

Office | For Lease

CBRE

3550 West Market Street

Fairlawn, Ohio 44333

1,800 - 4,965 RSF Available

Click to View: [Suite 240 Virtual Tour](#) [Suite 260 Virtual Tour](#) [2nd Floor Executive Suites Virtual Tour](#)



Property Overview

Formerly home to A. Schulman, this classic two-story masonry structure was renovated in 2013 with many updates throughout the building. Additional building renovations were completed in 2025 with updated internet service, security upgrades and the second floor was refreshed with new paint and flooring throughout. The second floor also offers various suite sizes and options to accommodate a Tenant's program. Located in the Heart of Fairlawn at the intersection of Smith Road and West Market Street. Montrose service and amenities are just steps away.

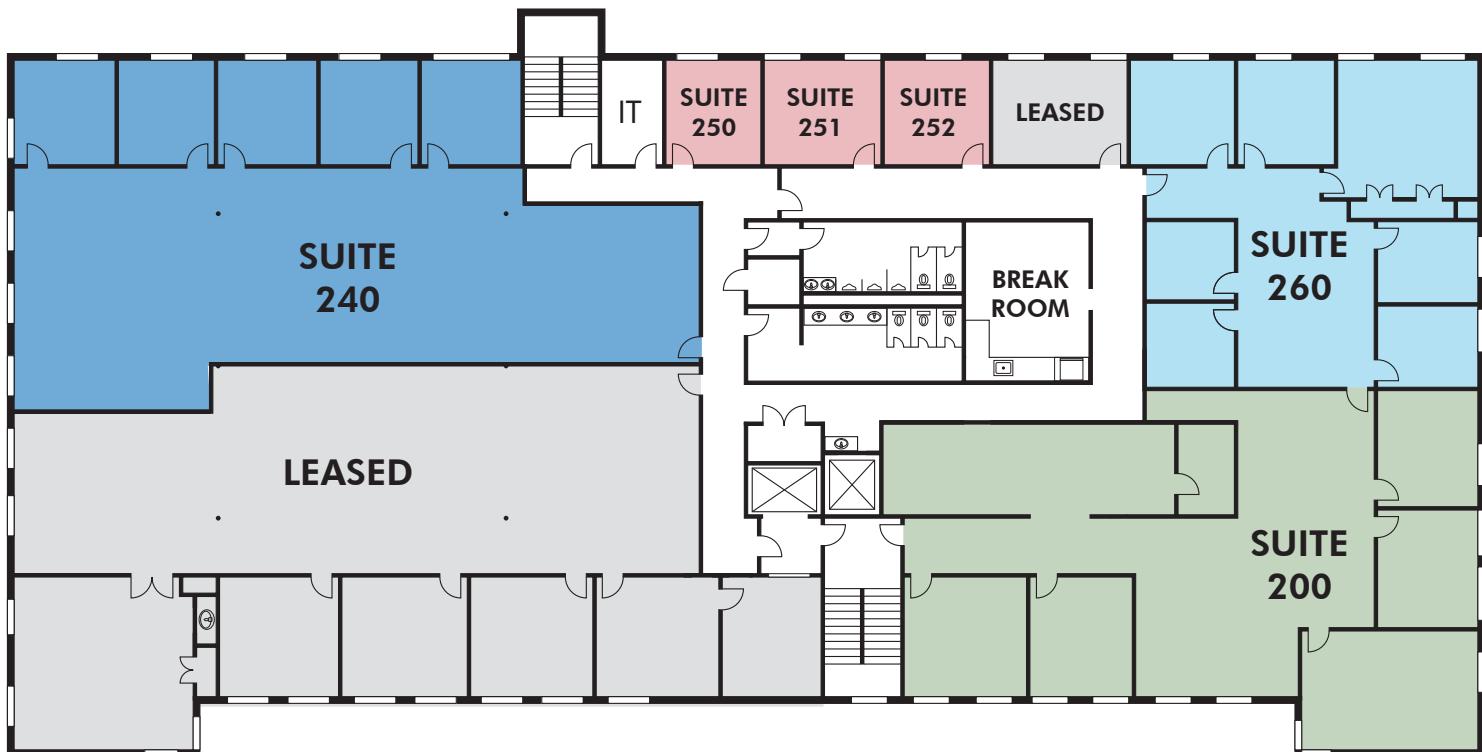
- + Highly visible street front monument signage available to larger tenants
- + Renovated restrooms, lighting, finishes, first floor lobby and building HVAC systems
- + Upgraded building internet service through FairlawnGig
- + Upgraded building security including new key fob access points, interior stairwell cameras and exterior cameras
- + Building generator, tested weekly, that backs up the building's internet service, security and life safety functions
- + Second floor recently updated with new finishes and offers perimeter offices with clerestory windows and 9 ½ ft ceilings
- + Common area break room located on second floor

Available Spaces

- + Suite 240 - 3,160 RSF - \$16.50/RSF
- + Suite 260 - 1,865 RSF - \$16.50/RSF
- + Suite 200 - 3,100 RSF - \$16.50/RSF
- + Tenant to pay utilities (estimated at \$2/RSF), in-suite cleaning and internet
- + Building provided internet service, FairlawnGig, is an additional fee

- Suite 240 - 3,160 RSF
- Suite 260 - 1,865 RSF
- Suite 200 - 3,100 RSF
- Executive Suites Available
163 RSF - 249 RSF

*Suites 200 and 260 can be combined for a total of 4,965 RSF



3550 West Market Street
Fairlawn, Ohio 44333

3550 W Market St





Contact Us

Katie Thome
Senior Associate
+1 330 670 4411
katie.thome@cbre.com

CBRE, Inc.
3421 Ridgewood Rd, Suite 150
Akron, Ohio 44333
www.cbre.us

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.