

7,930 SF Class A Office Space Available For Lease

8948 CANYON FALLS

FOR LEASE

8948 Canyon Falls Blvd | Twinsburg, Ohio 44087



CUSHMAN &
WAKEFIELD





Executive Summary

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

Ideal for office, medical, or potential retail use

Prime location near highway access and downtown Twinsburg's amenities

Private rear patio framed by mature landscaping

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

7,930 SF suite available

Lease Rate: \$14.00/SF NNN

Quick Stats

available sf
7,930 SF

year built
2011

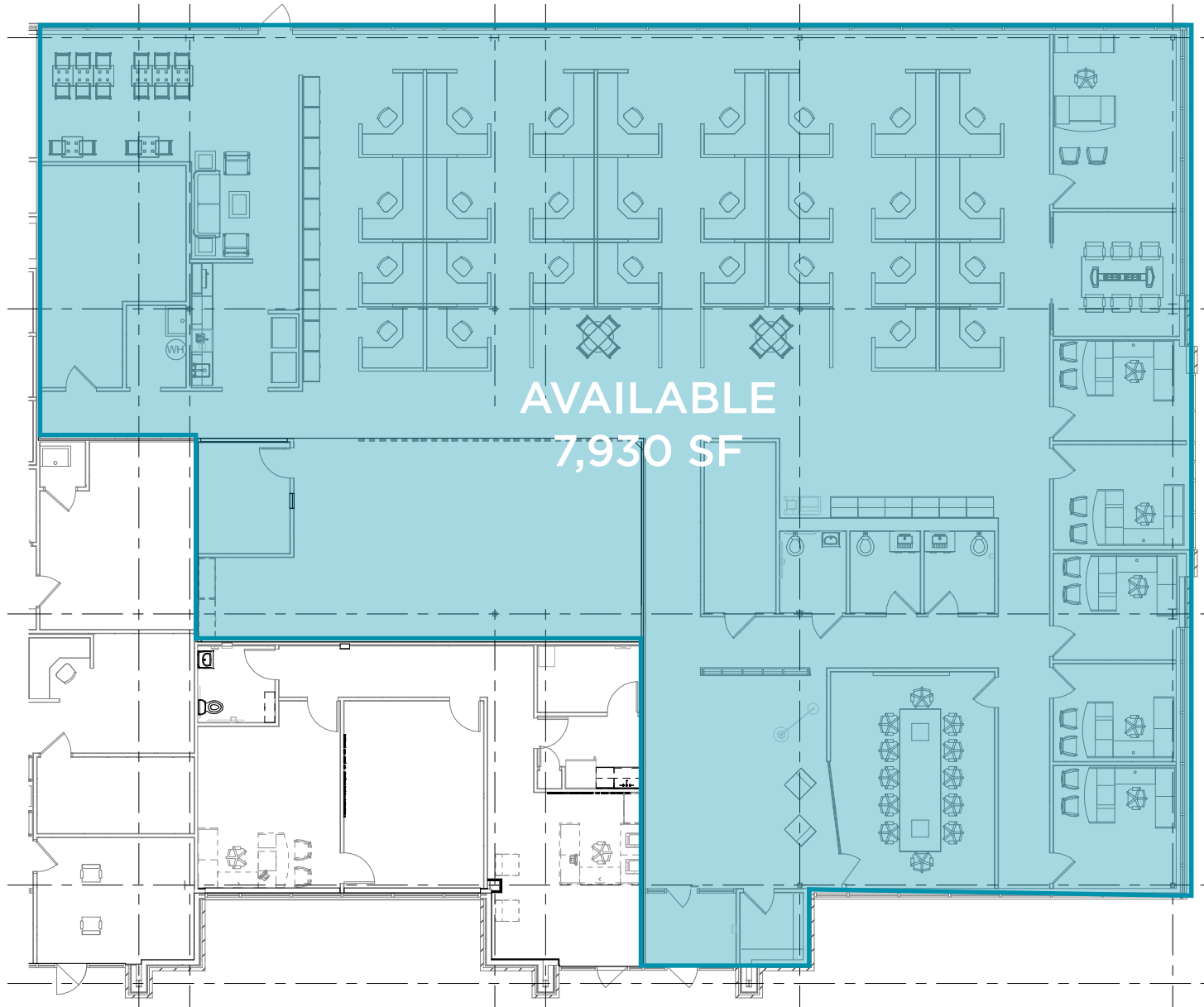
of floors
One (1)



Quick Specs

Address	8948 Canyon Falls Blvd Twinsburg, Ohio 44087
Parcel	6409214
Year Built	2011 (2016)
Available SF	7,930 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

