



LEASE

3200-3250 West Market Street

3200-3250 WEST MARKET STREET

Akron, OH 44333

PRESENTED BY:

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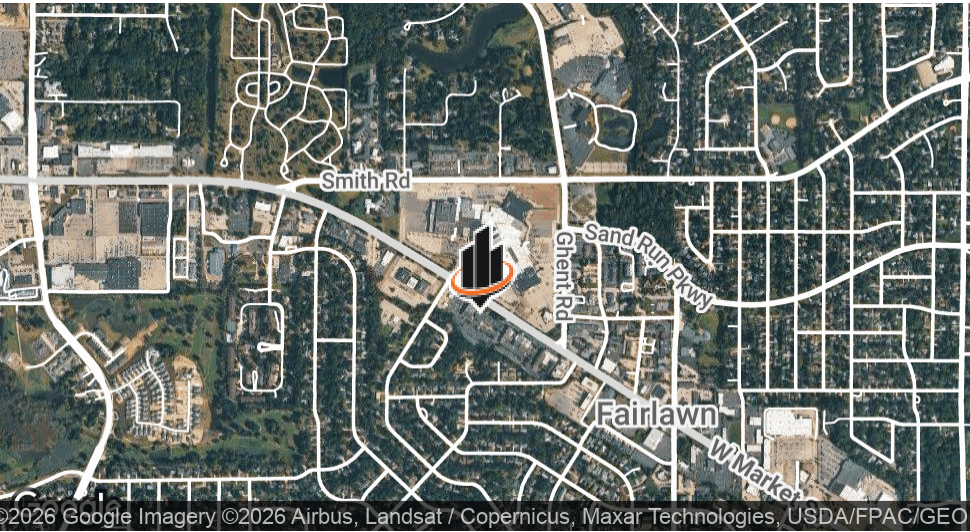
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PROPERTY SUMMARY



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

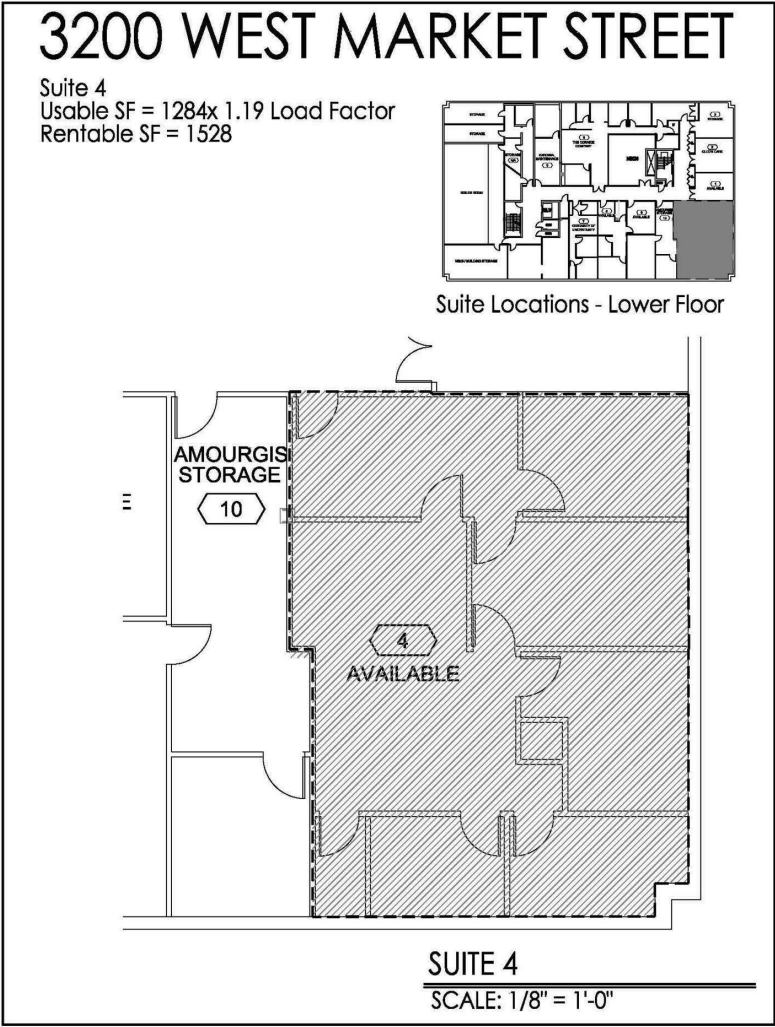
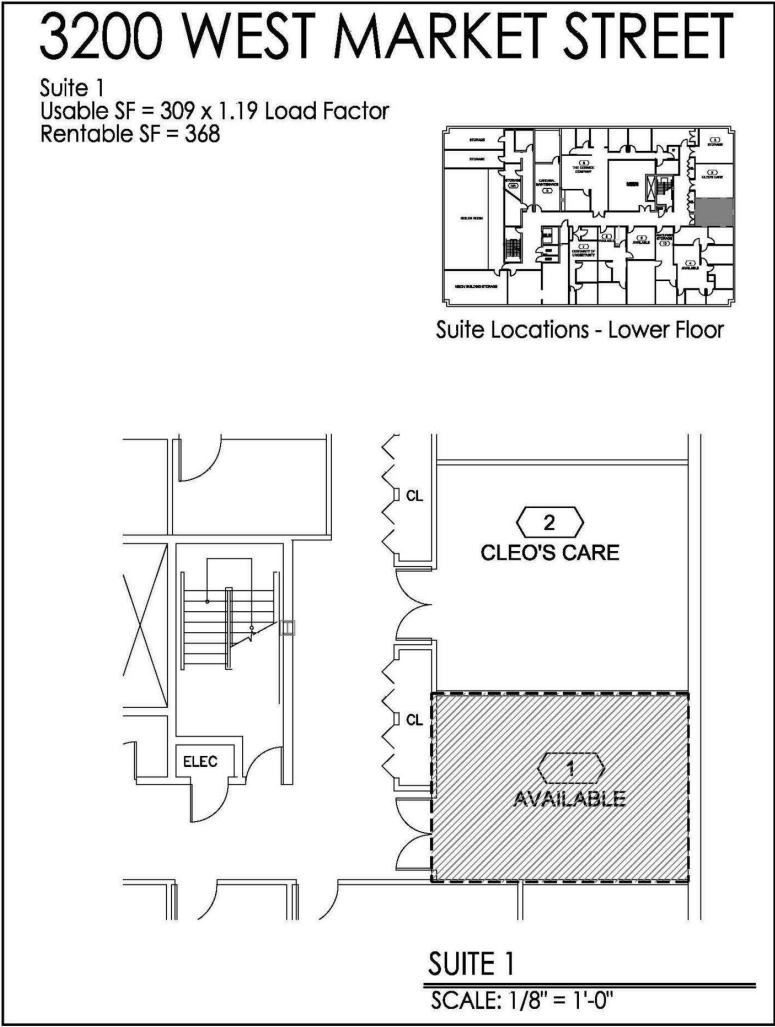
AVAILABLE SPACES
SUITE

