

Fully Leased Class A Office Building with Sale-Leaseback Flexibility

8948 CANYON FALLS

FOR SALE

8948 Canyon Falls Blvd | Twinsburg, Ohio 44087





Executive Summary

14,572 SF Class A single story office, built in 2011 and in excellent condition

Prime location near highway access and downtown Twinsburg's amenities

Fully occupied with strong returns. Can offer flexibility for a sale-leaseback or owner to vacate 7,800 SF for a medical or office user

Modern, move-in ready suites with abundant natural light and high-quality tenancy

Leases in place are triple-net and favorably structured for ease of ownership

Contact broker for pricing or to schedule a tour

gross rentable area
14,572 SF

year built
2011

of floors
One (1)

occupancy
100%

asking price
\$2,400,000

cap rate
8.5%



Quick Specs

| | |
|--------------------|---|
| Address | 8948 Canyon Falls Blvd Twinsburg, Ohio 44087 |
| Parcel | 6409214 |
| Year Built | 2011 (2016) |
| Building Size | 14,572 SF |
| Site Size | 1.50 AC |
| Floors | One (1) |
| Average Floorplate | 14,572 SF |
| Parking | Paved Surface Lot 4:1000 |
| Primary Use | Office |
| Secondary Use | Medical Office |
| Construction | Block |
| Roof | Flat |
| Heat | Package Units |
| A/C | Central |

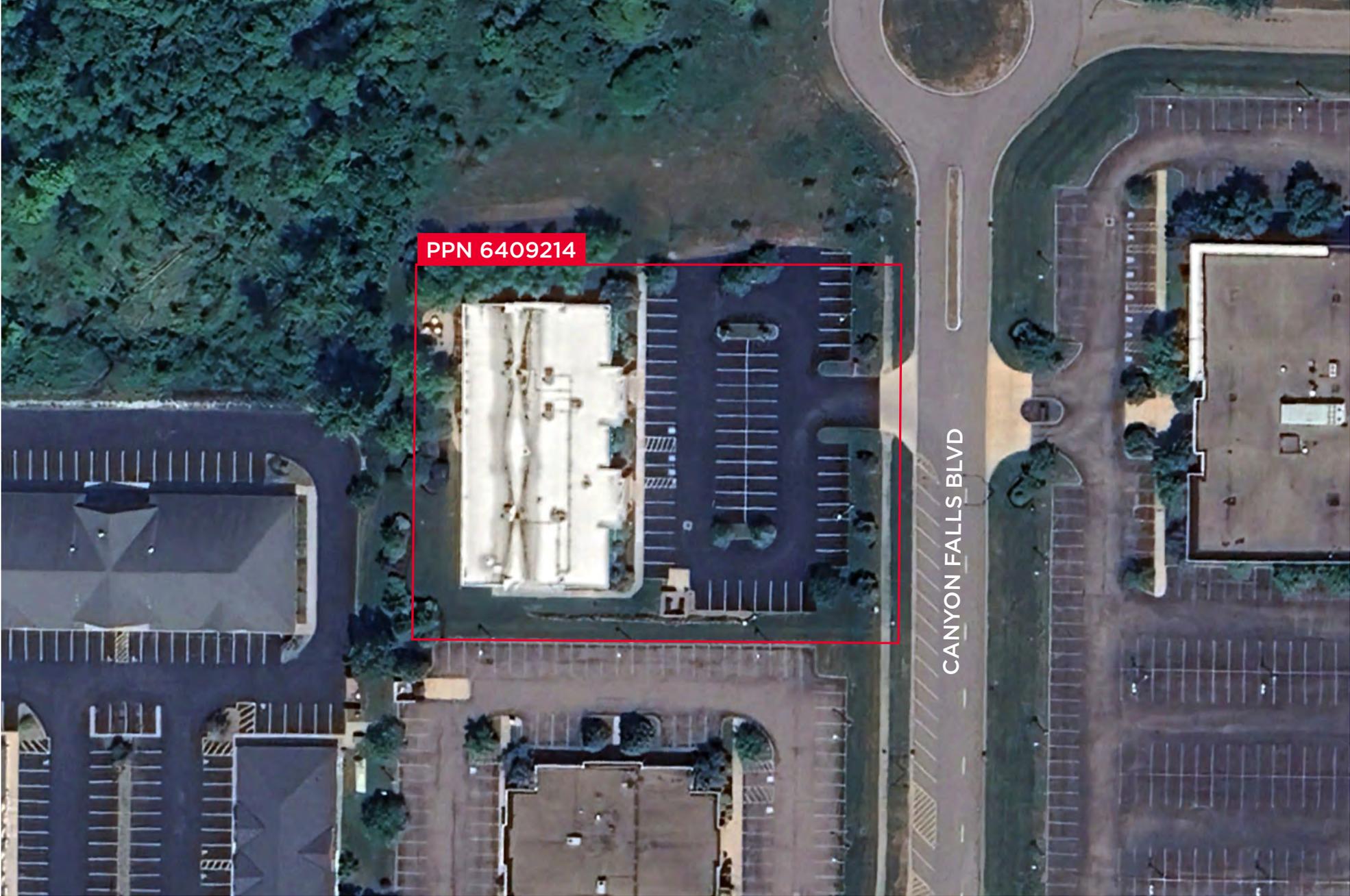
Floor Plan



14,572 SF

Additional common area street parking on the perimeter of the property

Parcel Map



Tenant Overview



Edward Jones

Suite Size 7,930 SF

Richter Healthcare Consultants, based in Twinsburg, Ohio, is a CPA-owned firm specializing in consulting, accounting, and revenue cycle management services tailored for long-term post-acute care (LTPAC) and senior living providers nationwide. Founded in 1999 by Jennifer Richter, the company has grown to a team of over 90 professionals with extensive experience in healthcare finance and operations. Richter offers a comprehensive suite of services, including clinical and Medicaid consulting, EHR implementation and optimization (notably with PointClickCare®), and outsourced revenue cycle management. Their mission is to enhance outcomes across clinical, financial, and operational domains by delivering customized solutions that address the unique challenges faced by LTPAC organizations.

