

EMBASSY PARK

3800 Embassy Parkway, Akron, OH 44333



NAIPleasant 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.

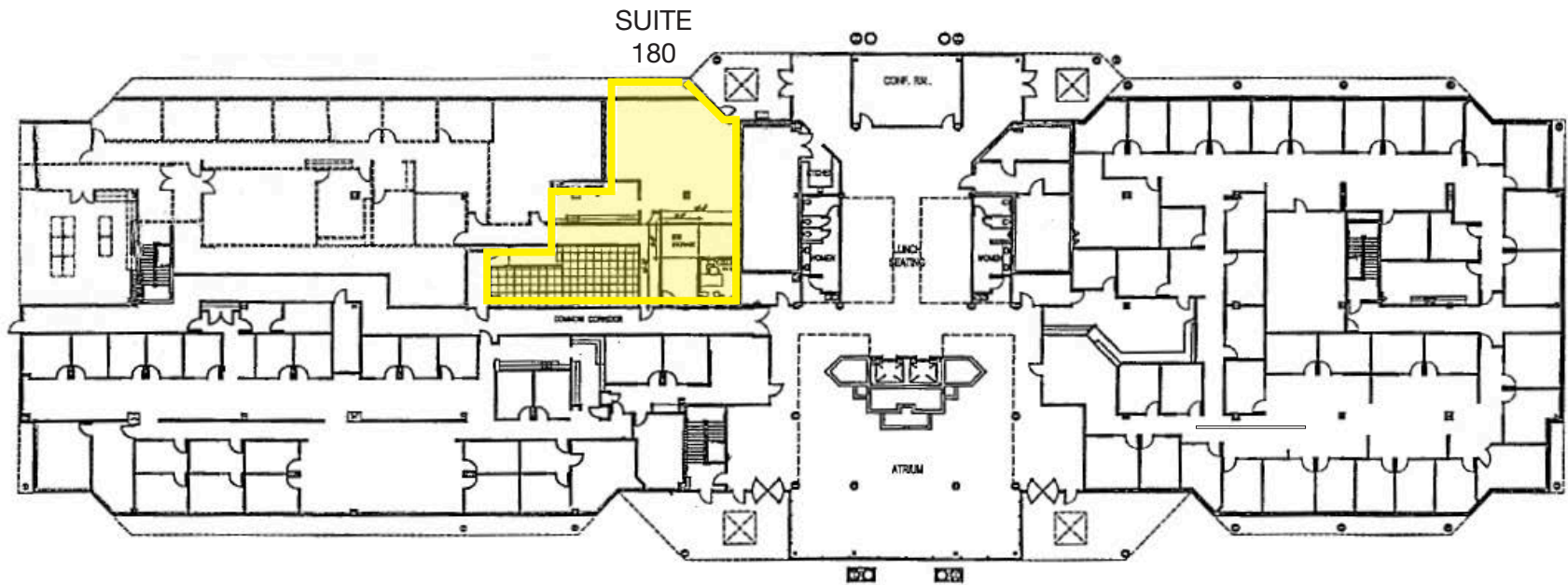
The Class A property features a wide range of suite sizes, from 1,032 to 37,757 square feet, with potential building signage available.

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.

SUITE #	FLOOR #	AVAILABLE
180	1st floor	4,452 SF

FIRST FLOOR



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

G.F. "Geoff" Coyle, III, SIOR
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gcoyle@naipvc.com

