

EMBASSY PARK

3800 Embassy Parkway, Akron, OH 44333



NAI Pleasant Valley

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

540 White Pond Drive, Suite A
Akron, Ohio 44320
330 535 2661

naipvc.com



PROPERTY HIGHLIGHTS & AMENITIES

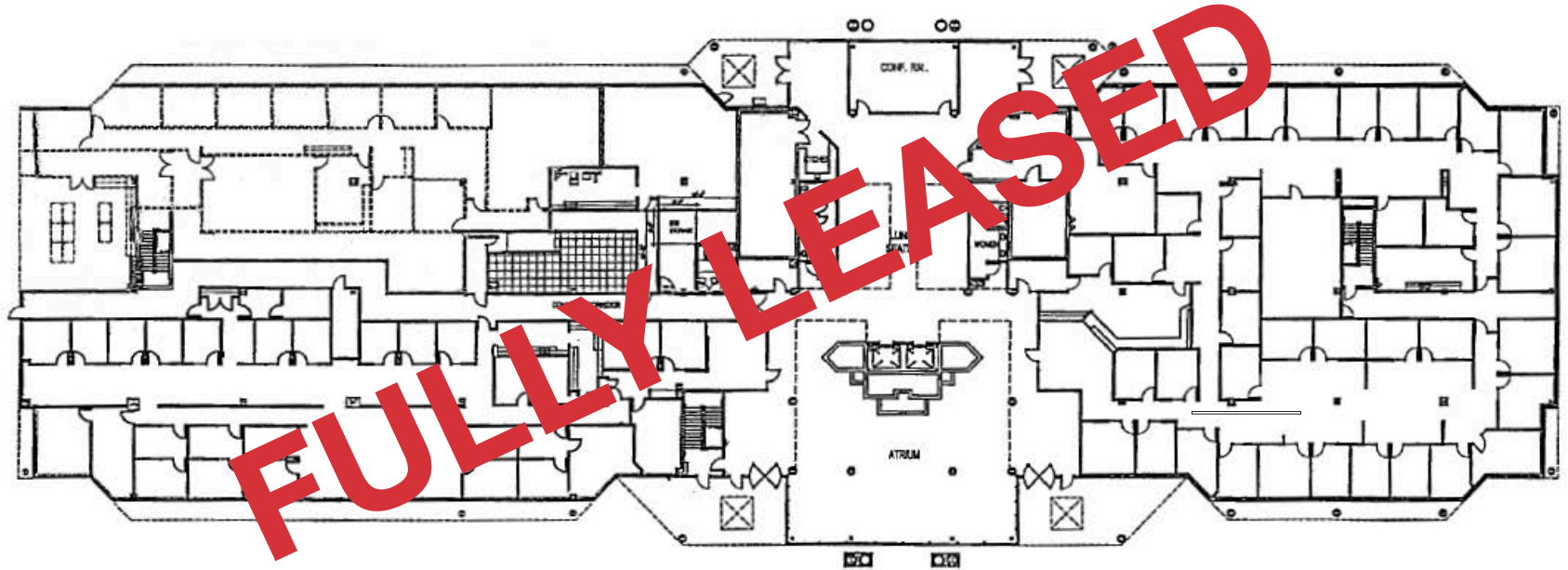
Embassy Park is the most recognizable office destination in suburban Akron, offering unmatched visibility and access from Interstate 77, with on/off ramps conveniently located at either end of the park.

The Class A property features a wide range of suite sizes, from 2,921 to 42,209 square feet, with potential building signage available.

Tenants enjoy a full suite of on-site amenities, including a majestic central atrium, ample conference rooms, relaxing break and dining areas, kitchens, and peaceful outdoor patios.

Located within Embassy Corporate Park, the building also provides access to walking trails, just minutes from the shopping, hotels, and restaurants in the Montrose/Copley/Fairlawn corridor including Summit Mall.

