

# Jefferson Park - Fairlawn

# FOR LEASE

3610-3634 W. MARKET STREET, FAIRLAWN, OH 44333

Office Building



## PROPERTY DESCRIPTION

This well-located office park places businesses within minutes of regional shopping, dining, professional services, and major commuter routes—making Jefferson Park Offices a highly desirable location for medical, professional, and administrative users seeking a strategic Fairlawn address.

## PROPERTY HIGHLIGHTS

- Prime Fairlawn location in the W. Market Street commercial corridor.
- Just 1.0 mile west of the I-77 / West Market Street (SR-18) interchange.
- Abundant on-site parking with large surface lots and multiple access points.
- Professional, campus-style office setting with mature landscaping and green buffers.
- Ideal for medical, financial, insurance, legal, and administrative users.
- Excellent visibility and easy wayfinding for clients and patients.
- Nearby restaurants, hotels, banks, and service providers for employee and visitor convenience.
- Stable commercial district with strong traffic counts along W. Market Street.
- Flexible suite sizes available with efficient floorplans.

## LOCATION DESCRIPTION

Jefferson Park Offices are ideally positioned in the West Market Street commercial corridor, offering exceptional visibility and convenience. The property sits just south of West Market Street and west of Fairlawn Service Drive. To the west, the complex benefits from proximity to the high-traffic Walmart and Sam's Club retail hub, while to the south, expansive shared parking areas support strong daytime population and ease of access for tenants and visitors alike.

This well-located office setting places businesses within minutes of regional shopping, dining, professional services, and major commuter routes—making Jefferson Park Offices a highly desirable location for medical, professional, and administrative users seeking a strategic Fairlawn address.

## OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (MG)
Available SF:	208 - 1,750 SF
Building Size:	35,760 SF



### Patrick Craig

ADVISOR

330.606.9459

patrick.craig@sperrycga.com

OH #SAL.2023006201

### Greg DiGeronimo

ADVISOR

216.789.0902

greg.digeronimo@sperrycga.com

OH #SAL.2024003376

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# Jefferson Park - Fairlawn

3610-3634 W. MARKET STREET, FAIRLAWN, OH 44333

## FOR LEASE

Office Building



**Patrick Craig**

ADVISOR

330.606.9459

patrick.craig@sperrycga.com

OH #SAL.2023006201

**Greg DiGeronimo**

ADVISOR

216.789.0902

greg.digeronimo@sperrycga.com

OH #SAL.2024003376

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# Jefferson Park - Fairlawn

3610-3634 W. MARKET STREET, FAIRLAWN, OH 44333

## FOR LEASE

Office Building



**Patrick Craig**

ADVISOR

330.606.9459

patrick.craig@sperrycga.com

OH #SAL.2023006201

**Greg DiGeronimo**

ADVISOR

216.789.0902

greg.digeronimo@sperrycga.com

OH #SAL.2024003376

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

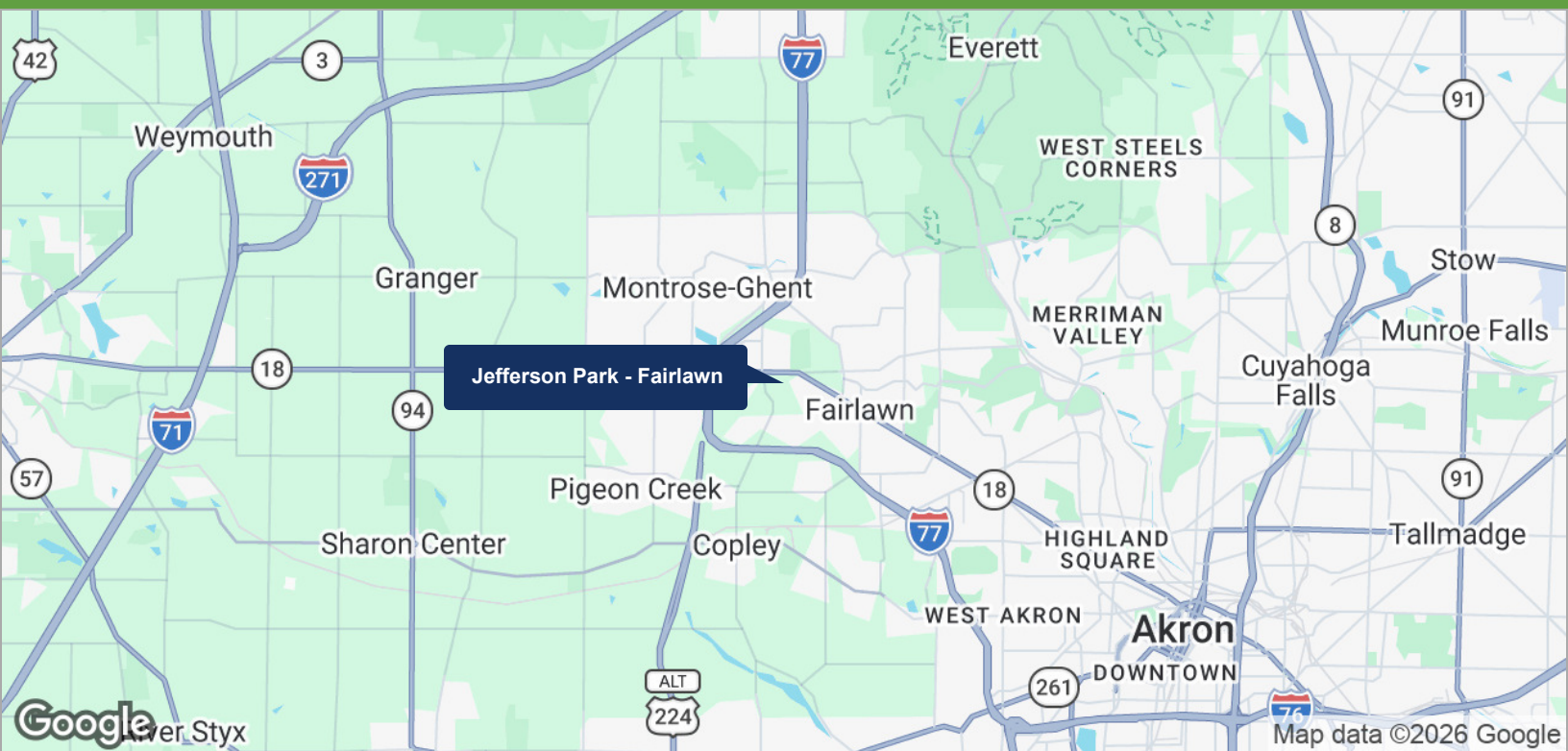


