

Office For Lease

North Haven Professional Building
2680 North Haven Blvd, Cuyahoga Falls, OH 44223



LEASING OVERVIEW

Prime office location along a highly convenient and well-connected commercial corridor in Cuyahoga Falls.

The location property provides easy access to Portage Crossings, SR-8, and plenty of retail, dining, and daily amenities.

Move-in ready suite with frontage and signage visibility on North Haven. Ideal for light medical, professional, or service users.

PROPERTY HIGHLIGHTS

- Suite access from parking lot
- Signage and visibility
- Updated electric, HVAC, plumbing, and LED lighting
- ADA-compliant restroom
- Professionally managed
- On-site parking (newly paved)
- Lower utility costs - C. Falls offers some of the lowest rates in the region
- Located near Portage Crossings retail, restaurants, and daily needs

Lease Incentives	Up to 2 Months Free Rent
Available	1,450 SF
Rental Rate	\$13.00/SF/yr
Building Size	15,506 SF
Parking	Paved On-Site



Jenna Tharp
Advisor
C: 231.633.1642
jenna.tharp@svn.com

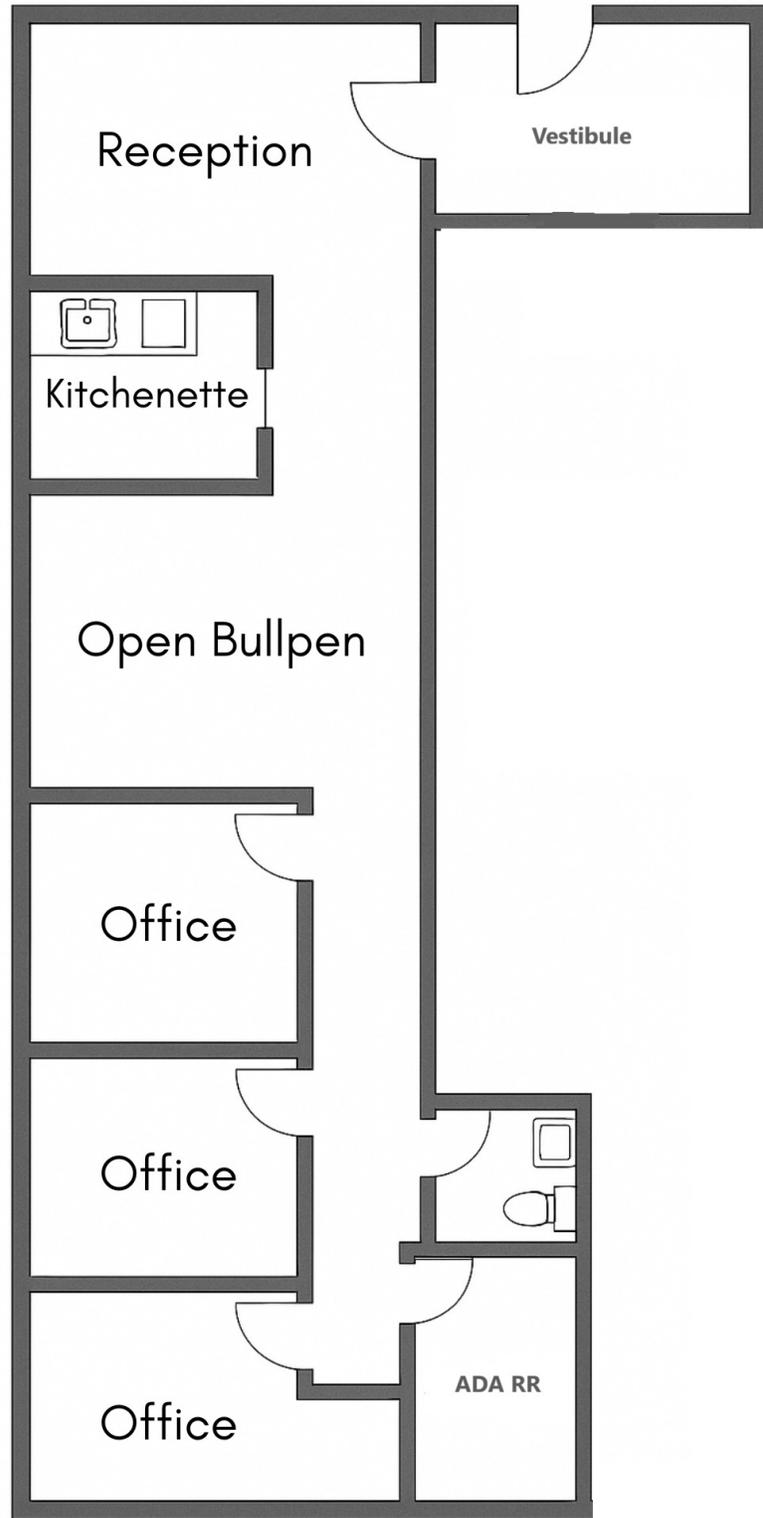


Nichole Booker, PhD
Senior Advisor
C: 330.475.5500
nichole.booker@svn.com



Office For Lease

North Haven Professional Building
2680 North Haven Blvd, Cuyahoga Falls, OH 44223