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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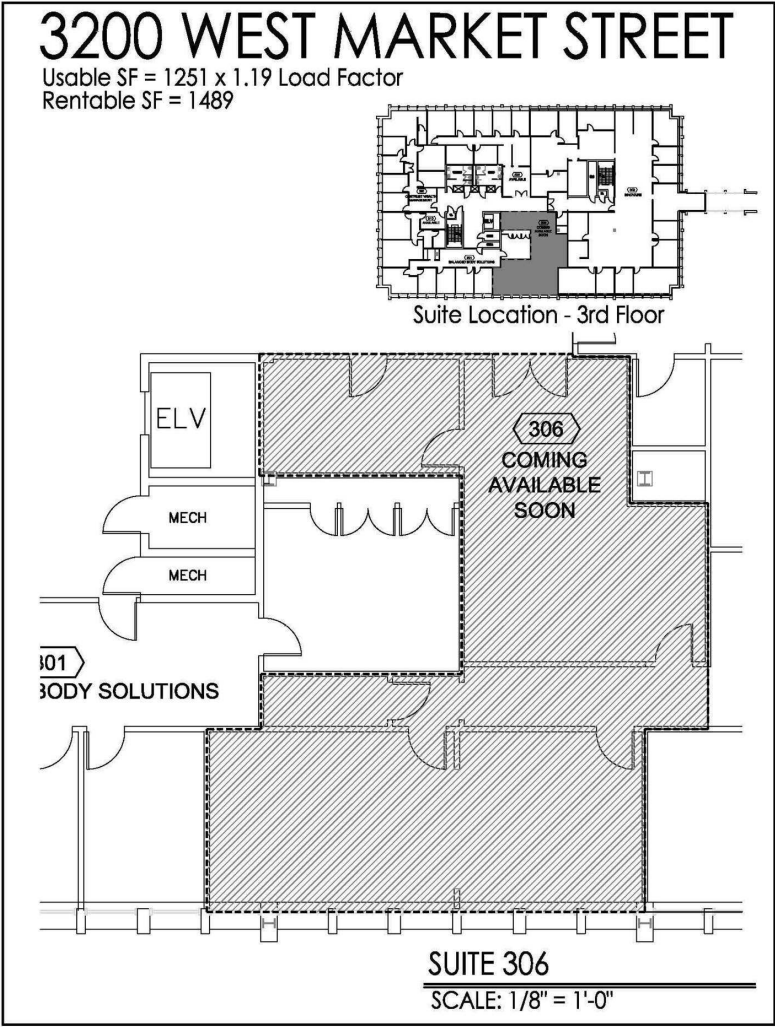
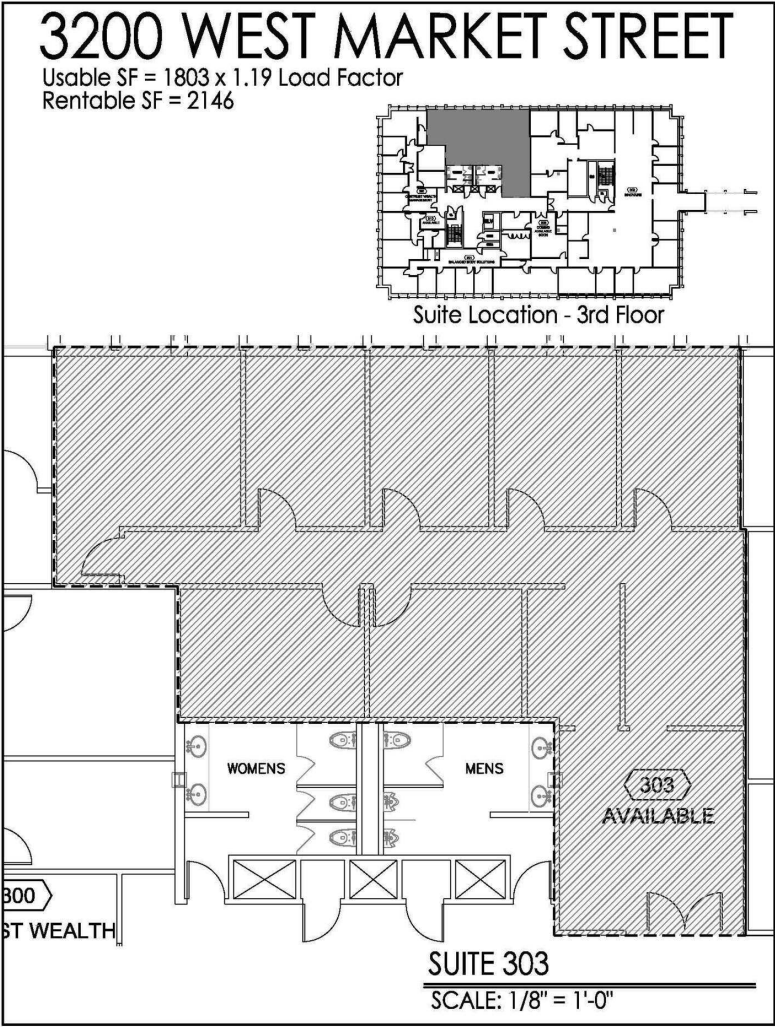
FLOOR PLANS



