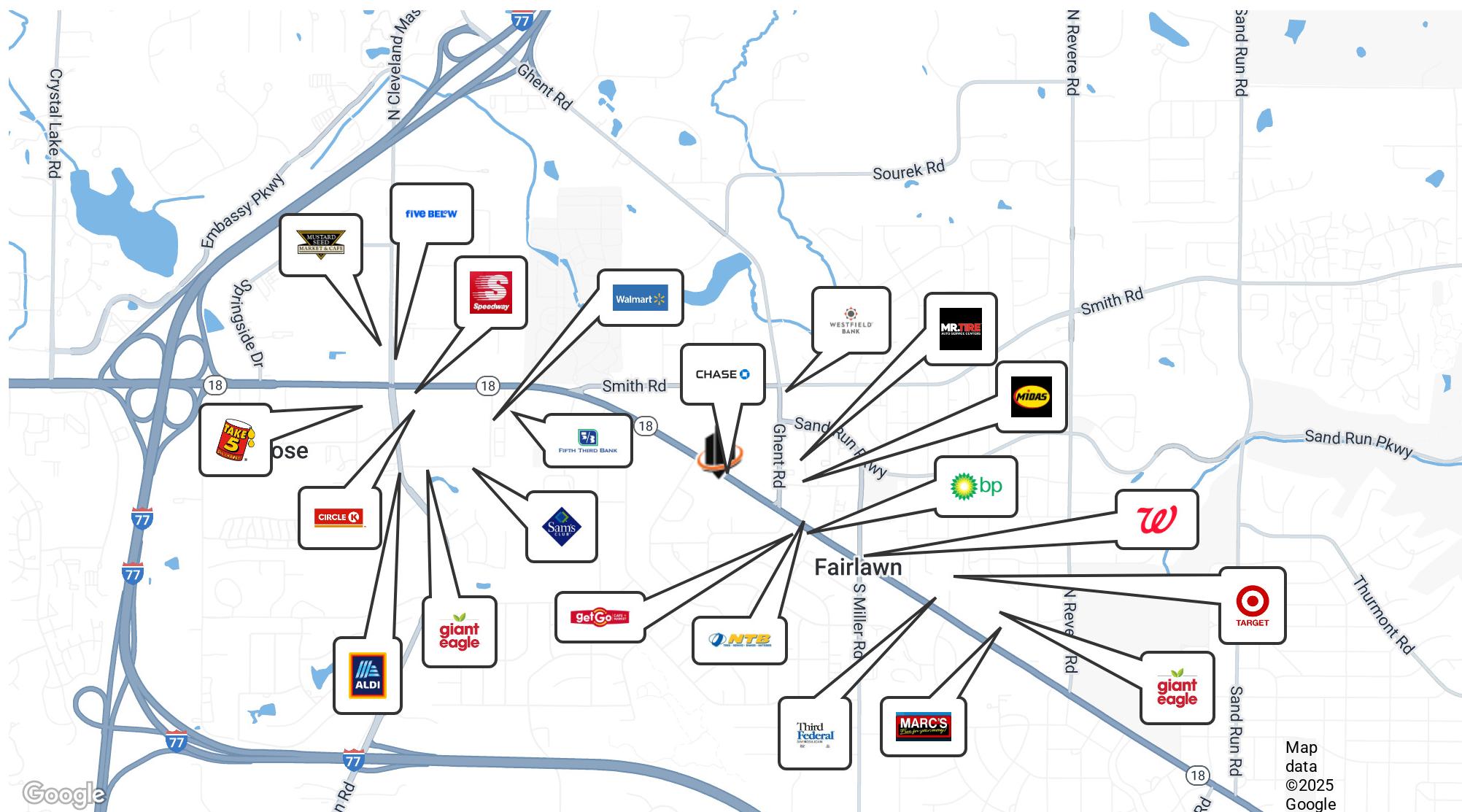
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