# Jefferson Park - Fairlawn

## FOR LEASE

3610-3634 W. MARKET STREET, FAIRLAWN, OH 44333

Office Building



**Patrick Craig**

ADVISOR

330.606.9459

patrick.craig@sperrycga.com

OH #SAL.2023006201

**Greg DiGeronimo**

ADVISOR

216.789.0902

greg.digeronimo@sperrycga.com

OH #SAL.2024003376

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

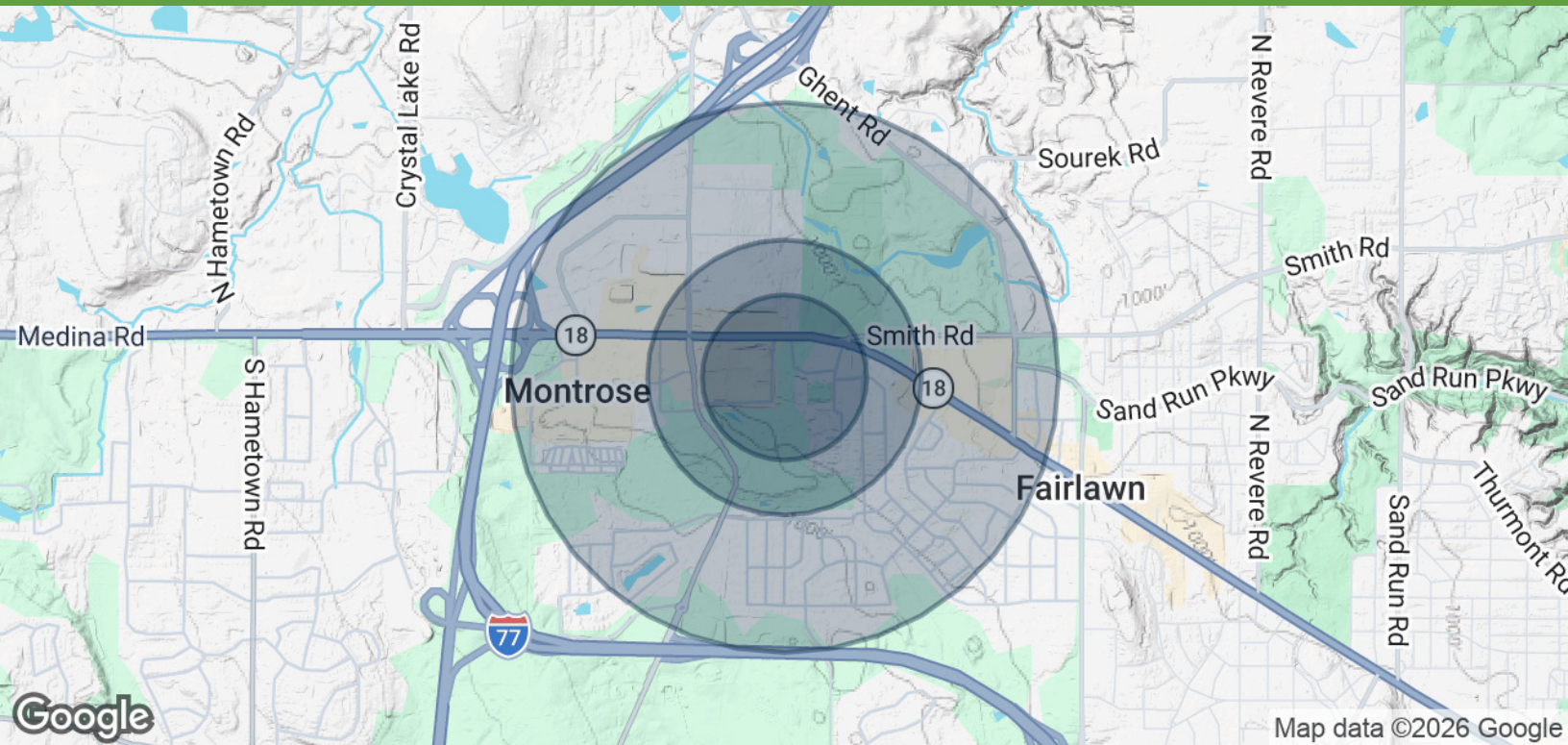


# Jefferson Park - Fairlawn

## FOR LEASE

3610-3634 W. MARKET STREET, FAIRLAWN, OH 44333

Office Building



### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	276	885	4,256
Average Age	56	55	51
Average Age (Male)	52	51	48
Average Age (Female)	60	58	53

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	121	412	2,053
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$156,465	\$145,079	\$133,306
Average House Value	\$310,262	\$331,657	\$337,562

Demographics data derived from AlphaMap



### Patrick Craig

ADVISOR

330.606.9459

patrick.craig@sperrycga.com

OH #SAL.2023006201

### Greg DiGeronimo

ADVISOR

216.789.0902

greg.digeronimo@sperrycga.com

OH #SAL.2024003376

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.