

FOR LEASE

Premium office spaces available

A centrally-located and modern environment for your growing business

Colliers

Accelerating success.

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LEASE RATE: NNN

$16.50 RSF/YR

Population
34,703

Median Household Income
$115,250

Average Home Value
$346,406

Median Age
44

Daytime Workers
26,306

Demographics based on a 3-mile radius

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.

DETAILS

Building 8957

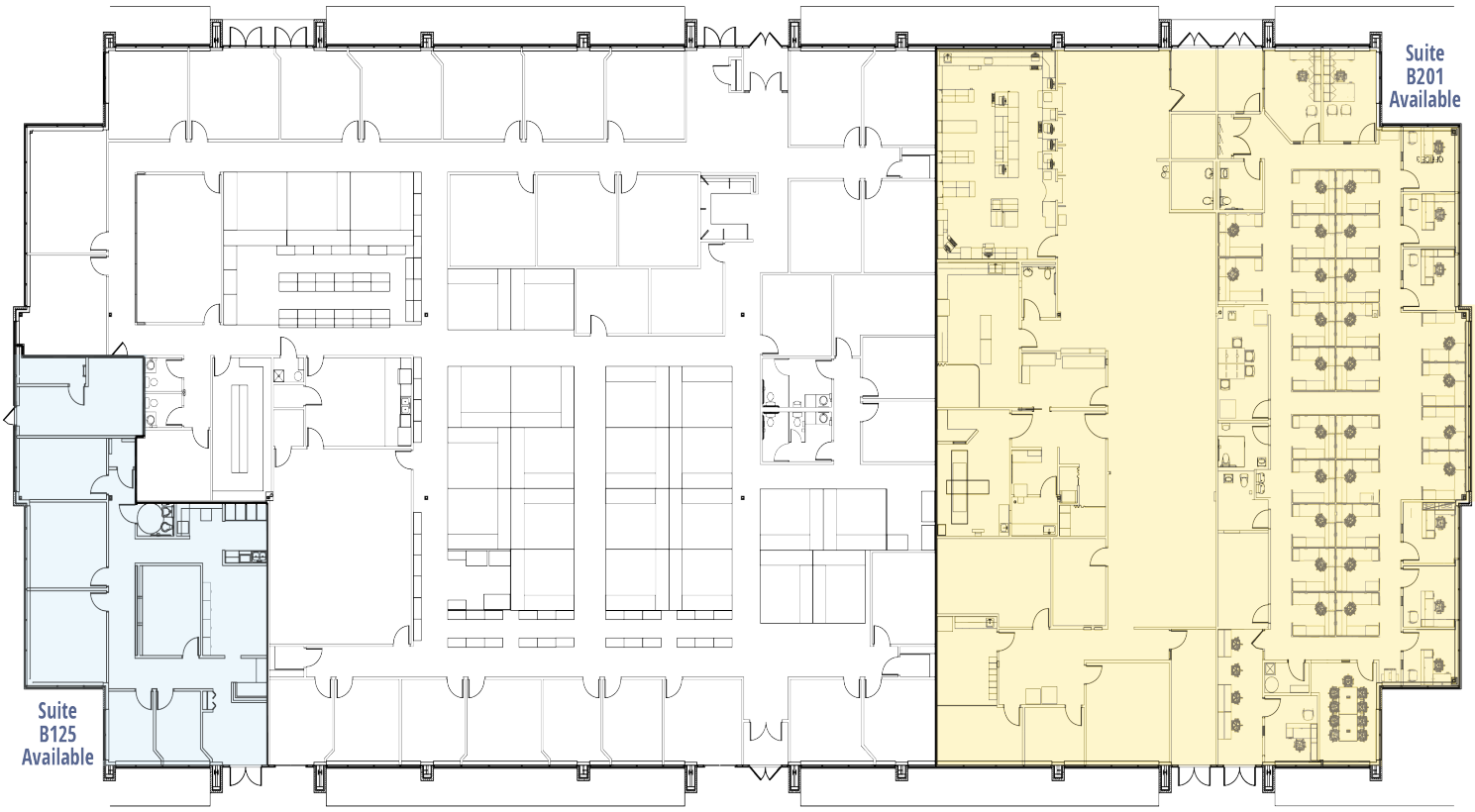
Property name	Canyon Falls Office Complex
Location	8920, 8921 and 8957 Canyon Falls Blvd.
Total building size	94,473 SF (3 Buildings)
Rentable space	2,060 SF – 40,000 SF
Floors	1 & 2
Floor sizes	Bldg. 8920 – 31,075 SF Bldg. 8921 – 23,398 SF Bldg. 8957 – 40,000 SF
Available space	Bldg. 8920 – Suite B125 - 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