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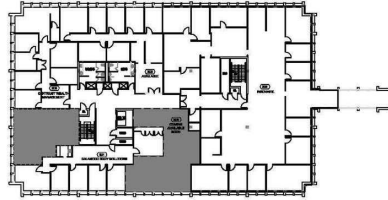
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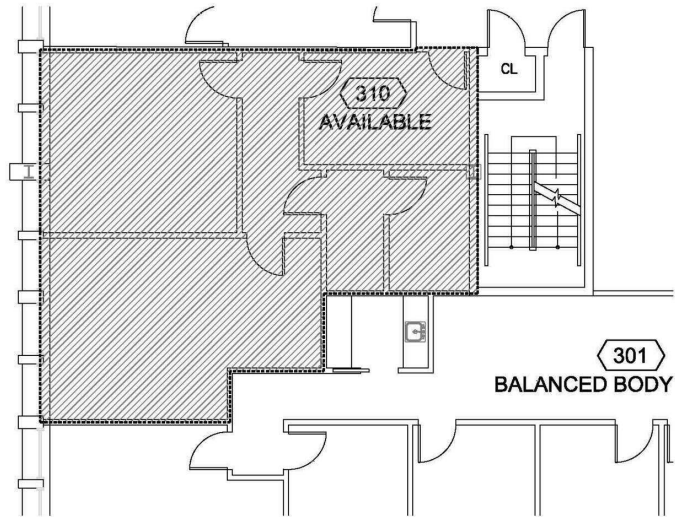
FLOOR PLANS

