EMBASSY PARK

3800 Embassy Parkway, Akron, OH 44333



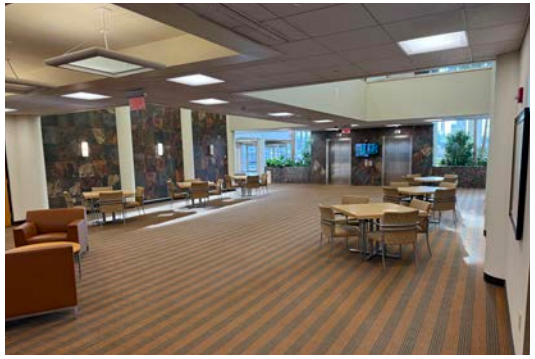
NAI Pleasant Valley

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

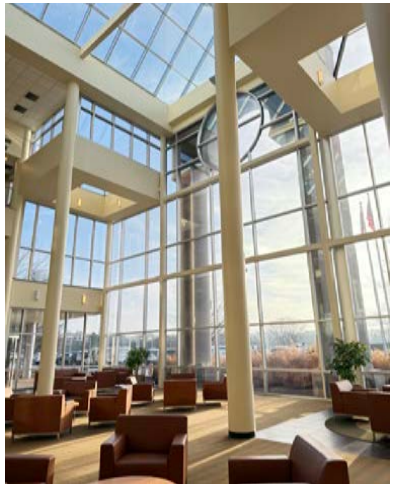
540 White Pond Drive, Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com















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.

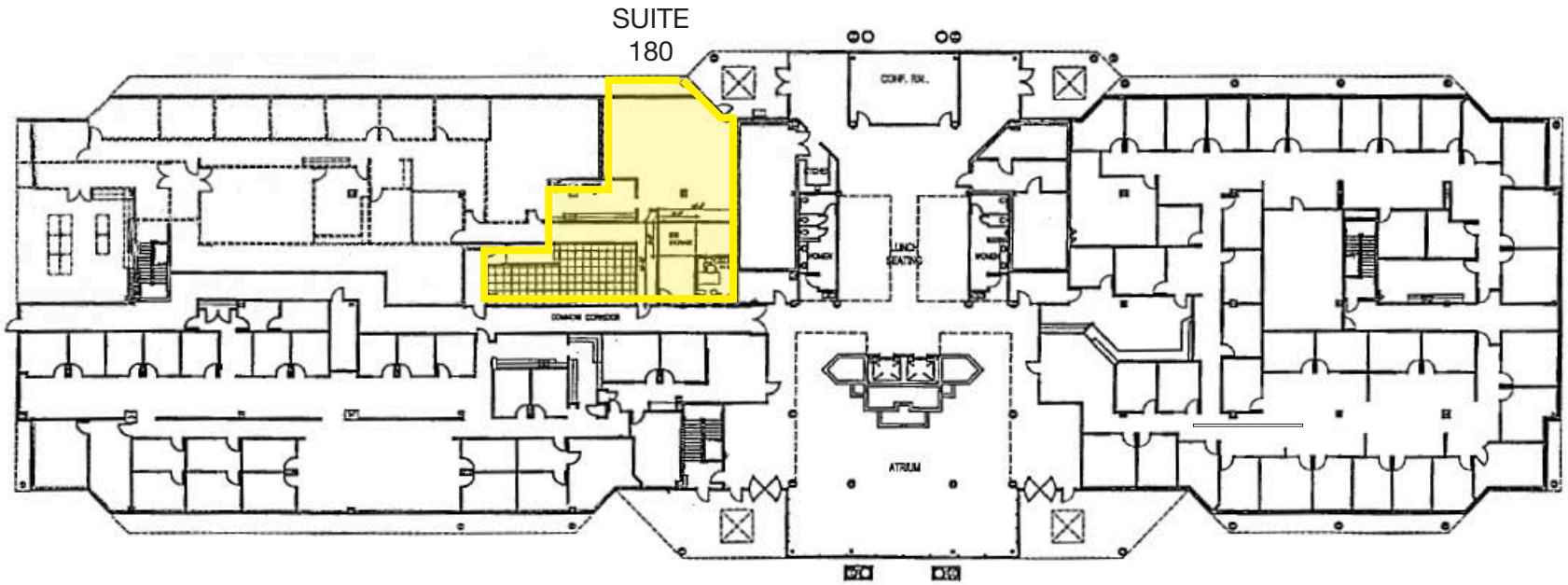
The Class A property features a wide range of suite sizes, from 1,032 to 37,757 square feet, with potential building signage available.