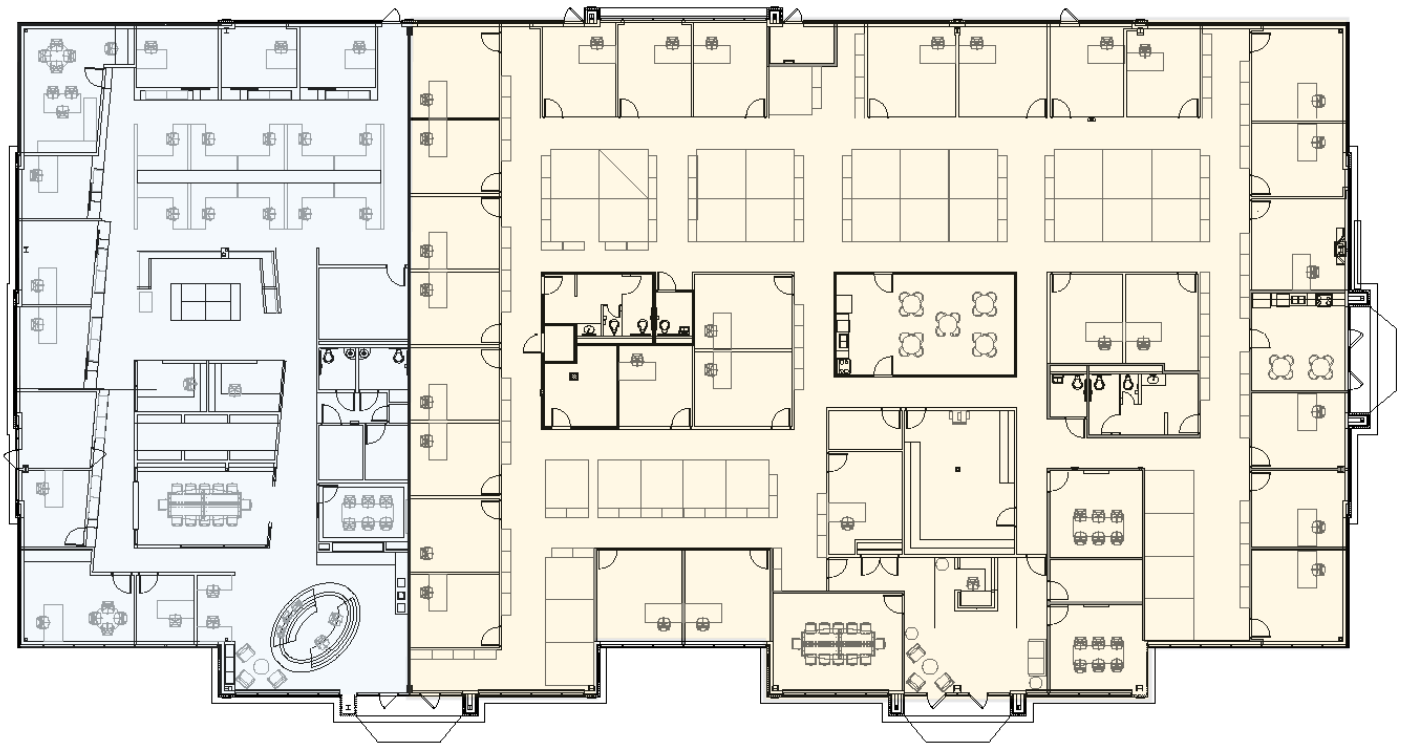
8920, Suite B125/B201

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

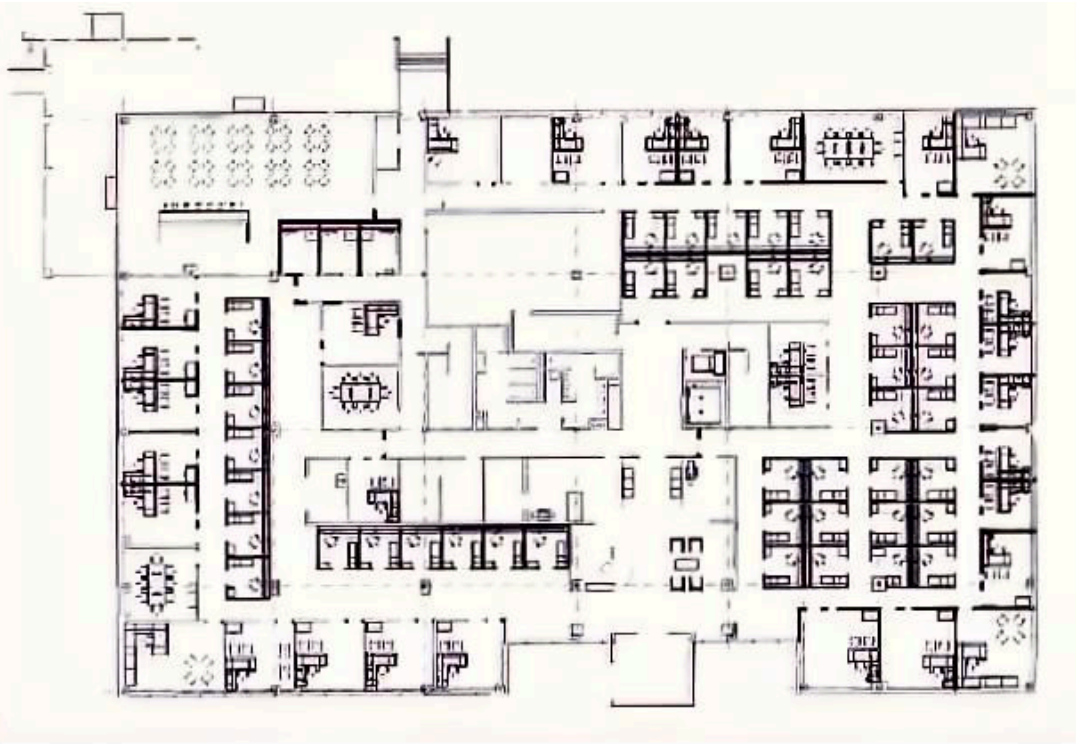


Canyon Falls Corporate Center

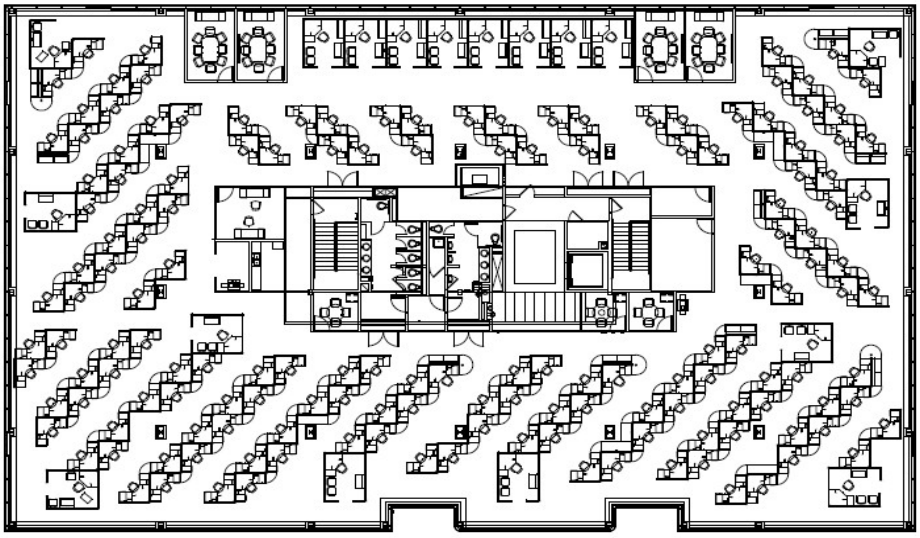
Suite C 100

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


480
82
82
Ray Ct
N Park Rd
Oxford St
S Park Rd
Cambridge St
Harvard Rd
Rugby St
Buchtel St
Case St
Stanford St



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