3200 WEST MARKET STREET

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



Suite Location - 3rd Floor



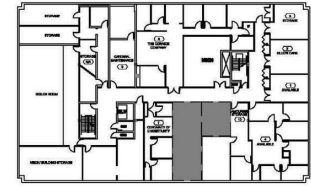
301
BALANCED BODY

SUITE 310

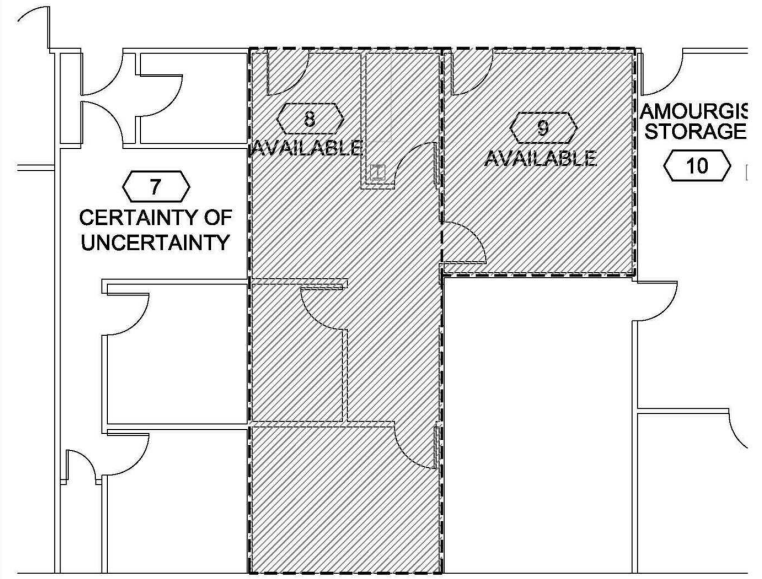
SCALE: 1/8" = 1'-0"

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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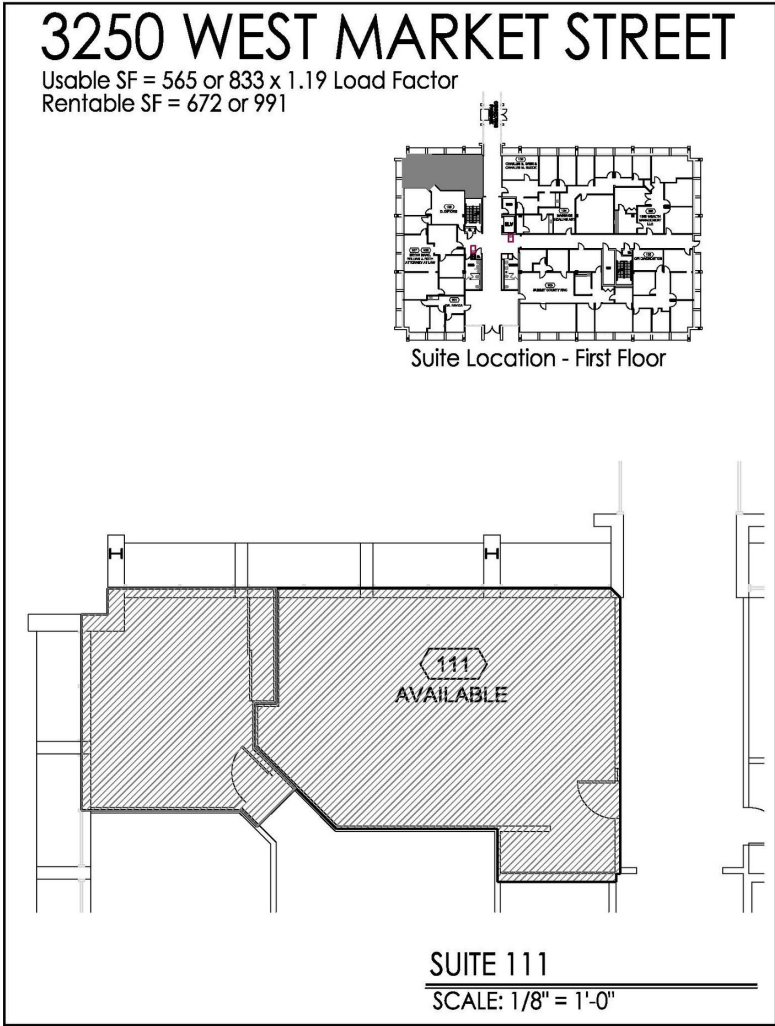
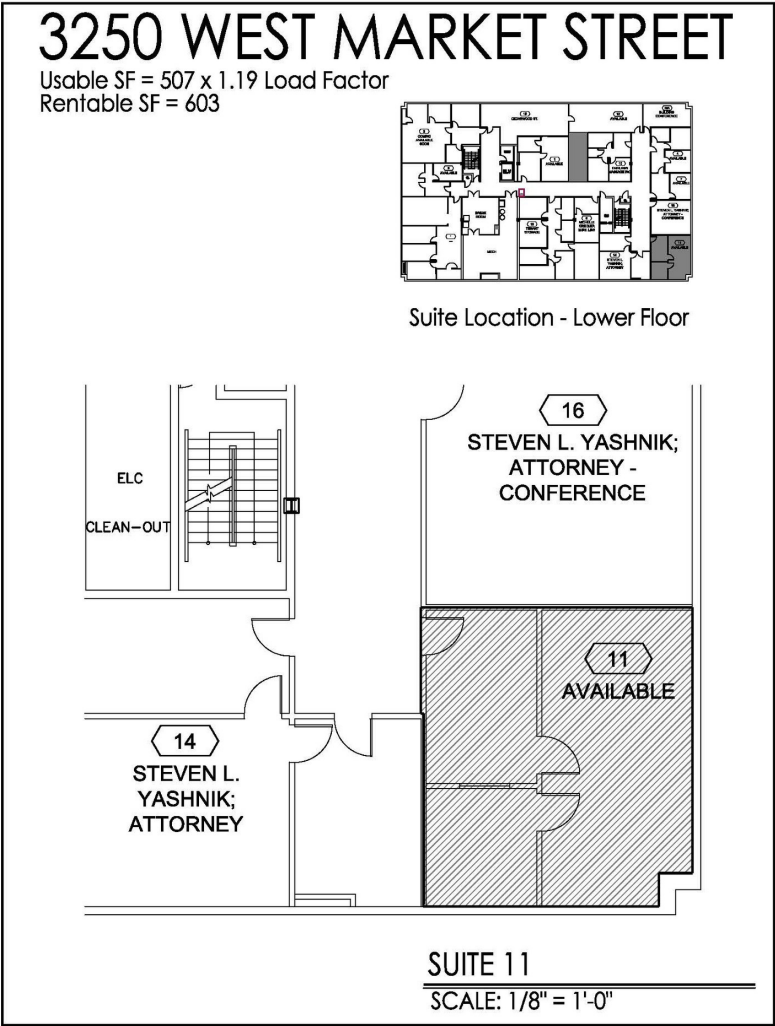
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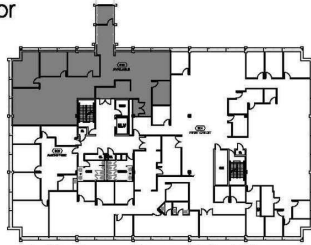
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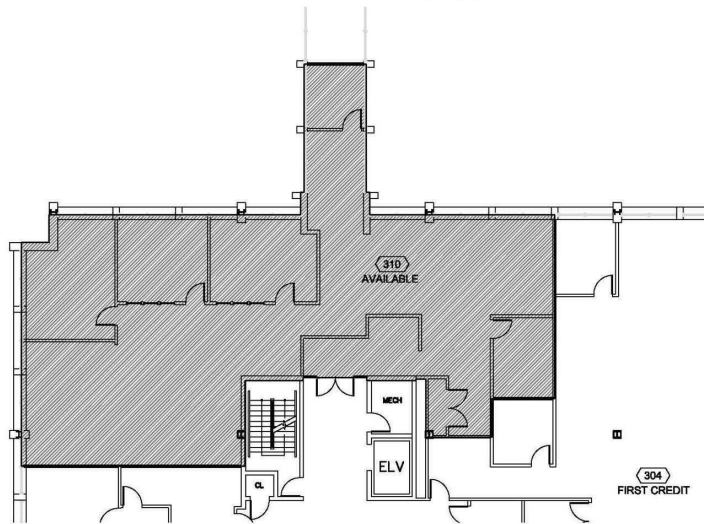
FLOOR PLANS