[Website](#)

Suite Size 5,231 SF

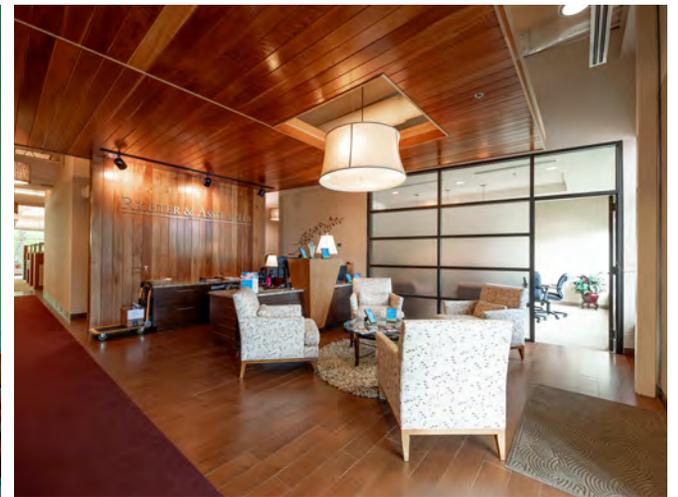
Joseph, Mann & Creed (JMC) is a nationally licensed and bonded accounts receivable management firm headquartered in Twinsburg, Ohio. Since 2001, JMC has provided tailored commercial and consumer debt collection services, including first- and third-party collections, litigation support, and outsourcing solutions. Serving industries such as banking, insurance, telecom, and media, JMC is known for its respectful and results-driven approach that balances effective recovery with client reputation. The firm is certified by industry organizations like the Commercial Law League of America (CLLA) and ACA International, reinforcing its commitment to compliance and integrity.

[Website](#)

Suite Size 1,200 SF

Edward Jones is a privately held financial services firm headquartered in St. Louis, Missouri, founded in 1922 by Edward D. Jones Sr. The company specializes in serving individual investors and small-business owners across the U.S. and Canada through a vast network of over 15,000 branch offices and nearly 19,000 financial advisors. With a client-centric approach, Edward Jones emphasizes long-term investment strategies, offering personalized financial advice tailored to each client's goals and risk tolerance. As of 2023, the firm manages approximately \$2.2 trillion in assets for over 9 million clients. Under the leadership of Managing Partner Penny Pennington since 2019, Edward Jones continues to prioritize personalized service and community presence, maintaining its commitment to helping clients achieve their financial objectives.

[Website](#)





Neighborhood

Twinsburg, Ohio

Twinsburg, Ohio, is a thriving suburban community midway between Cleveland and Akron, boasting a population of about 19,300 (2020 census) that has grown steadily at approximately 14% since 2000. The city stands out for its strong economic profile: the median household income is around \$95,100, about 1.3-1.4x higher than the Ohio and Akron metro averages, and the per capita income exceeds \$55,000, with poverty levels well below state and national norms. This affluence fuels robust consumer demand and underpins a stable office tenant base.

Accessibility is another asset. Twinsburg sits right on Interstate 480 and State Route 82, with convenient connections to both Akron-Canton and Cleveland Hopkins International airports. Commuting is efficient as well with mean travel times around 22-23 minutes, slightly better than the regional averages, making it an ideal location for both local employees and those commuting to larger employment hubs.

Twinsburg is known for its top-tier community services and schools. The Twinsburg City School District consistently earns the state's highest "Excellent with Distinction" rating, anchored by high-performing institutions like Bissell Elementary (*a National Blue Ribbon School*) and a modern high school. It also benefits from a highly educated talent pool with nearly 46% of adults hold at least a bachelor's degree.

Beyond household wealth and education, Twinsburg fosters a diverse and growing business community. Local major employers include PepsiCo, Rockwell Automation, Cleveland Clinic, University Hospitals, Amazon, Fed Ex, UTC Aerospace, Leidos, Pepperl+Fuchs, and Hitachi Medical Systems America, reflecting a strong mix of tech, healthcare, manufacturing, and professional services. This vibrant employer base supports regional job growth, which rose approximately 2.3% from 2022 to 2023. Taken together, these factors make Twinsburg a highly attractive location for office space investment and leasing.



DOWNTOWN CLEVELAND | 29 MIN DRIVE



8948 CANYON FALLS BLVD

Twinsburg Town Center

KENT STATE
CLEVGA
Regional Academic Center

Cleveland Clinic
Family Health and Surgery Center, Twinsburg

87,908

Population
(2024 | 5 Mile)

44.1

Median Age
(2024 | 5 Mile)

35,145

Households
(2024 | 5 Mile)

\$156,232

Household Income
(2024 | 5 Mile)

3,849

Total Businesses
(2024 | 5 Mile)

50,907

Total Employees
(2024 | 5 Mile)

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