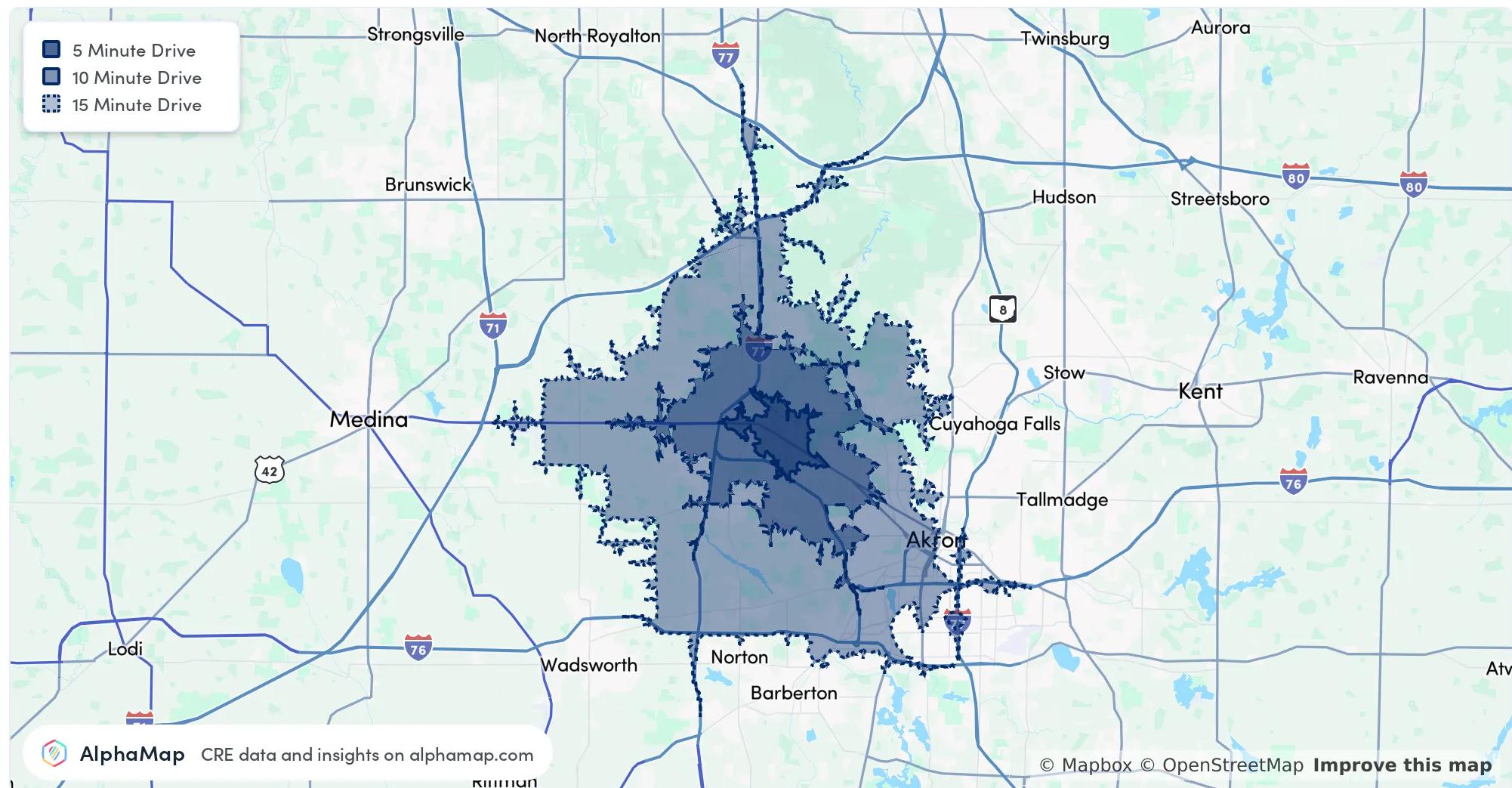
## RETAILER MAP