3250 WEST MARKET STREET

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



Suite Location - Third Floor

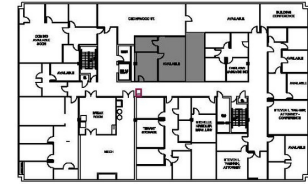


SUITE 310

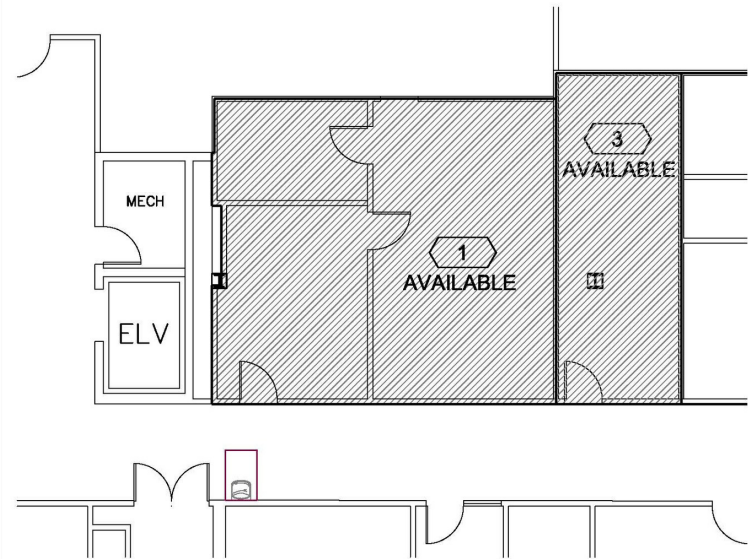
SCALE: 1/16" = 1'-0"

