



FOR LEASE

Canyon Falls Office Complex

8920, 8921 and 8957 Canyon Falls Blvd.
Twinsburg, Ohio 44087

Premium office spaces available

A centrally-located and modern
environment for your growing business



Accelerating success.

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Prime Location

Class A/B office complex located near the main retail area and freeway exits in Twinsburg, Ohio

Flexible Suites Available

Three building with suites ranging rom 2,061 to 40,000 square feet, available immediately.

Workplace Oasis

A park-like setting with plentiful surface parking. Each building includes a backup generator and outdoor patio area. Each available suite offers a kitchenette, plentiful windows and furniture.

Unmatched Accessibility

Conveniently located near Rt. 82 & I-480, about 30 miles from both Cleveland Hopkins (CLE) and Akron-Canton (CAK) airports. Surrounded by retail shopping areas, medical facilities, QSRs and full-service restaurants, banks and hotels with conference centers.

LEASE RATE: NNN

\$16.50 RSF/YR

Population

34,703

Median Household Income

\$115,250

Average Home Value

\$346,406

Median Age

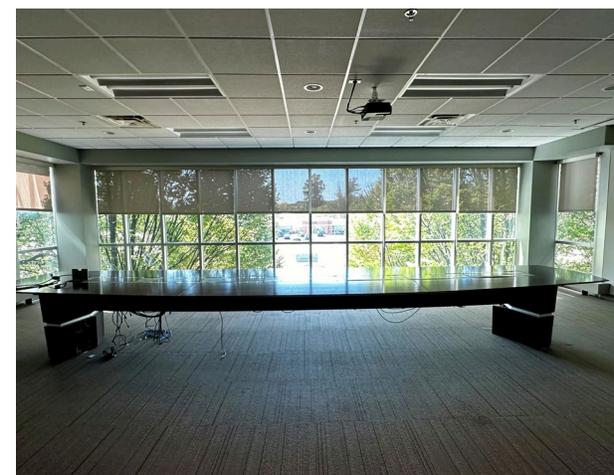
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Daytime Workers