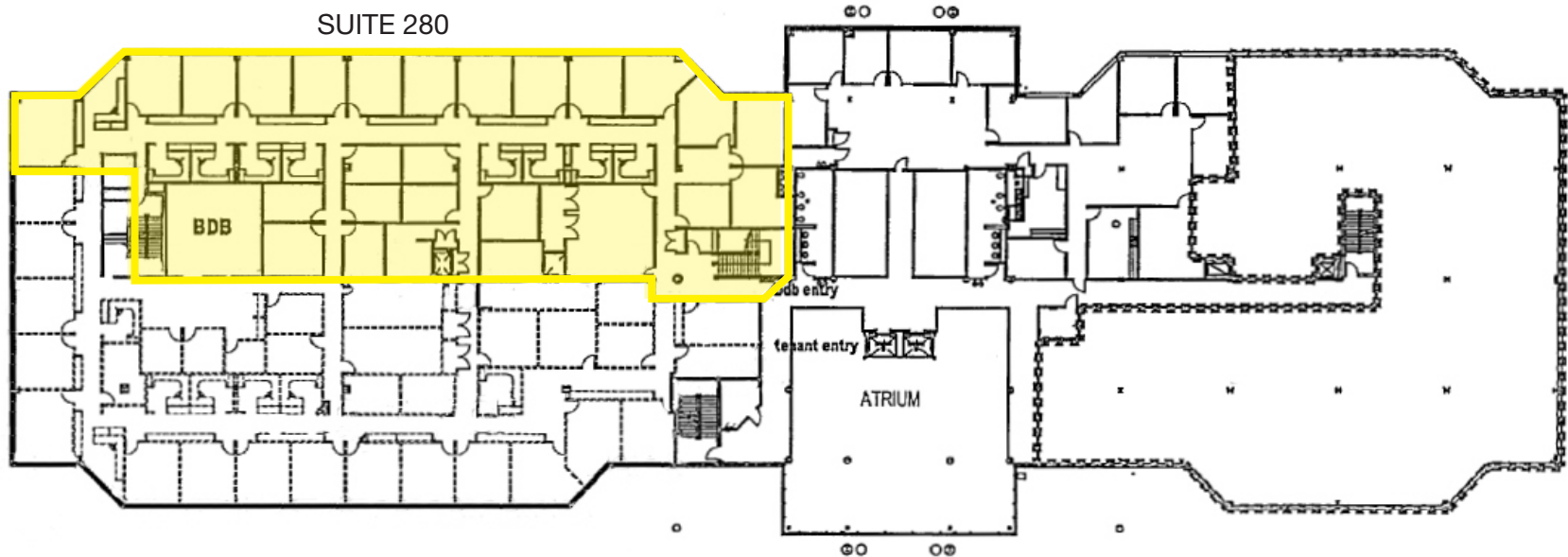
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SUITE #	FLOOR #	AVAILABLE
280	2nd floor	11,247 SF

SECOND FLOOR



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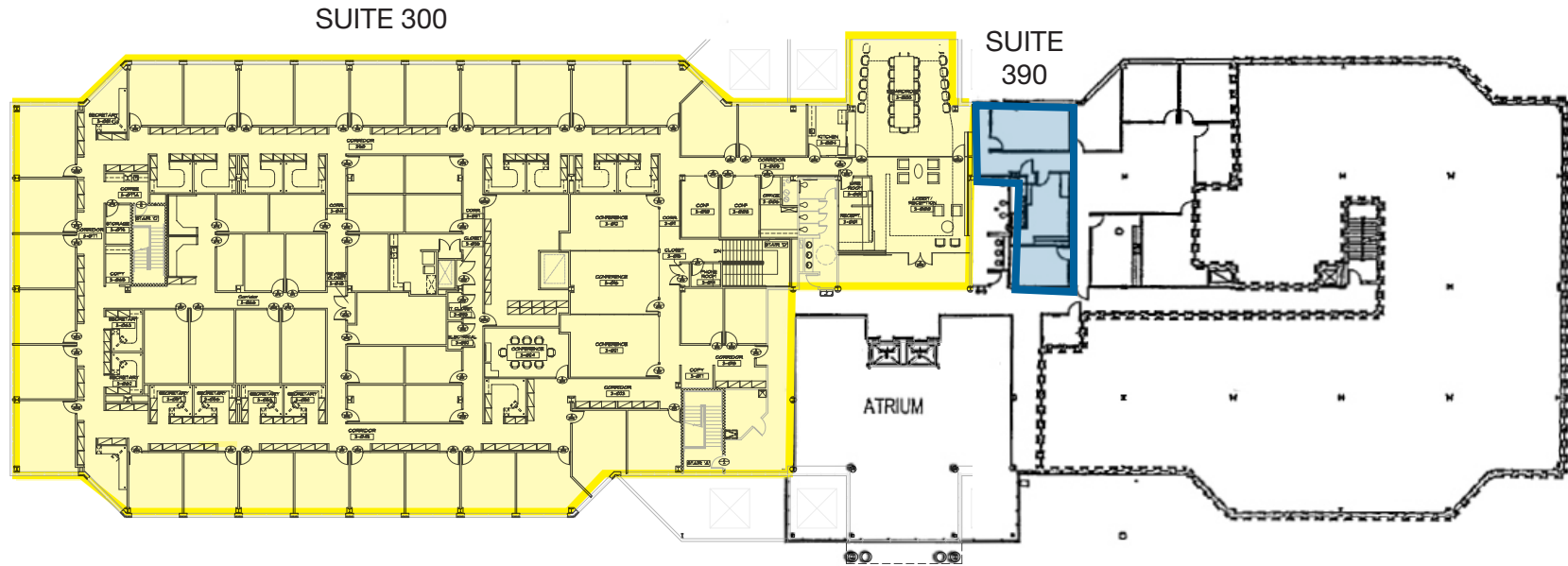
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SUITE #	FLOOR #	AVAILABLE
300	3rd floor	25,478 SF
390	3rd floor	1,032 SF