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



SUITES 1&3

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

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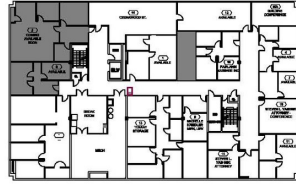
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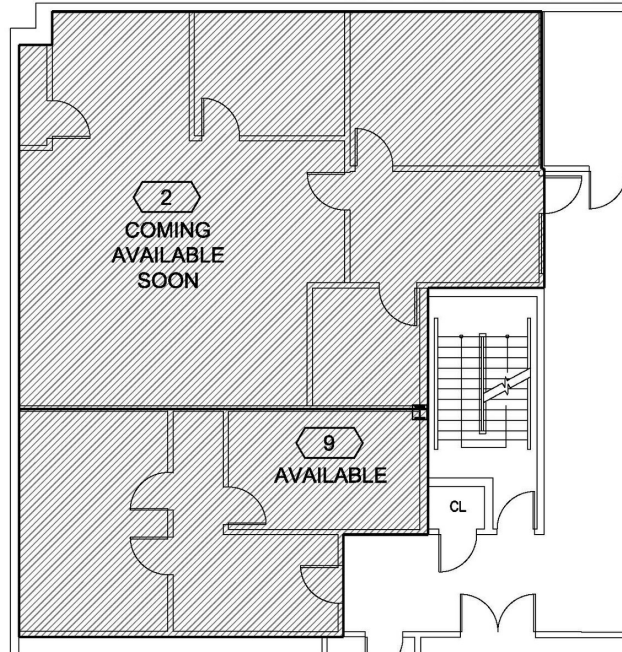
FLOOR PLANS

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

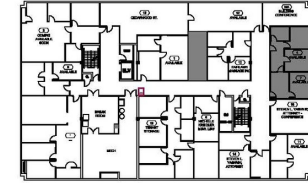


SUITES 2 & 9

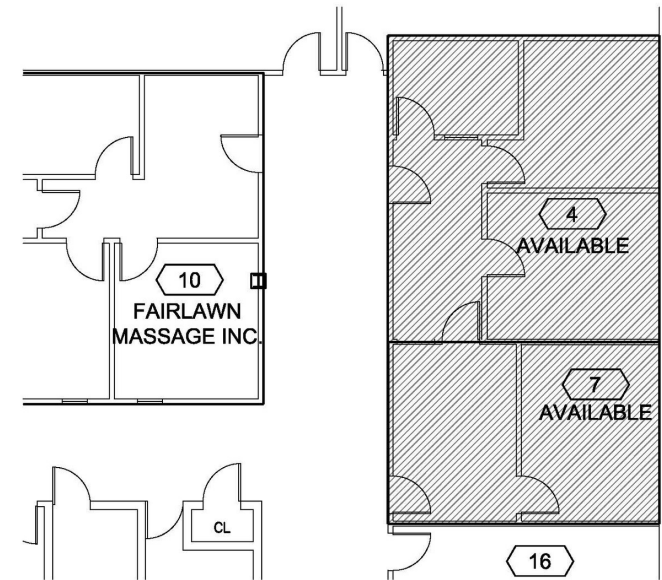
SCALE: 1/8" = 1'-0"

