



FOR LEASE

# 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 buildings with suites ranging from 2,060 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.

### 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

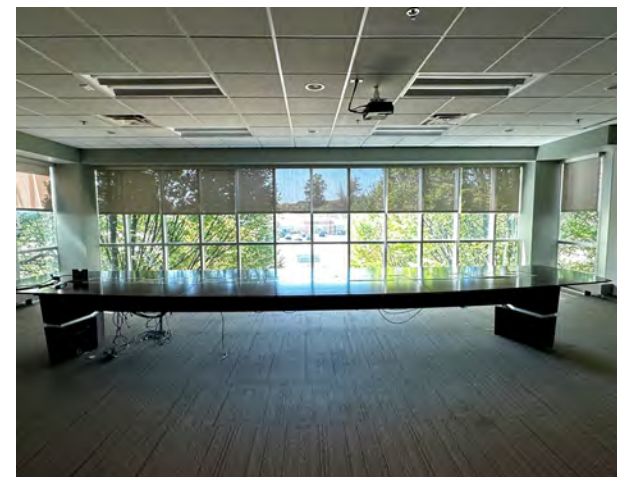
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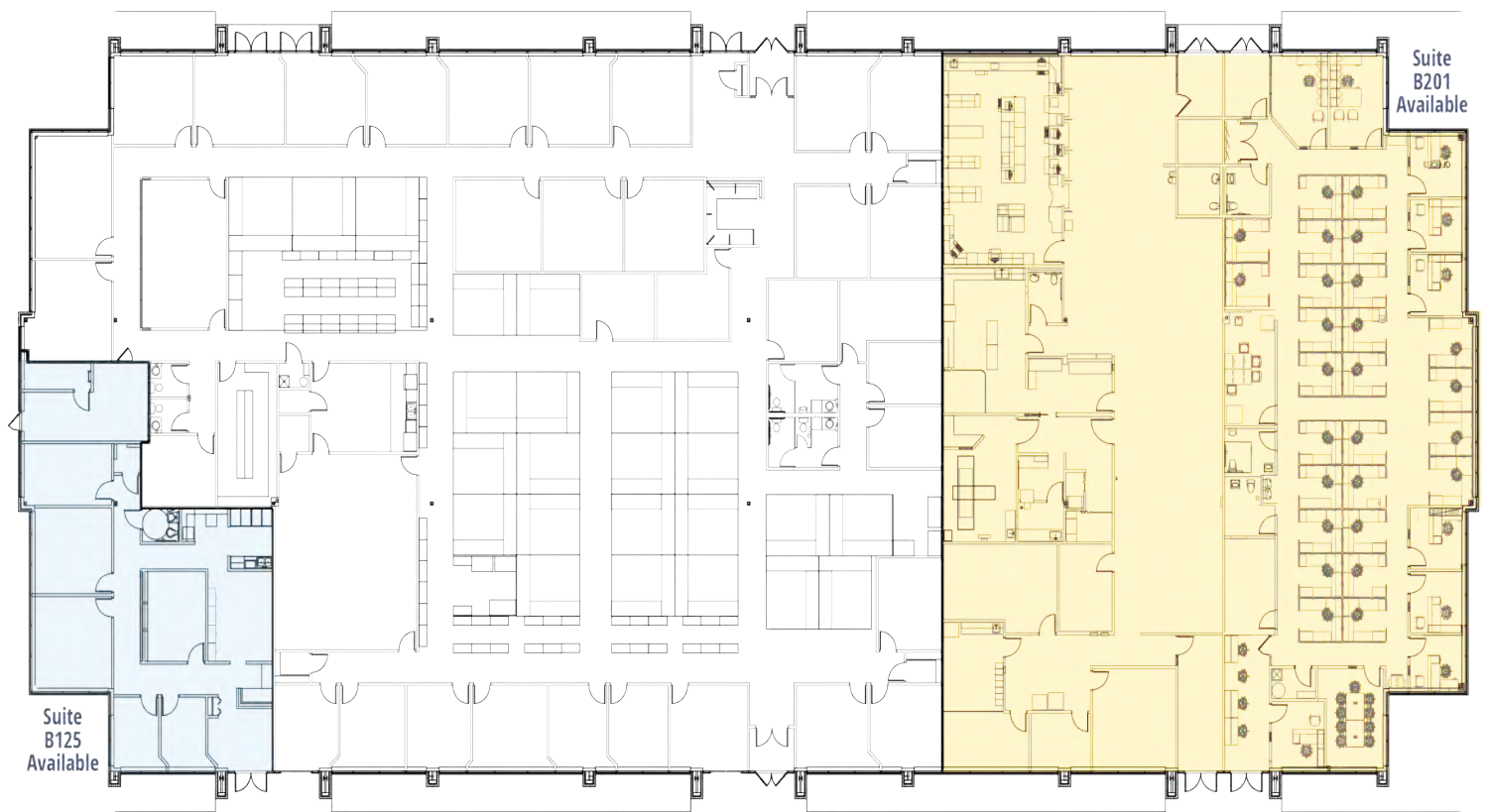
### Daytime Workers