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## DRIVE TIMES



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# DEMOGRAPHICS MAP & REPORT

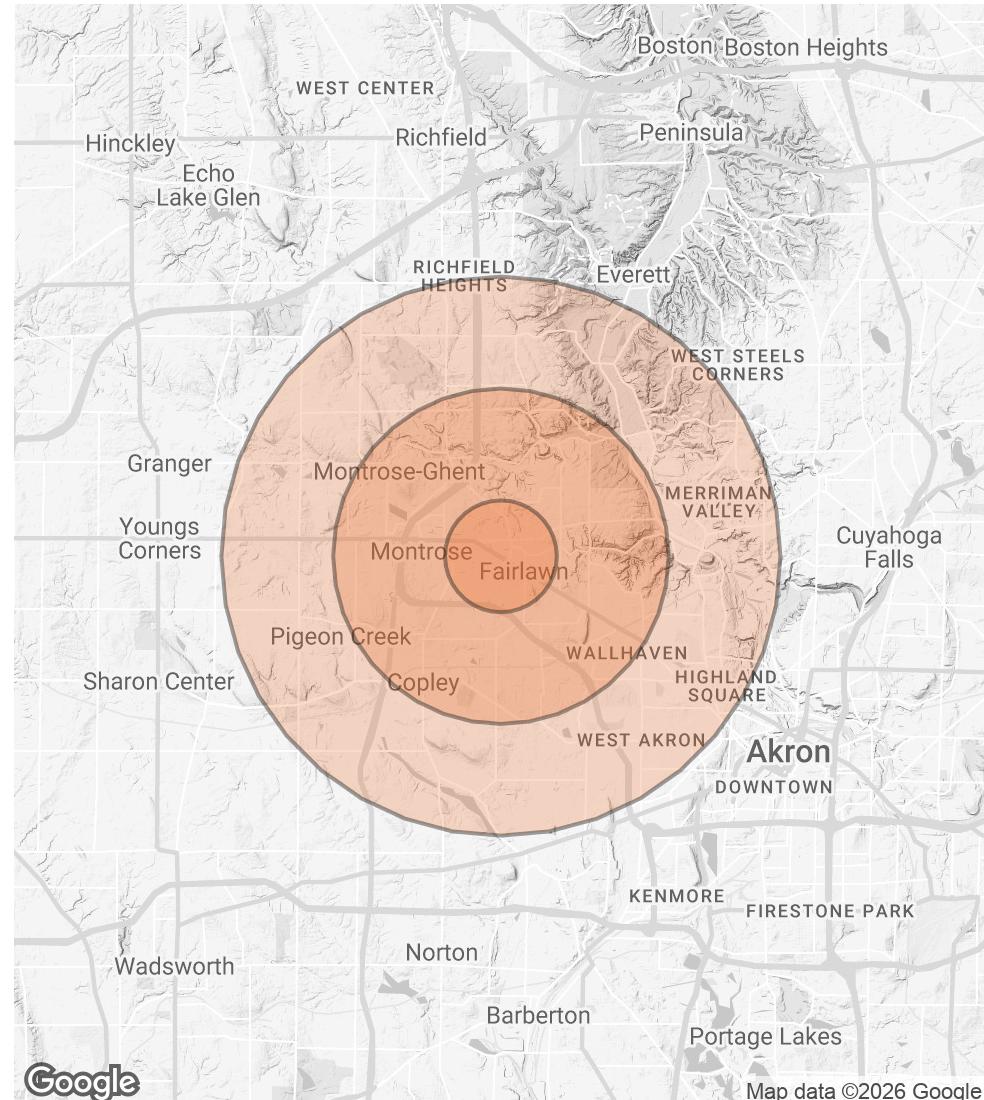
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,221	36,836	88,622
<b>AVERAGE AGE</b>	45.3	44.4	44.0
<b>AVERAGE AGE (MALE)</b>	39.6	41.3	41.6
<b>AVERAGE AGE (FEMALE)</b>	47.2	46.1	45.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,092	17,306	42,251
<b># OF PERSONS PER HH</b>	2.0	2.1	2.1
<b>AVERAGE HH INCOME</b>	\$88,263	\$102,367	\$89,184
<b>AVERAGE HOUSE VALUE</b>	\$195,957	\$220,788	\$186,145

2020 American Community Survey (ACS)



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