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



SUITES 4 & 7

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

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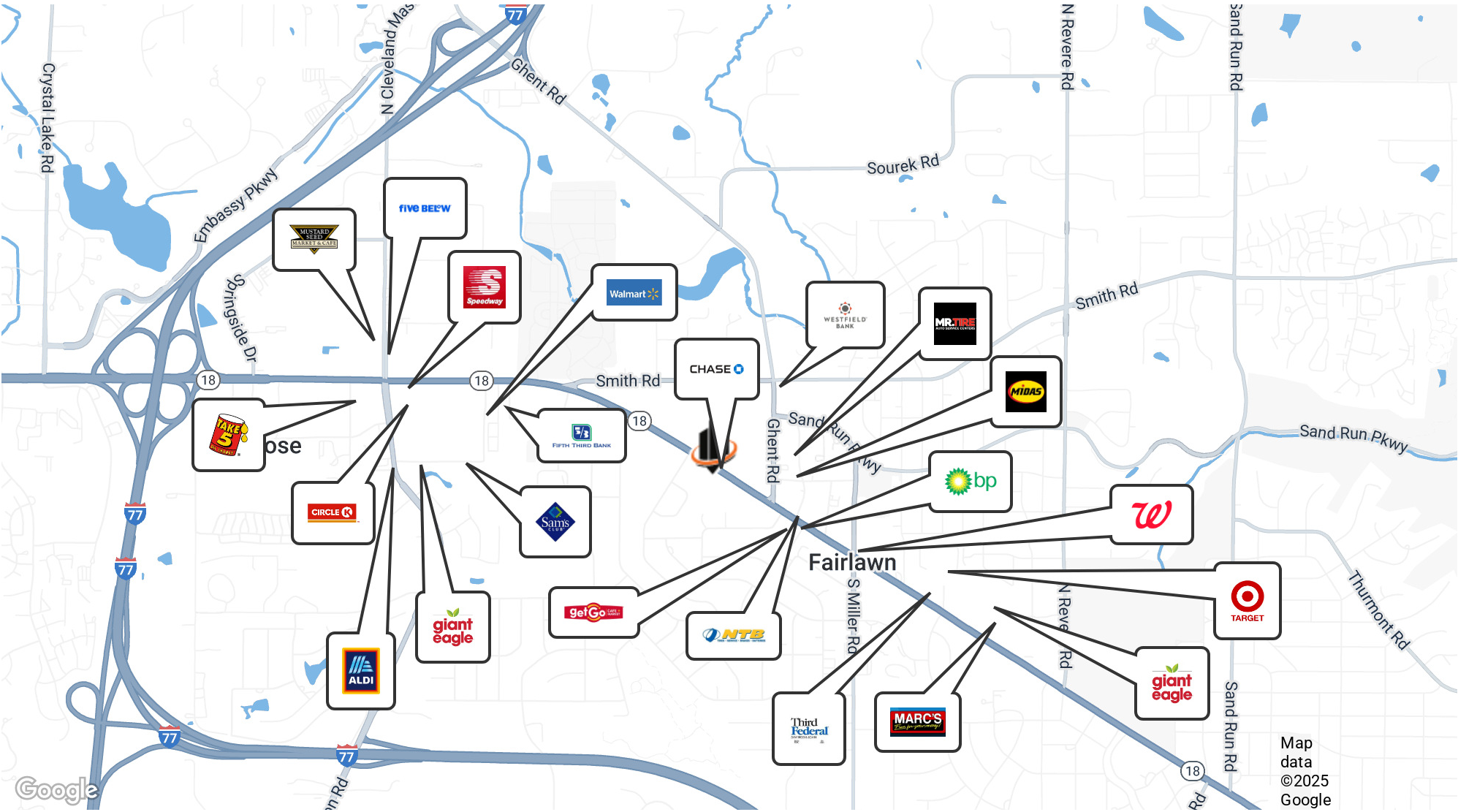
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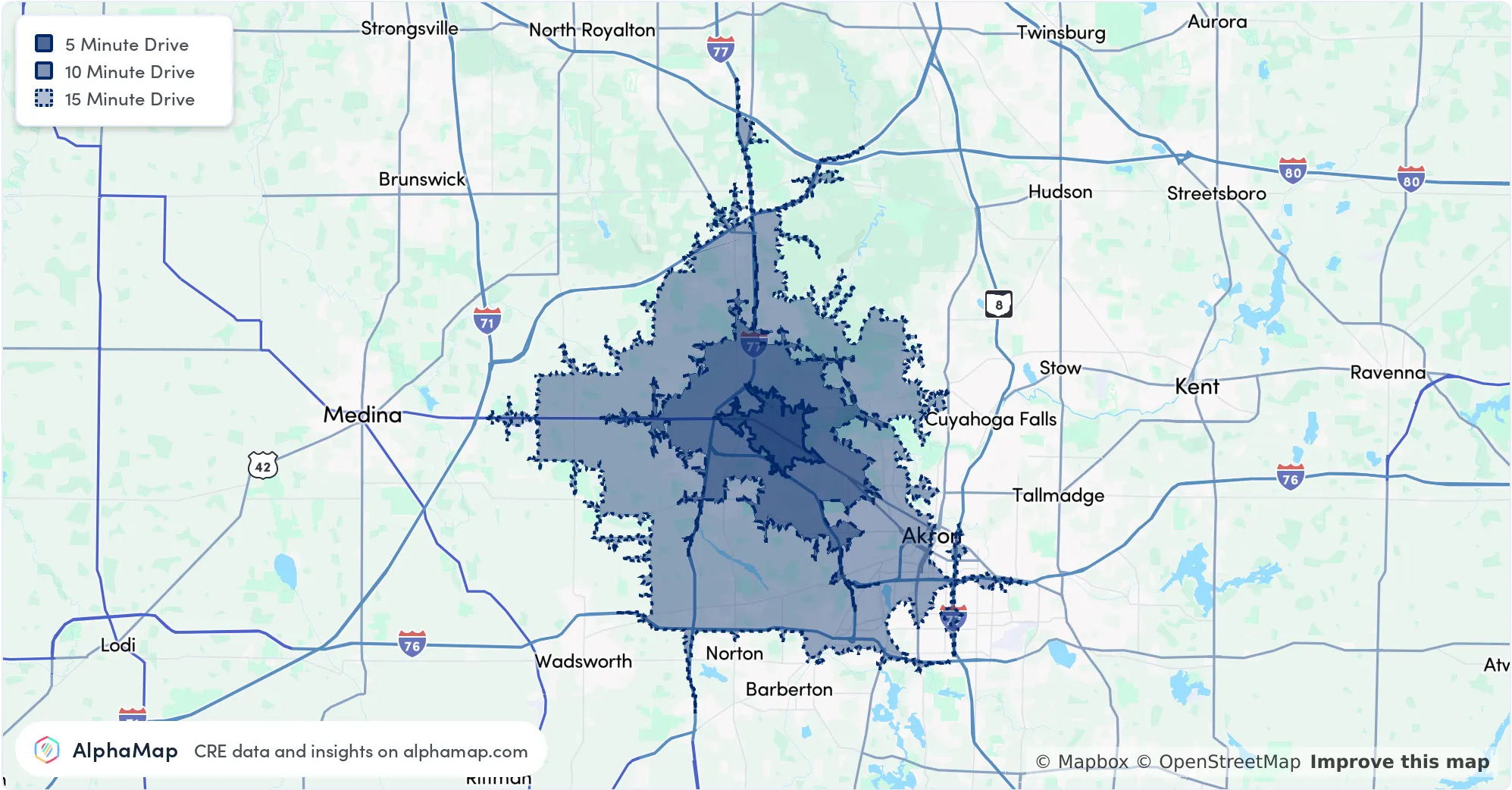
RETAILER MAP