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



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

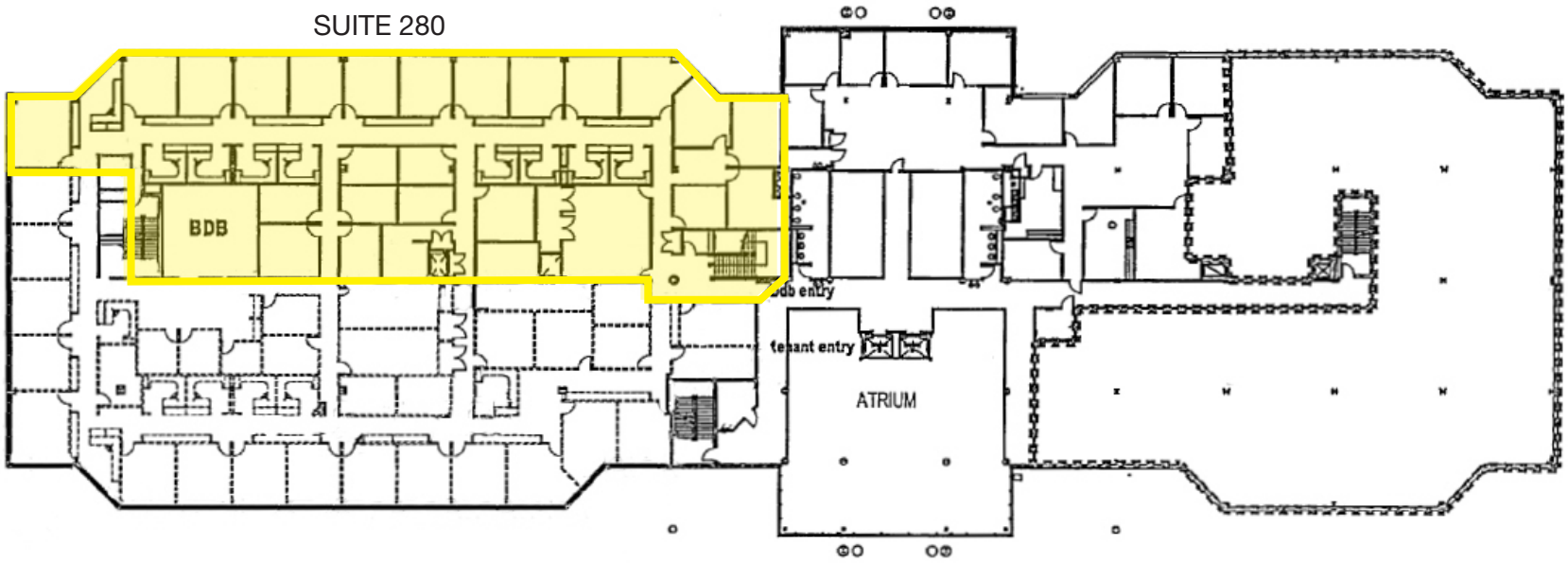
Alec J. Pacella, CCIM
+1 216 455 0925
apacella@naipvc.com

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



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

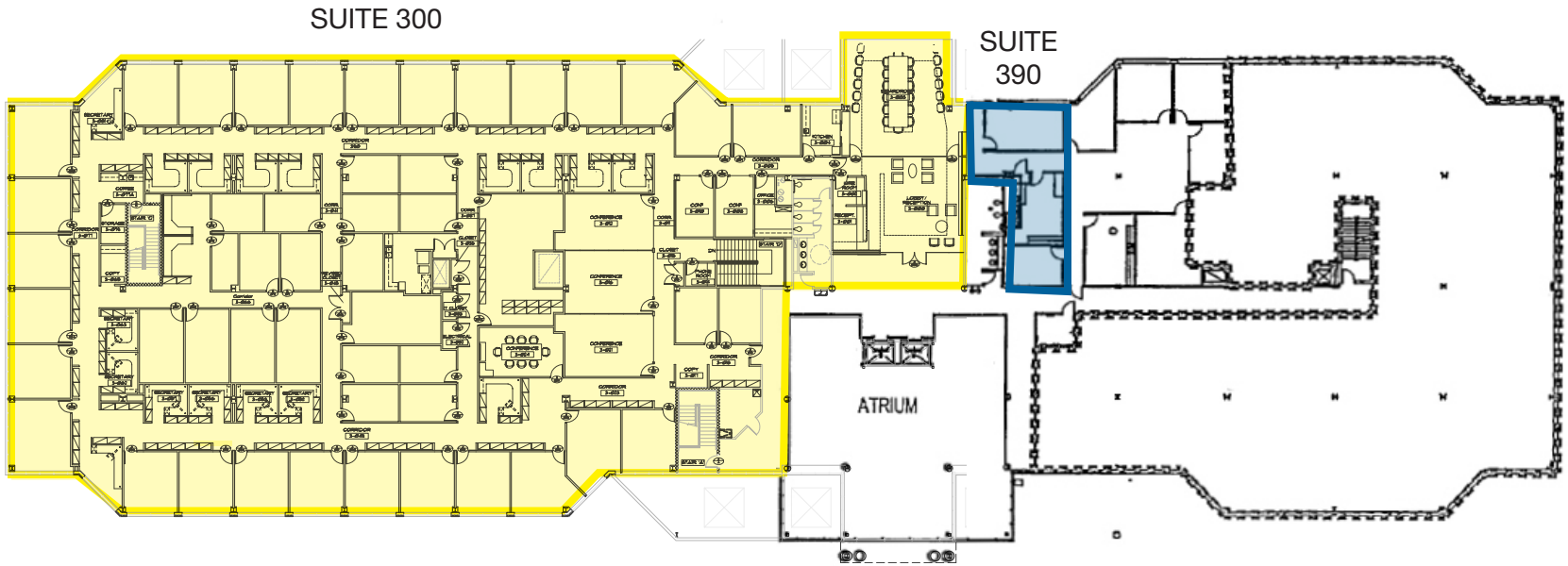
Alec J. Pacella, CCIM
+1 216 455 0925
apacella@naipvc.com