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)
Rentable space	2,060 SF – 40,000 SF
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 B125 - 2,060 SF Bldg. 8920 – Suite B201 – 11,198 SF  Bldg. 8921 – Suite C100 – 16,776 SF  Bldg. 8957 – Suite A100 – 20,000 SF Bldg. 8957 – Suite A200 – 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	2 (Building 8957)
HVAC	Yes
Common areas	Building 8957 has common areas near elevators. 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.





Canyon Falls Corporate Center

# 8920, Suite B125/B201

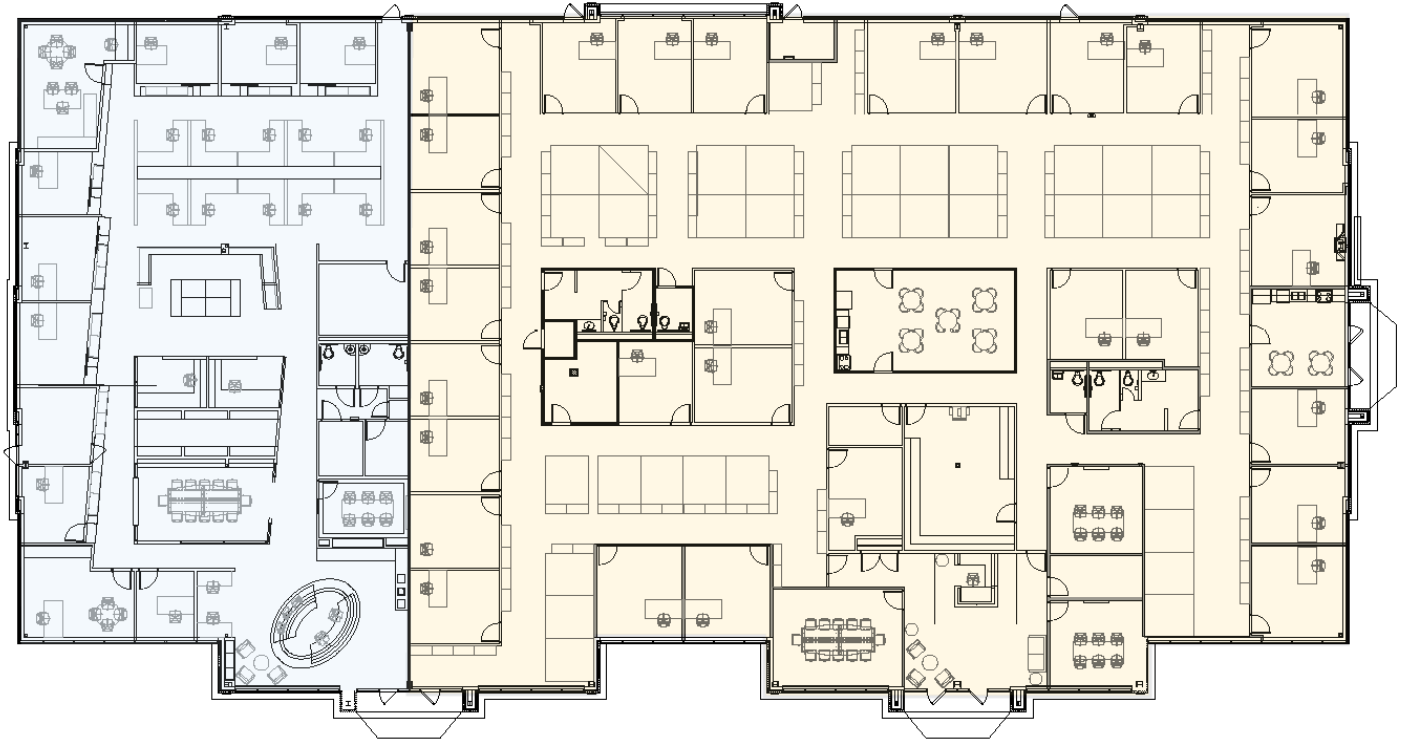
31,075 SF

- Built in 2021
- 1 Floor
- Back-up generator
- Plenty of parking
- Available: B125 / 2,060 SF
- Available: B201 / 11,198 SF  
(the space can be divided into  
2 suites 6,000 SF & 5,158 SF)