FIRST FLOOR



Marissa Rufe
+1 330 204 3873
marissa.rufe@naipvc.com

G.F. "Geoff" Coyle, III, SIOR
+1 330 328 8150
gcoyle@naipvc.com

Alec J. Pacella, CCIM
+1 216 455 0925
apacella@naipvc.com

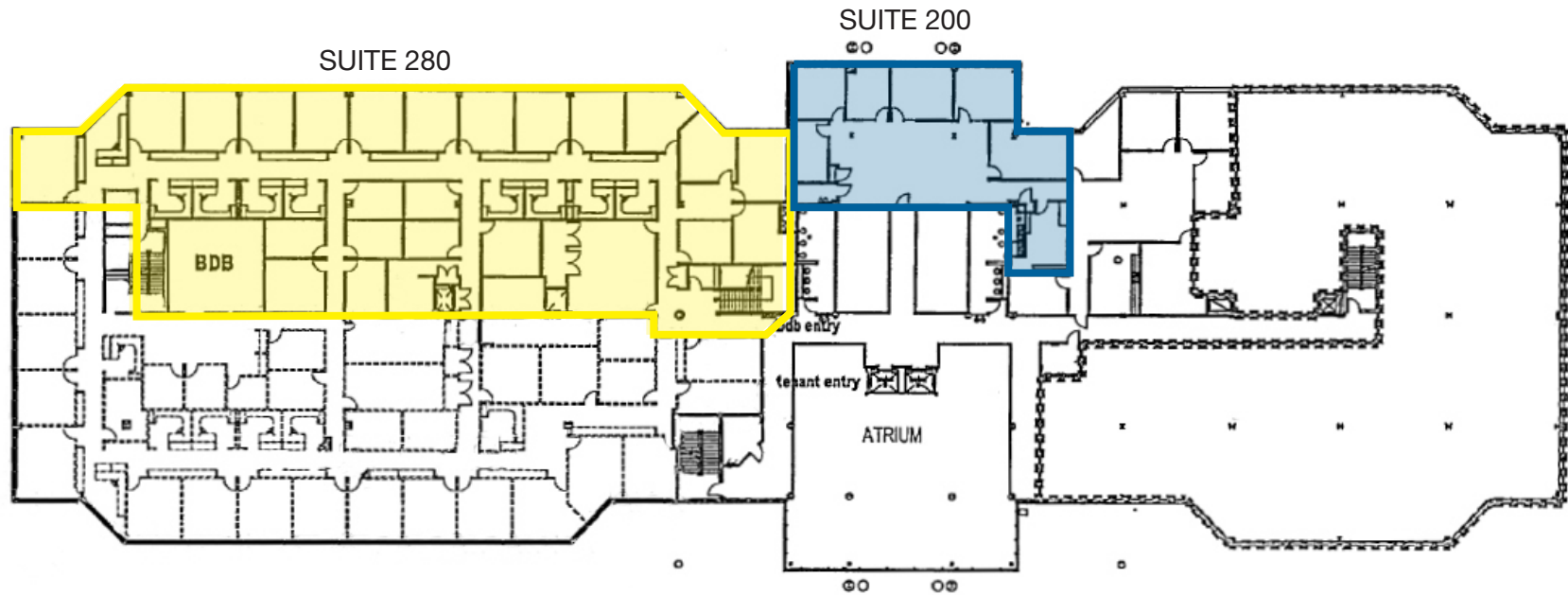
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

