



## **FAIRLAWN OFFICE PARK**

- Address:** 3090 and 3094 West Market Street  
Fairlawn, Ohio 44333
- Total Building Area:** 3090 – 56,087 (+/-) square feet  
3094 – 30,888 (+/-) square feet
- Space Available:** 100 to 21,000 square feet
- Number of Floors:** Three (3)
- Escalations:** Any increase in operating expenses and real estate taxes over a base year is passed through to each Tenant on a prorata basis.
- Elevators:** Two (2) passenger elevators are provided in each building.
- Tenant Improvements:** Negotiable
- Utilities:** By Tenant
- Heating / Air Conditioning:** Gas fired, forced air system with numerous thermostat controlled zones.
- Electric:** \$0.18 per square foot per month
- Cleaning:** By Tenant
- Parking:** Generous surface parking surrounds the building.
- Amenities:**
- Picnic Areas
  - Building conference room
  - Restaurants and shopping nearby
  - Hands-on owner management

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