Leased

Available



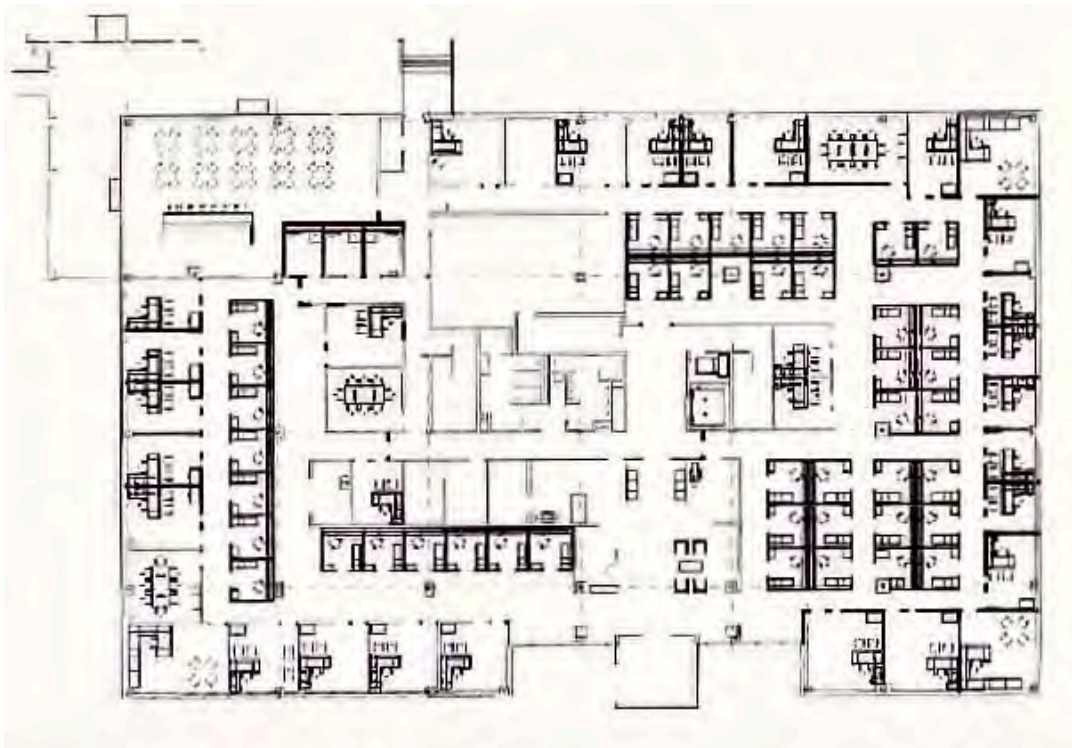
Canyon Falls Corporate Center

Suite C 100

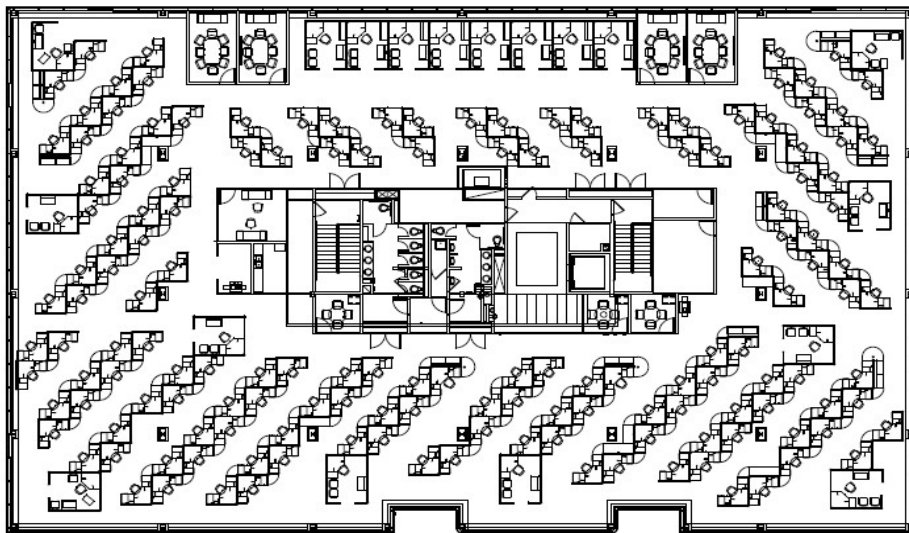
# 8921, Suite C100

23,398 SF

- Built in 2007
- 1 Floor
- Back-up generator
- Plenty of parking
- Available: C100 - 16,776 SF



Suite - A100  
First Floor



Suite A200  
Second Floor

# 8957, Suite A100/A200 40,000 SF

- Built in 2000
- 2 Floors
- Back-up generator
- Plenty of parking
- Common areas near elevator
- Available: A100 – 20,000 SF
- Available: A200 – 20,000 SF









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