

Professional Office Space for Lease or Sale

3501 Embassy Parkway, Fairlawn, Ohio 44333



CUSHMAN &
WAKEFIELD

CRESCO
Real Estate

3501 Embassy Parkway

- Secluded office setting in well-established Fairlawn location
- Located minutes from Interstate 77, with direct access to the Montrose/Copley/Fairlawn retail and dining corridor
- Surrounded by an active healthcare cluster, including Summa Health, University Hospitals, and Cleveland Clinic outpatient locations along Embassy Parkway
- Fairlawn draws a strong daytime population from its concentration of offices, retail, and medical services, supporting steady patient and client traffic
- Retina Associates will occupy ground floor
- Plug & Play Space: 16 Offices, 2 Conference Rooms, Break Room, and Private Bathrooms with modern finishes
- Ownership will lease or create a condo unit for purchase
- Second floor exclusivity

Pricing

SALE: Negotiable

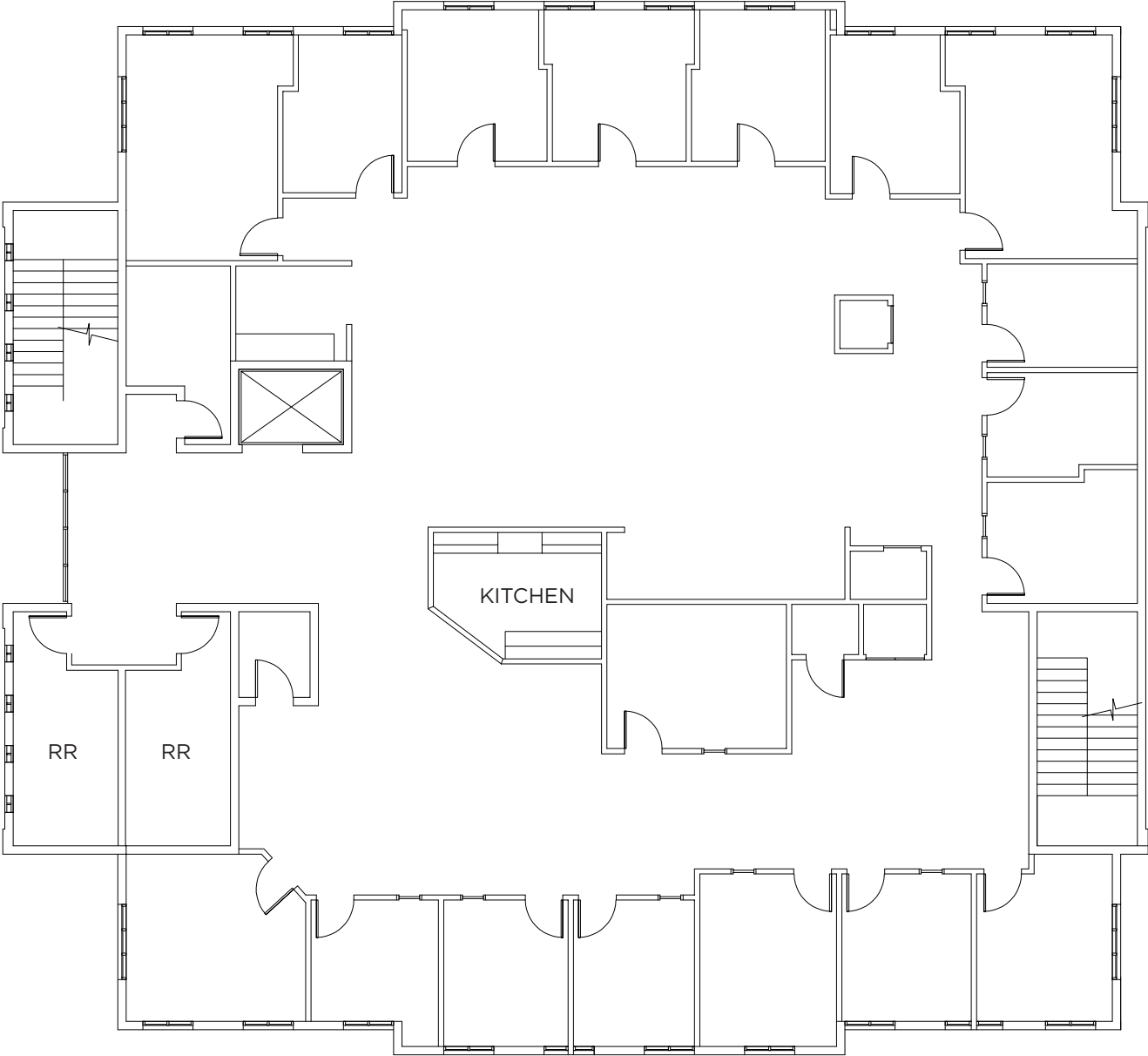
LEASE: \$21.00/SF + Cleaning & Utilities



Quick Stats

Building SF	14,136 SF
Available SF	7,000 SF
Floors	Two (2)
Year Built	1997
Parcel	78-00123
Building Class	Class-A
Land Area	1 Acre
Parking	30 Spaces

Floor Plan | Second Floor | 7,000 SF



Photos



Photos



Photos



**3501 EMBASSY PARKWAY
FAIRLAWN, OHIO 44333**

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