THIRD FLOOR



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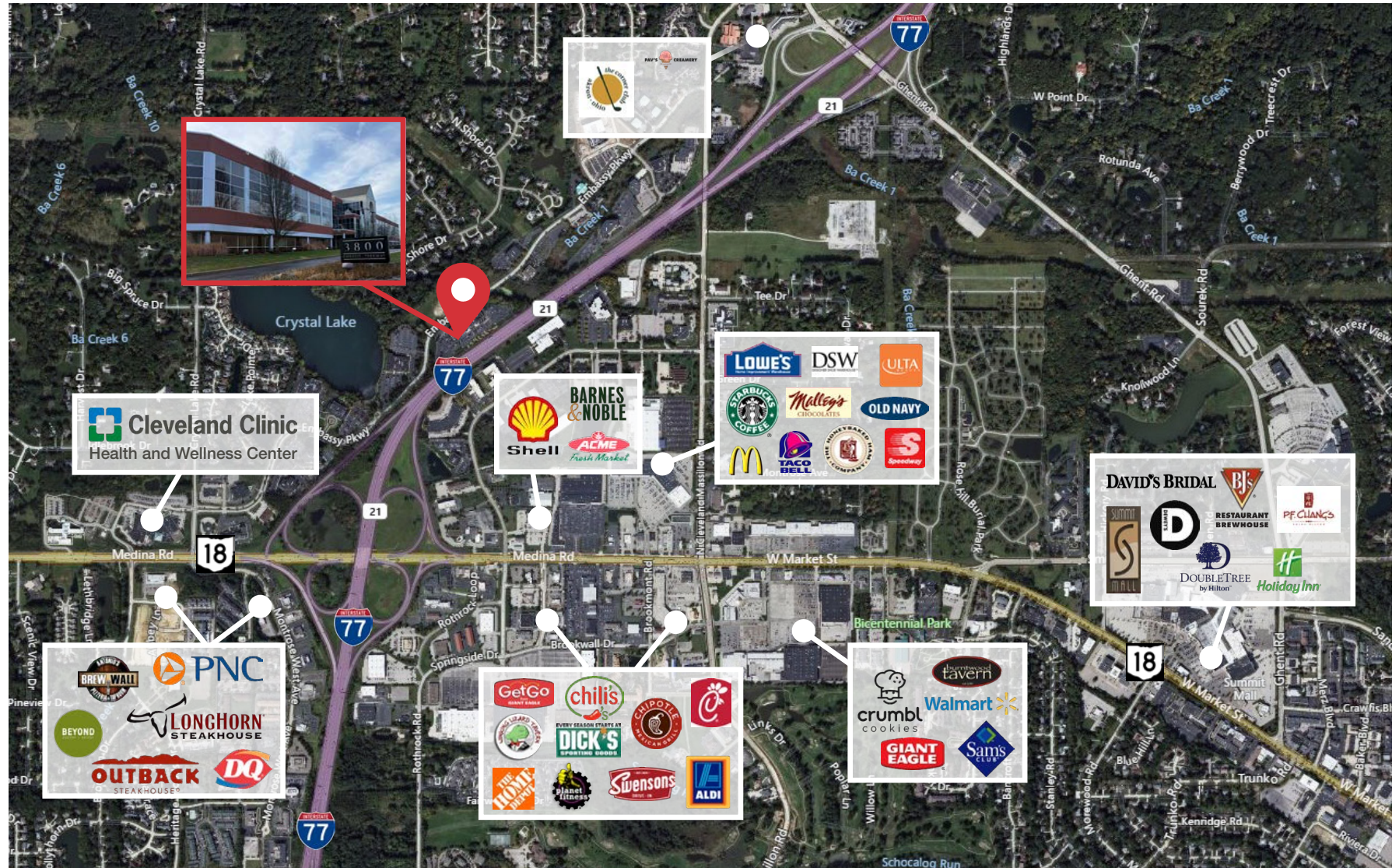
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LOCATION



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BUILDING INFORMATION

Property Details

3800 Embassy Parkway, Akron, OH 44333

TOTAL BUILDING SF: 117,217 SF

AVAILABLE SPACE: 1,032 SF - 37,757 SF

MAXIMUM CONTIGUOUS: 37,757 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

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