540 White Pond Drive, Suite A
Akron, Ohio 44320
330 535 2661

naipvc.com

SECOND FLOOR

SUITE #	FLOOR #	AVAILABLE
280	2nd floor	11,247 SF
200	2nd floor	2,921 SF



Marissa Rufe
 +1 330 204 3873
 marissa.rufe@naipvc.com

G.F. "Geoff" Coyle, III, SIOR
 +1 330 328 8150
 gcoyle@naipvc.com

Alec J. Pacella, CCIM
 +1 216 455 0925
 apacella@naipvc.com

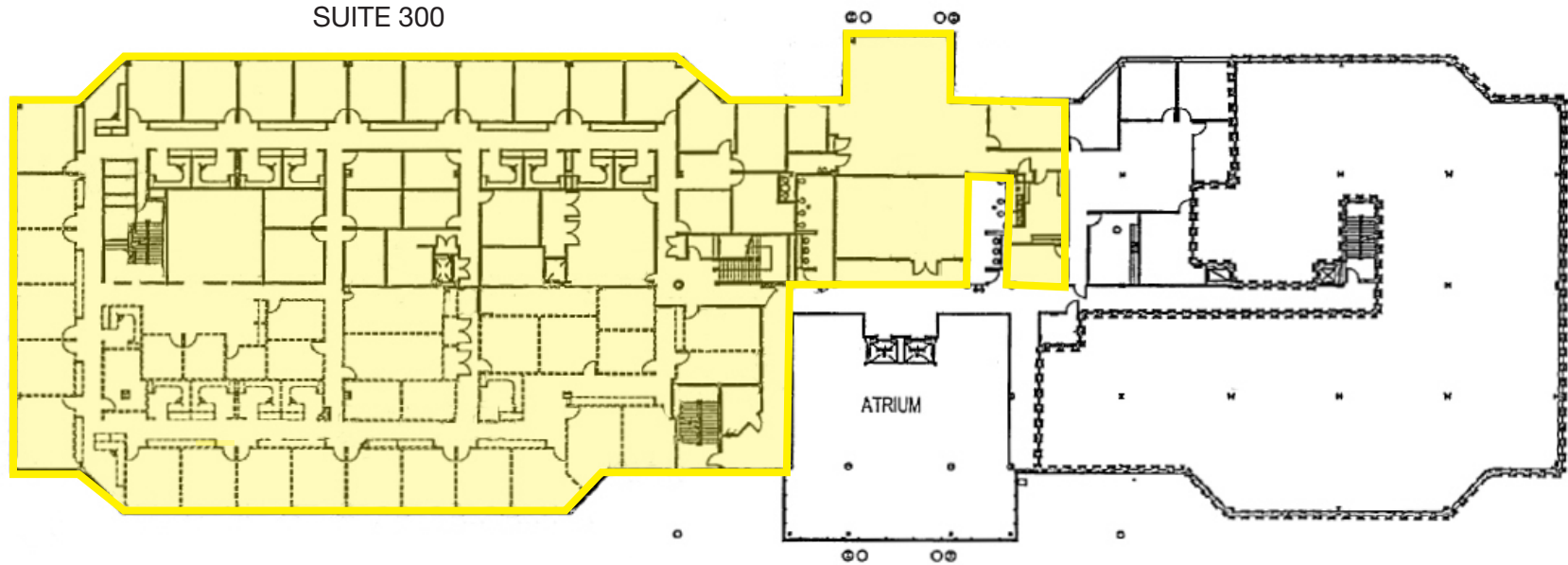
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

540 White Pond Drive, Suite A
 Akron, Ohio 44320
 330 535 2661

naipvc.com

SUITE #	FLOOR #	AVAILABLE
300	3rd floor	30,962 SF

THIRD FLOOR



Marissa Rufe
 +1 330 204 3873
 marissa.rufe@naipvc.com

G.F. "Geoff" Coyle, III, SIOR
 +1 330 328 8150
 gcoyle@naipvc.com

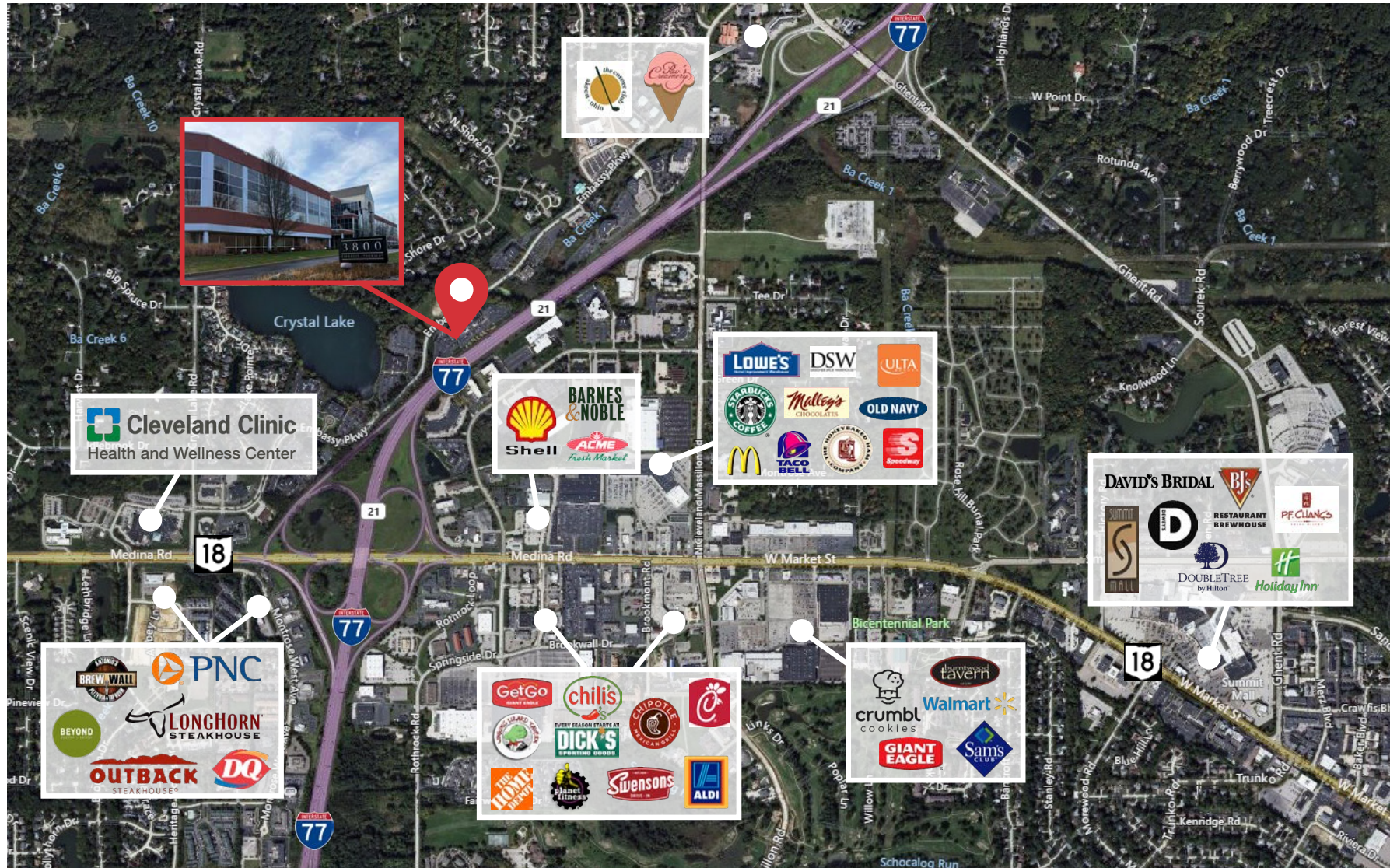
Alec J. Pacella, CCIM
 +1 216 455 0925
 apacella@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