Suite Plan - 7,930 SF



Additional common area street parking on the perimeter of the property

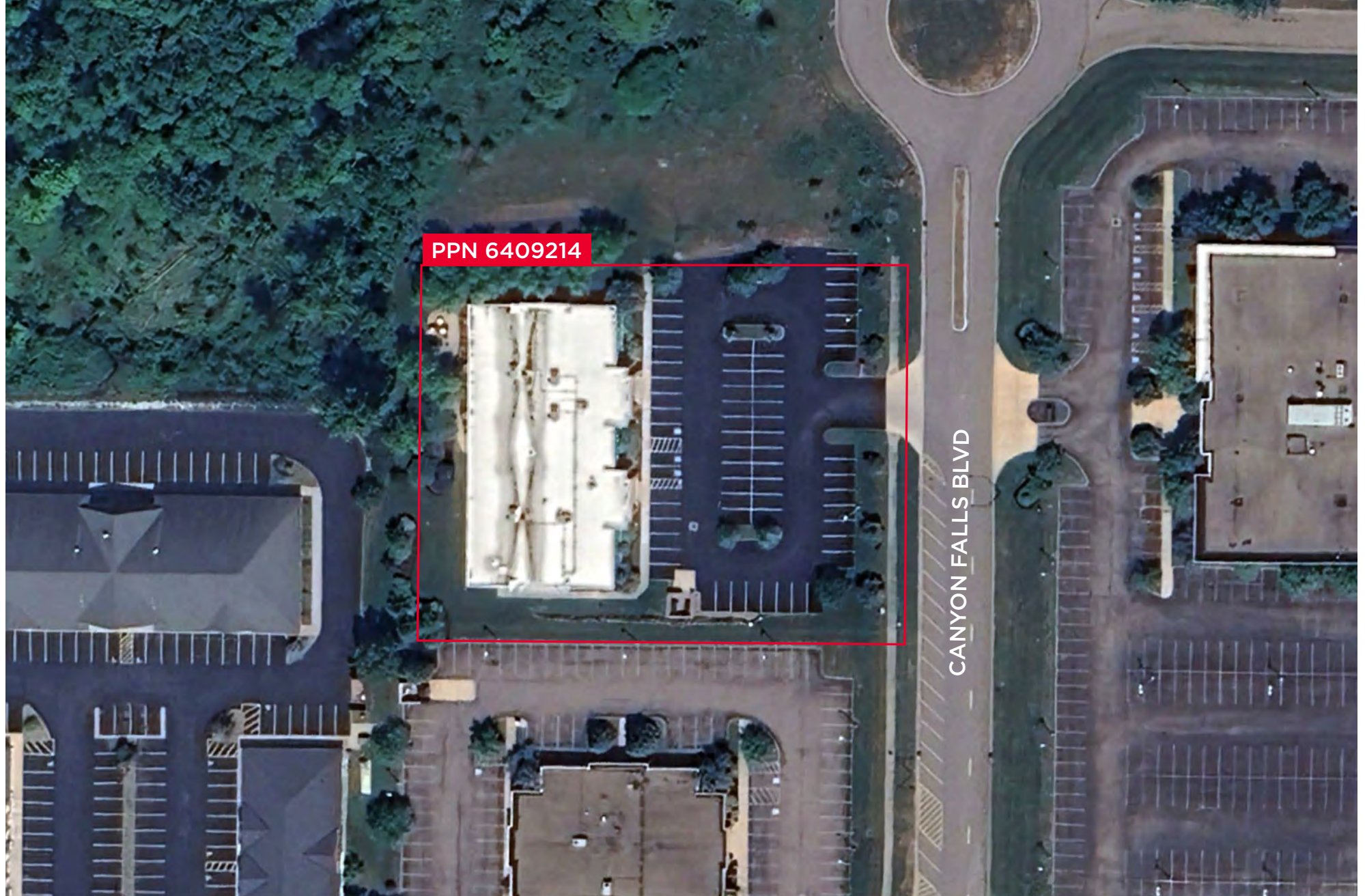
Floor Plan

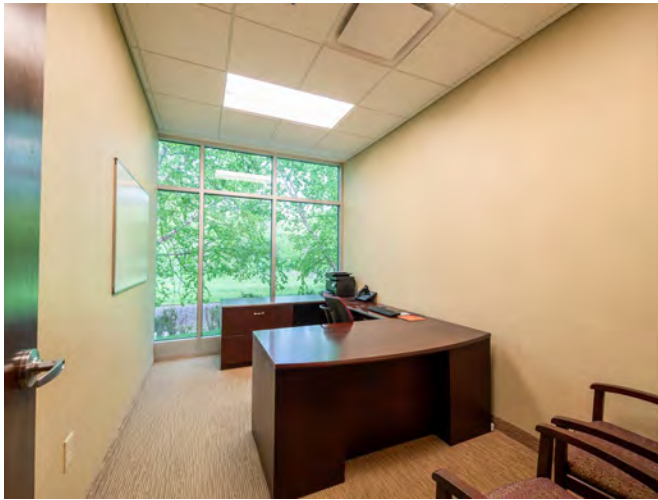


14,572 SF

Additional common area street parking on the perimeter of the property

Parcel Map







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



88,533

Population
(2025 | 5 Mile)

44.1

Median Age
(2025 | 5 Mile)

35,308

Households
(2025 | 5 Mile)

\$159,928

Household Income
(2025 | 5 Mile)

3,999

Total Businesses
(2025 | 5 Mile)

51,725

Total Employees
(2025 | 5 Mile)

7,930 SF Class A Office Space Available For Lease

8948 CANYON FALLS

TRANSACTION TEAM

BILL SALTZMAN, CCIM, SIOR

+1 216 525 1499

bsaltzman@crescorealestate.com

DAVID LEB

+1 216 525 1488

dleb@crescorealestate.com

CUSHMAN & WAKEFIELD | CRESCO REAL ESTATE

6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**CUSHMAN &
WAKEFIELD**