26,306

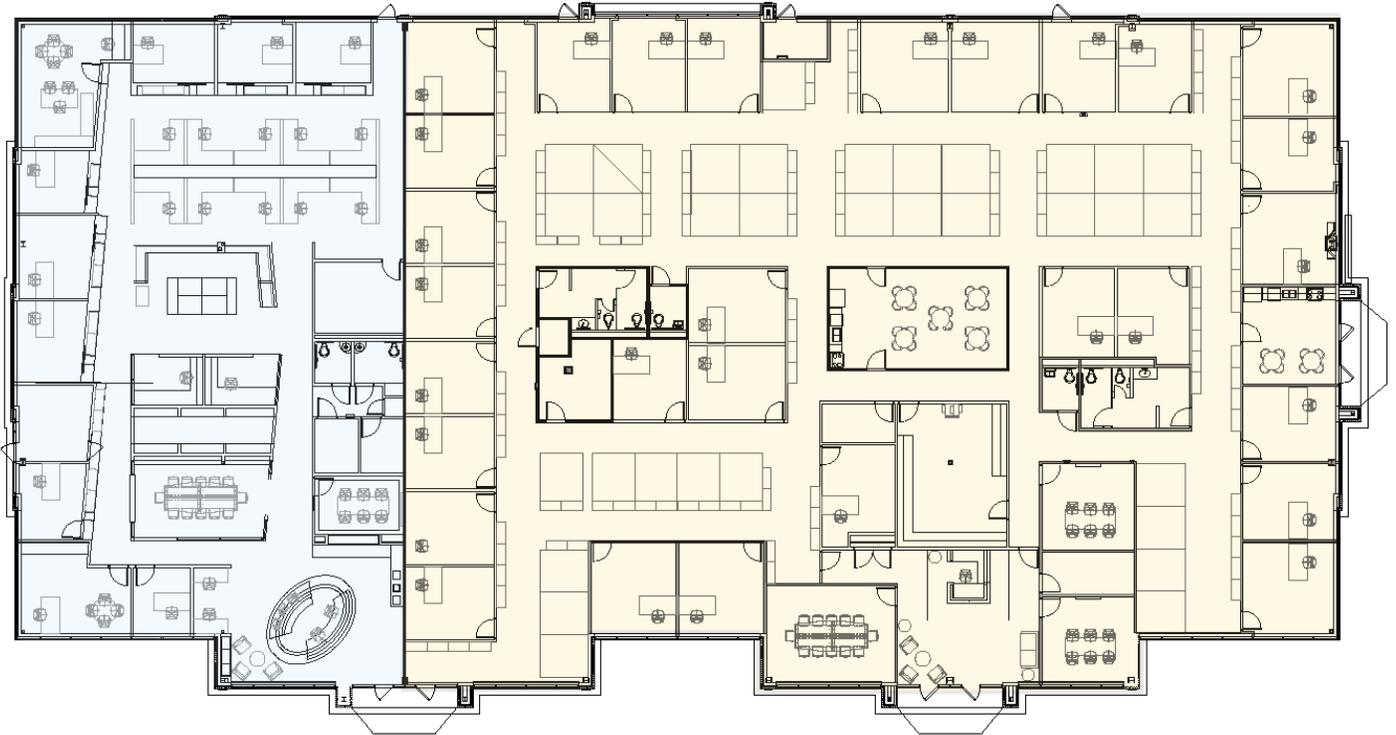
Demographics based on a 3-mile radius

Property name	Canyon Falls Office Complex
Location	8920, 8921 and 8957 Canyon Falls Blvd.
Total building size	94,473 SF (3 Buildings)
Floors	1 & 2
Floor sizes	Bldg. 8920 – 31,075 SF
	Bldg. 8921 – 23,398 SF
	Bldg. 8957 – 40,000 SF
Available space	Bldg. 8920 – Suite 115 – 2,061 SF Suite 123 – 6,398 SF Suite 125 – 5,081 SF
	Bldg. 8921 – Suite 100 – 16,676 SF
	Bldg. 8957 – (First Floor) Suite 100 – 20,000 SF – (Second Floor) Suite 200 20,000 SF
Zoning	I-M, Innovation & Manufacturing Zone Approved uses included medical, office, school and veterinary.
Year built/renovated	8920 – 2001, 8921- 2007, 8957 - 2000
Building class	Class A/B
Lease type	NNN
Parking	+ 250 surface parking
Elevators	1 (Building 8957)
HVAC	Yes
Common areas	Building 8957 has common areas near elevators and a loading dock. All buildings have an outside eating area.
Building amenities	Each building has a back-up generator, outdoor eating area and plentiful parking
Public transport access	Akron Metro Bus #32
Nearby amenities	Medical facilities, QSRs and full-service restaurants, retail shops, gas stations, banks and I-480 freeway access.
Additional features	Each building offers kitchenettes, plentiful windows for natural light and existing furniture, if desired.