540 White Pond Drive, Suite A
 Akron, Ohio 44320
 330 535 2661

naipvc.com

LOCATION



Cleveland Clinic
Health and Wellness Center

Shell
BARNES & NOBLE
ACME Fresh Market

LOWE'S **DSW** **ULTA**
STARBUCKS COFFEE **Malloy's CHOCOLATES** **OLD NAVY**
McDonald's **TACO BELL** **Speedway**

DAVID'S BRIDAL **BJ'S** **P.F. FLANG'S**
RESTAURANT BREWHOUSE **DOUBLE TREE by Hilton** **Holiday Inn**

BREW WALL **PNC**
BEYOND **LONGHORN STEAKHOUSE** **DQ**
OUTBACK STEAKHOUSE

GetGo **chili's** **CHIPOTLE** **CVS**
DICK'S SPORTING GOODS **planet fitness** **Swensons** **ALDI**

crumbl cookies **Walmart**
GIANT EAGLE **Sams CLUB**

Marissa Rufe
+1 330 204 3873
marissa.rufe@naipvc.com

G.F. "Geoff" Coyle, III, SIOR
+1 330 328 8150
gcoyle@naipvc.com

Alec J. Pacella, CCIM
+1 216 455 0925
apacella@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

540 White Pond Drive, Suite A
Akron, Ohio 44320
330 535 2661

naipvc.com

BUILDING INFORMATION

Property Details

3800 Embassy Parkway, Akron, OH 44333

TOTAL BUILDING SF: 117,217 SF

AVAILABLE SPACE: 2,921 SF - 42,209 SF

MAXIMUM CONTIGUOUS: 42,209 SF

STORIES: 3

PARKING: Ample parking available in 250-car parking lot

YEAR BUILT: 2006

LEASE TYPE: Full Service Gross

LEASE RATE: \$23.50/SF

Amenities

- Large central atrium, break area, conference room, kitchen, patios and all amenities of Embassy Park including walking trails, and access to a variety of restaurants, hotels and retail.

Comments

- Premier Class A office building in suburban Akron
- Unmatched Interstate visibility and access
- Internal stairwell between 2nd and 3rd floor vacancies

Marissa Rufe
+1 330 204 3873
marissa.rufe@naipvc.com

G.F. "Geoff" Coyle, III, SIOR
+1 330 328 8150
gcoyle@naipvc.com

Alec J. Pacella, CCIM
+1 216 455 0925
apacella@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

540 White Pond Drive, Suite A
Akron, Ohio 44320
330 535 2661

naipvc.com



Marissa Rufe
+1 330 204 3873
marissa.rufe@naipvc.com



G.F. "Geoff" Coyle, III, SIOR
+1 330 328 8150
gcoyle@naipvc.com



Alec J. Pacella, CCIM
+1 216 455 0925
apacella@naipvc.com

NAIPleasant Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE