



For LEASE

Prime Office Space in the West Market Corridor

3200 West Market Street, Akron, OH 44333



PROPERTY SUMMARY

Positioned at the absolute center of Fairlawn's premier professional corridor, the Class A campus at 3200-3250 West Market Street pairs unmatched visibility.

Take advantage of the opportunity to lease premium office spaces in the highly sought-after West Market Corridor.

Located adjacent to Summit Mall and the Hilton Hotel, the building offers Class A office spaces in a prime location, with convenient access to major highways, public transportation, and a wide range of local amenities.

PROPERTY HIGHLIGHTS

- Ecosystem: The surroundings of the office campus are the reason employees want to come in. Summit Mall is across the street. Double Tree by Hilton Hotel next door. Starbucks, Giant Eagle, and Target are within walking distance.
- Market influence: The primary driver of commercial activity in the area. 29,260 VPD on West Market Street. \$102K average household income within 3 miles.
- Modern & Flexible Infrastructure: Fairlawn Gig fiber. Public transit access. I-77 in minutes. The unglamorous details that determine whether employees actually show up and clients can actually find you.

Lease Rate	Negotiable
Site Size	1 Acres
Building Size	101,631 SF
Available SF	333 - 3,669 SF



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Available Spaces

3200 West Market Street

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3200 Building, Suites 1,4,8 & 9	Available	333 SF	NNN	Negotiable	333-1538 SF
3250 Building, Suites 1,2,3,4,7,9 & 11	Available	790 SF	Gross	Negotiable	314-1465 SF
3250 Building, Suite 111	Available	979 SF	NNN	Negotiable	979 SF
3250 Building, Suite 109	Available	690 SF	NNN	Negotiable	690 SF



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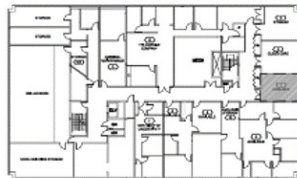


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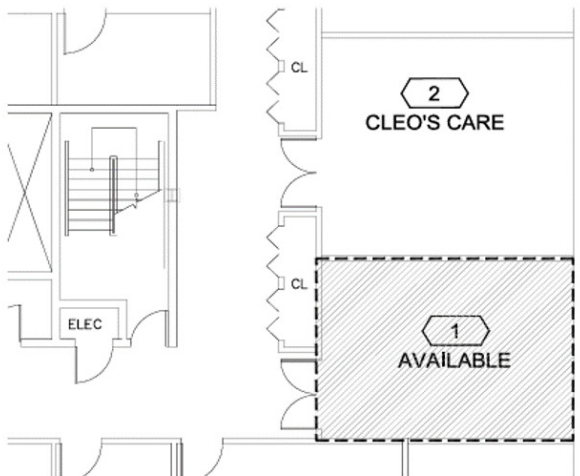


3200 WEST MARKET STREET

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



Suite Locations - Lower Floor

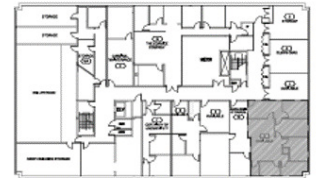


SUITE 1

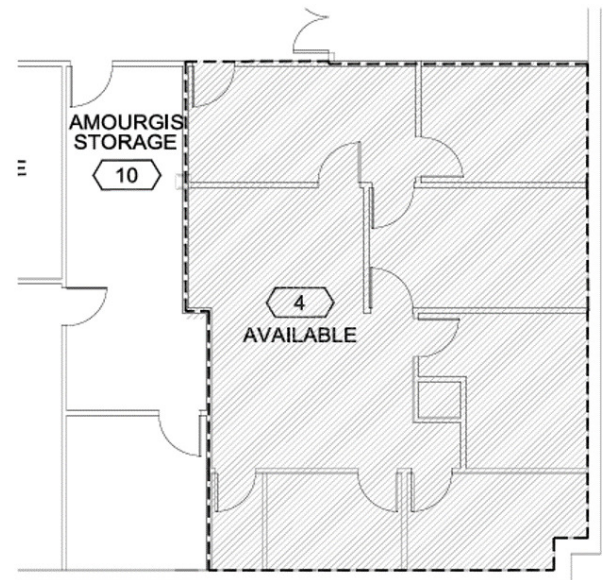
SCALE: 1/8" = 1'-0"

3200 WEST MARKET STREET

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



Suite Locations - Lower Floor



SUITE 4

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



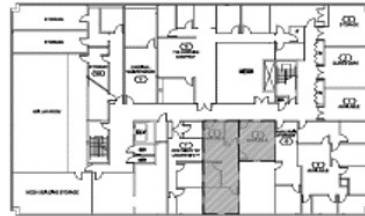
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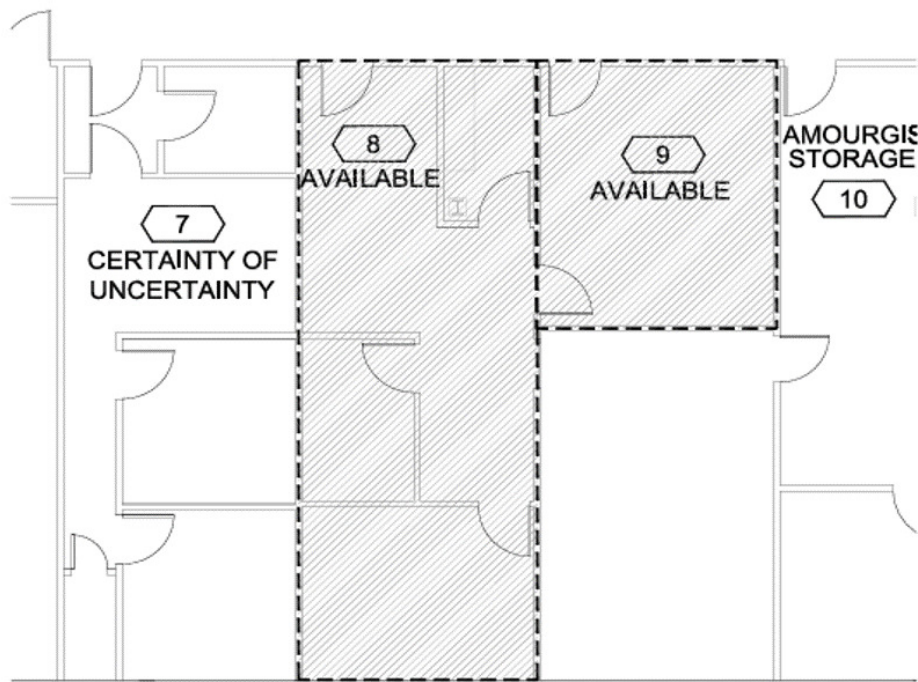
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Suite 8
Usable SF = 643 x 1.19 Load Factor
Rentable SF = 765
Suite 9
Usable SF = 280 x 1.19 Load Factor
Rentable SF = 333



Suite Locations - Lower Floor



SUITES 8 & 9

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



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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"

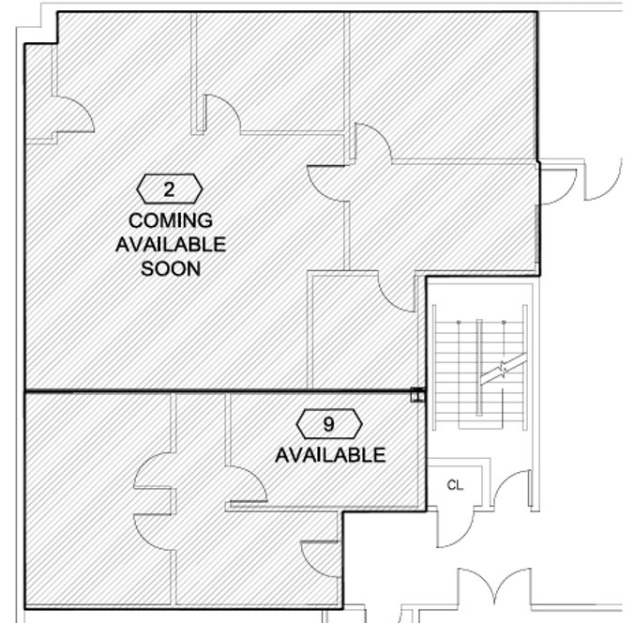
3250 WEST MARKET STREET

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"



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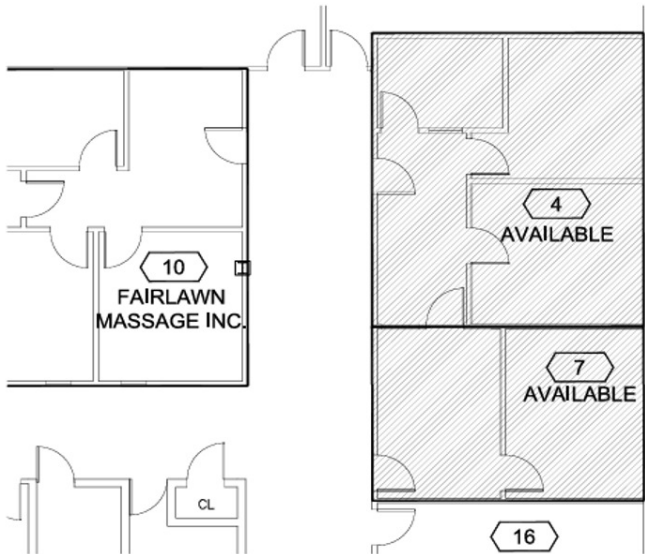
3250 WEST MARKET STREET

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

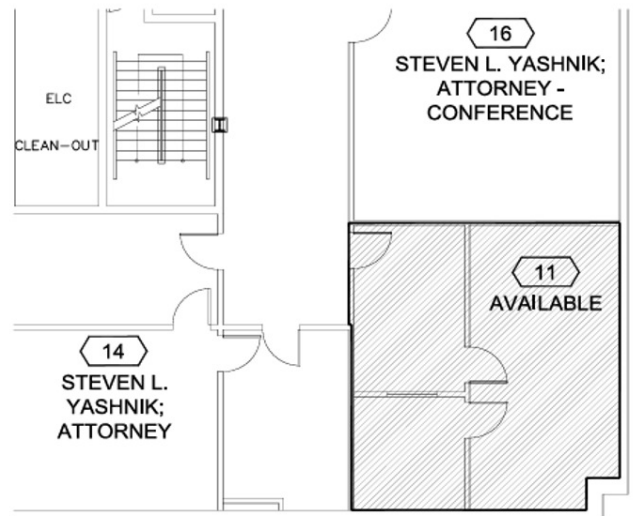
SCALE: 1/8" = 1'-0"

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"



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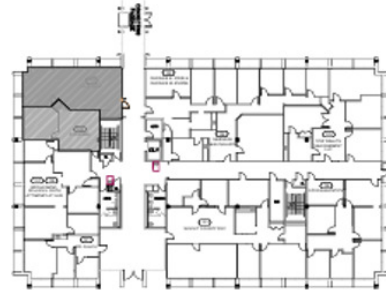
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3250 WEST MARKET STREET

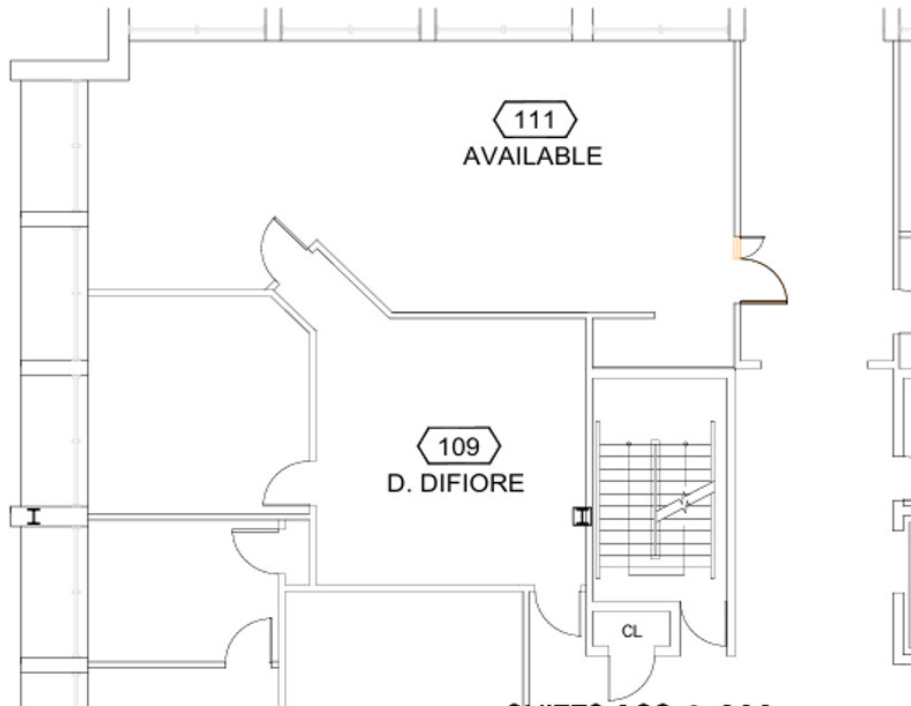
Suite 109
Usable SF = 580 x 1.19 Load Factor
Rentable SF = 690