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

THIRD FLOOR

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



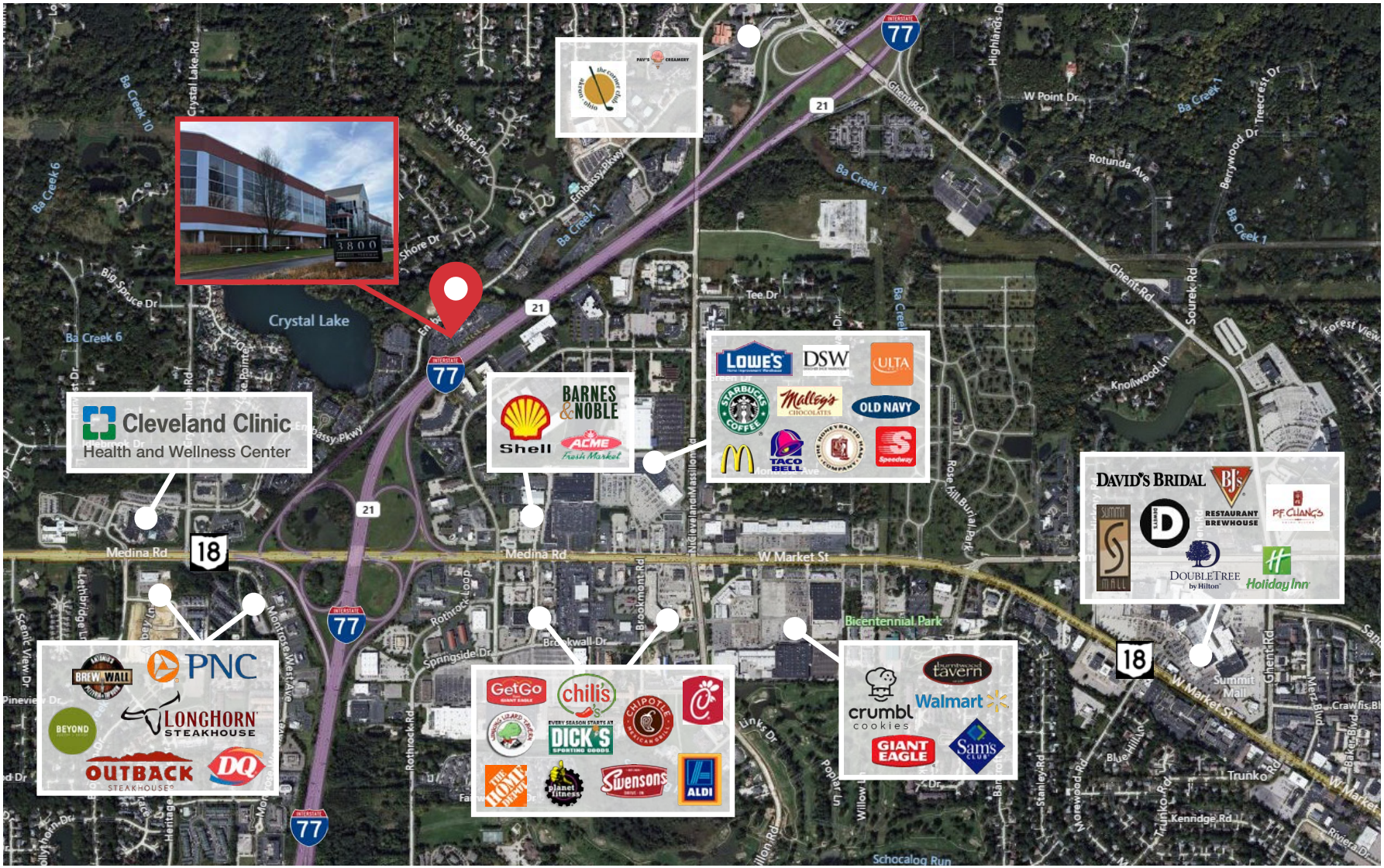
G.F. "Geoff" Coyle, III, SIOR
+1 330 328 8150
gcoyle@naipvc.com

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



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:	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

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

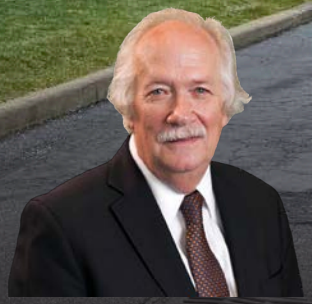
Alec J. Pacella, CCIM
+1 216 455 0925
apacella@naipvc.com

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

NAI Pleasant Valley

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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



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