Leased

Available

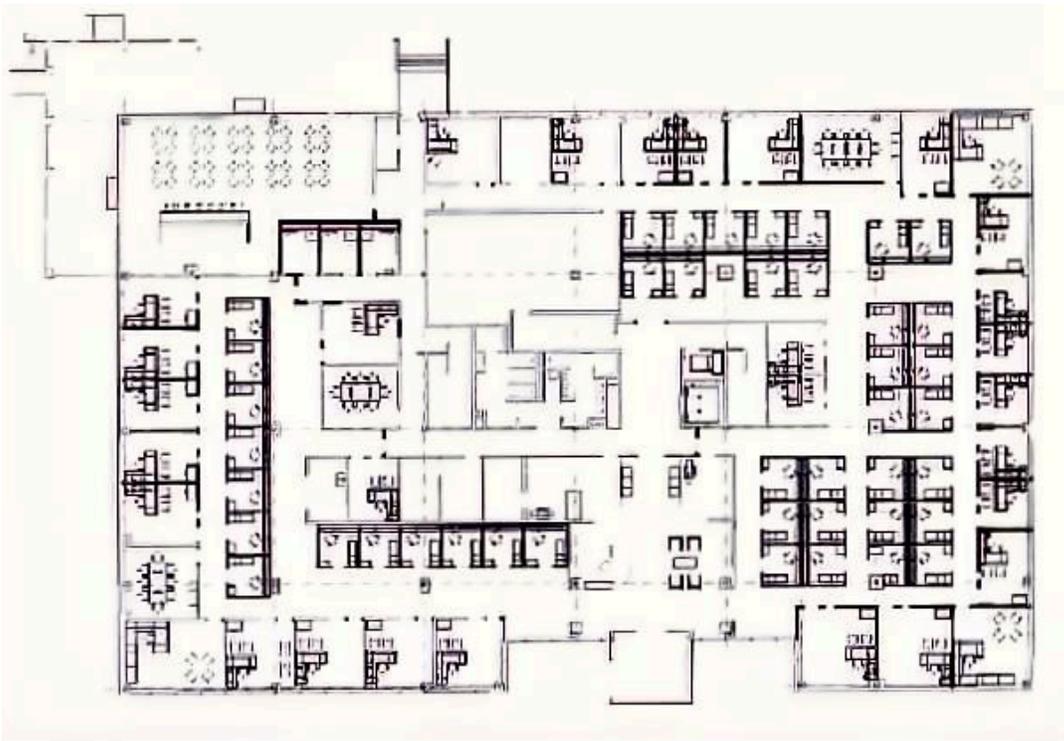


Canyon Falls Corporate Center

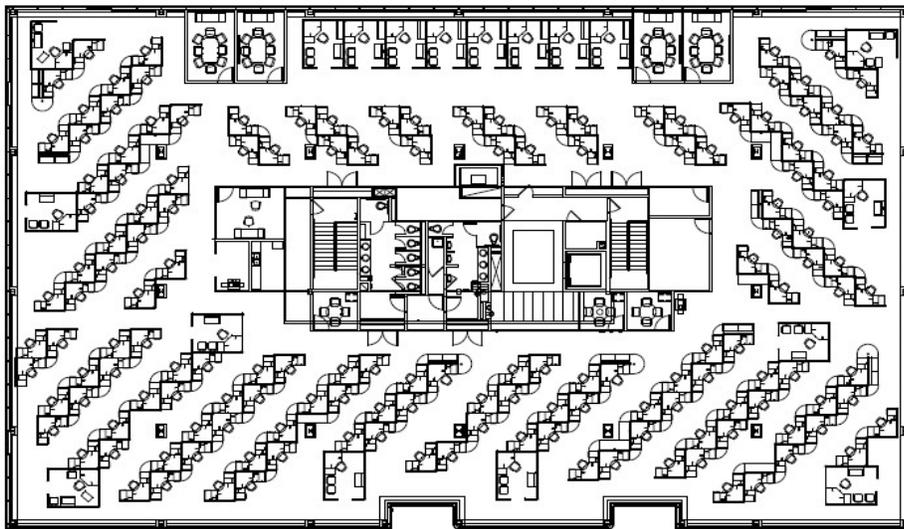
Suite C 100

Building 8921 23,398 SF

- Built in 2007
- 1 Floor
- Back-up generator
- Plenty of parking
- Available: Suite 100 - 16,776 SF



Suite - A100
First Floor



Suite A200
Second Floor

Building 8957 40,000 SF

- Built in 2000
- 2 Floors / One elevator
- Back-up generator
- Plenty of parking
- Loading Dock
- Common areas near elevator
- Available: Suite 100 – 20,000 SF (First Floor)
- Available: Suite 200 – 20,000 SF (Second Floor)



82

82

480

Ray Ct

Oxford St

Cambridge St

Rugby St

Buchtel St

Case St

Stanford St

Harvard Rd

N Park Rd

S Park Rd

ein Rd



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