Suite 111
Usable SF = 823 x 1.19 Load Factor
Rentable SF = 979

Combined
Usable SF = 1,403 x 1.19 Load Factor
Rentable SF = 1,669



Suite Locations - First Floor



SUITES 109 & 111

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



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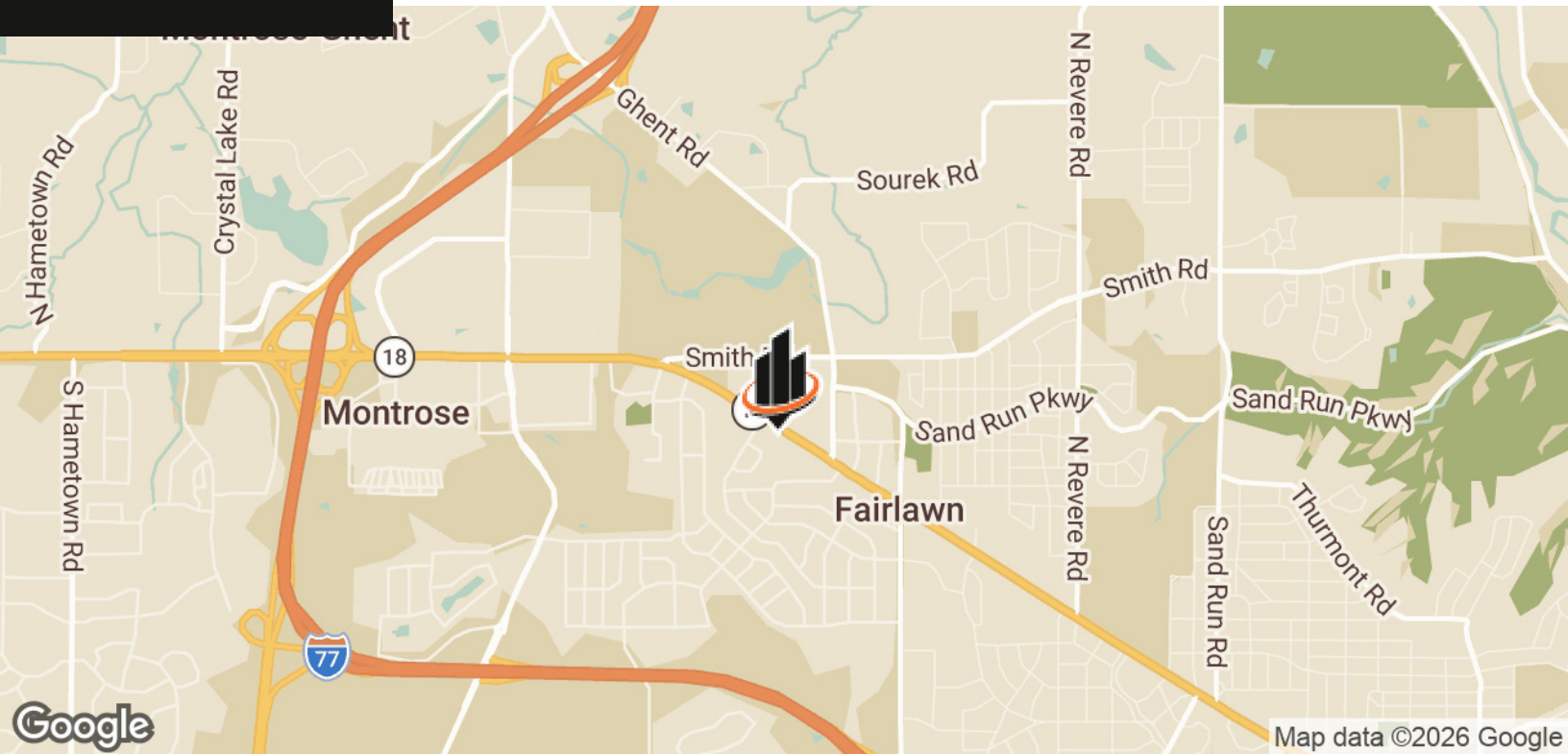
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Location & Retailer Map

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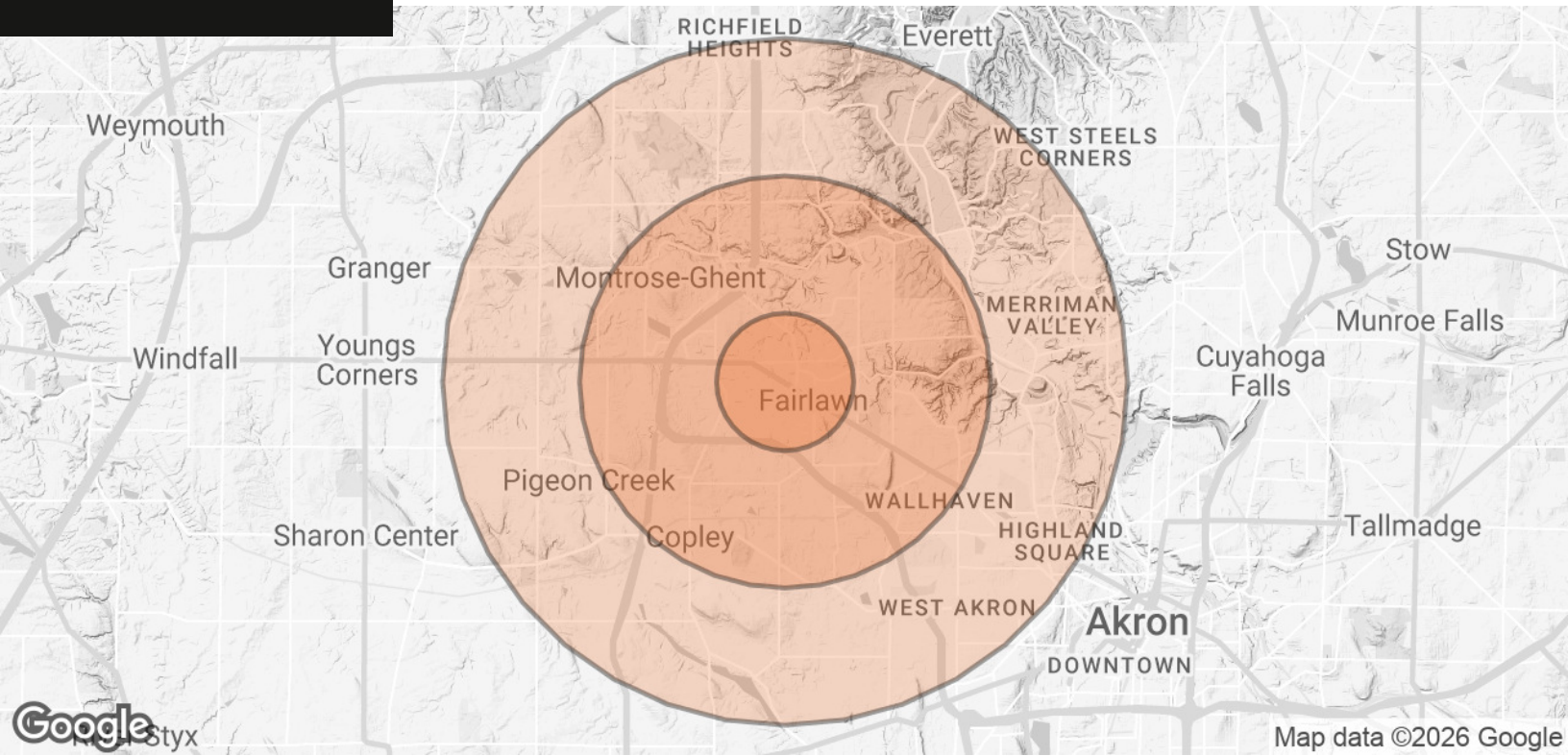


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,221	36,836	88,622
AVERAGE AGE	45.3	44.4	44
AVERAGE AGE (MALE)	39.6	41.3	41.6
AVERAGE AGE (FEMALE)	47.2	46.1	45.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,092	17,306	42,251
# OF PERSONS PER HH	2	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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