Jenna Tharp
Advisor
C: 231.633.1642
jenna.tharp@svn.com



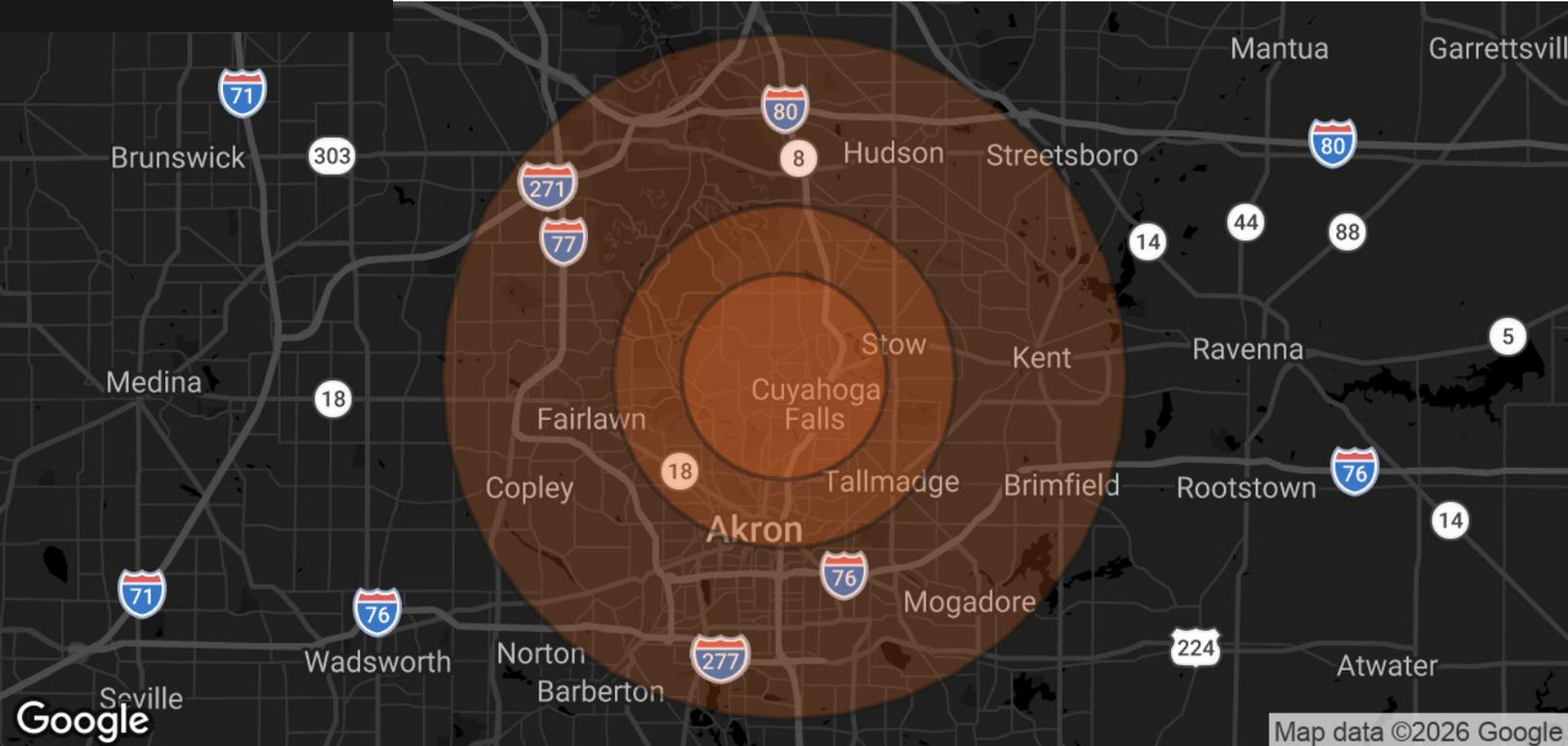
Nichole Booker, PhD
Senior Advisor
C: 330.475.5500
nichole.booker@svn.com



Office For Lease

North Haven Professional Building

2680 North Haven Blvd, Cuyahoga Falls, OH 44223



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	78,576	177,331	440,917
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	42	42	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	35,171	78,548	190,105
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$84,799	\$82,429	\$88,537
AVERAGE HOUSE VALUE	\$194,394	\$198,721	\$215,882

Demographics data derived from AlphaMap



Jenna Tharp
Advisor
C: 231.633.1642
jenna.tharp@svn.com



Nichole Booker, PhD
Senior Advisor
C: 330.475.5500
nichole.booker@svn.com