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DRIVE TIMES



Map and demographics data derived from AlphaMap

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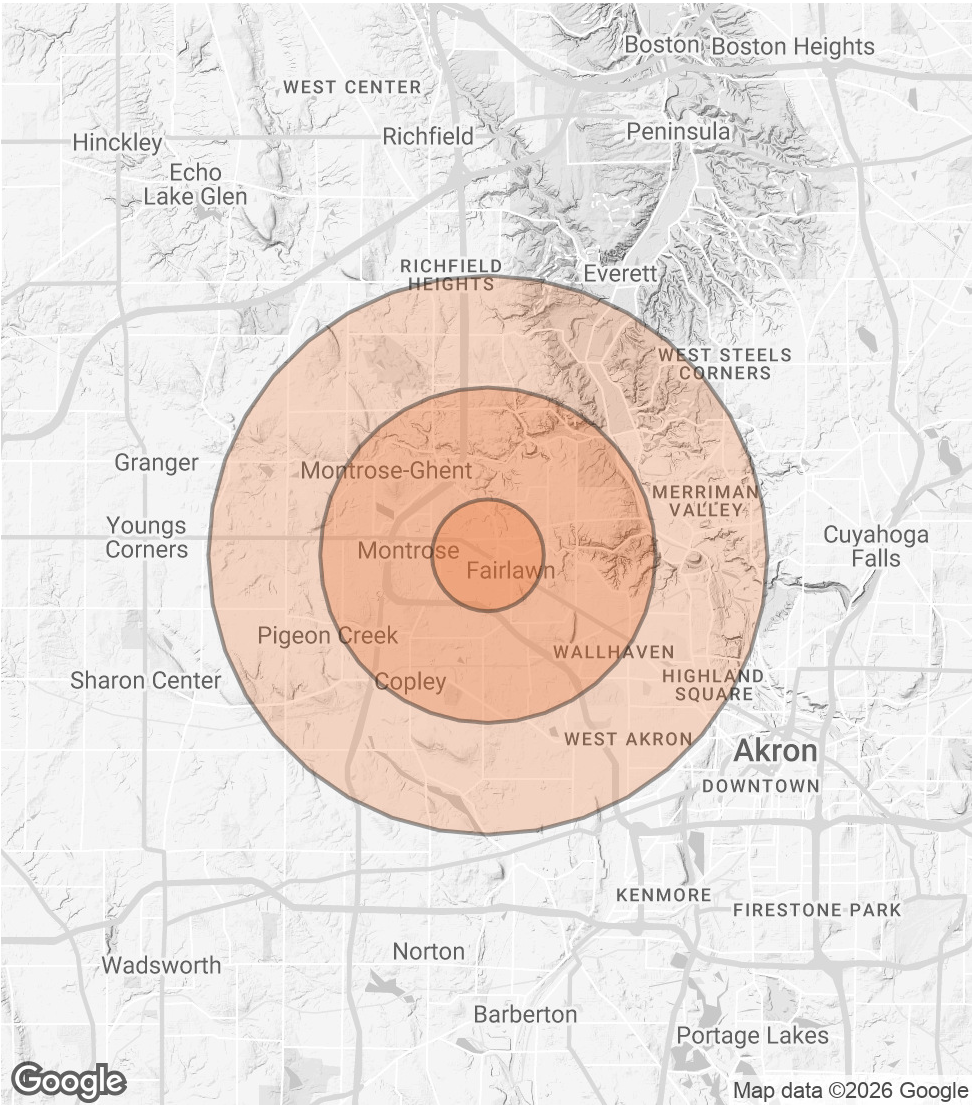
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DEMOGRAPHICS MAP & REPORT

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

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

2020 American Community Survey (ACS)



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