



7,930 SF Class A Office Space Available For Lease

# 8948 CANYON FALLS

FOR LEASE

8948 Canyon Falls Blvd | Twinsburg, Ohio 44087

 CUSHMAN &  
WAKEFIELD

 CRESKO  
Real Estate



## 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

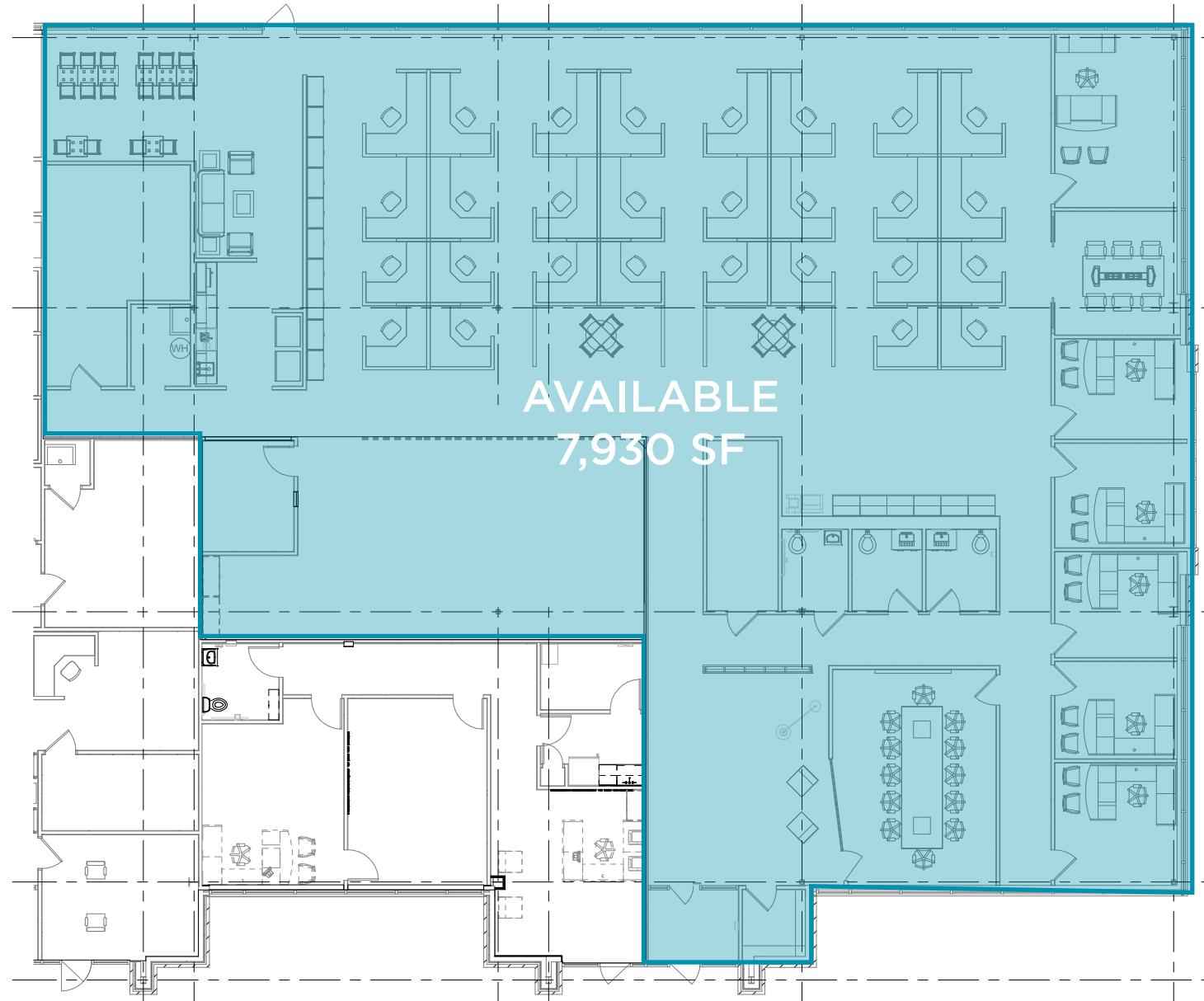
**Heat**

Package Units

**A/C**

Central

# Suite Plan - 7,930 SF



Additional common area street parking on the perimeter of the property

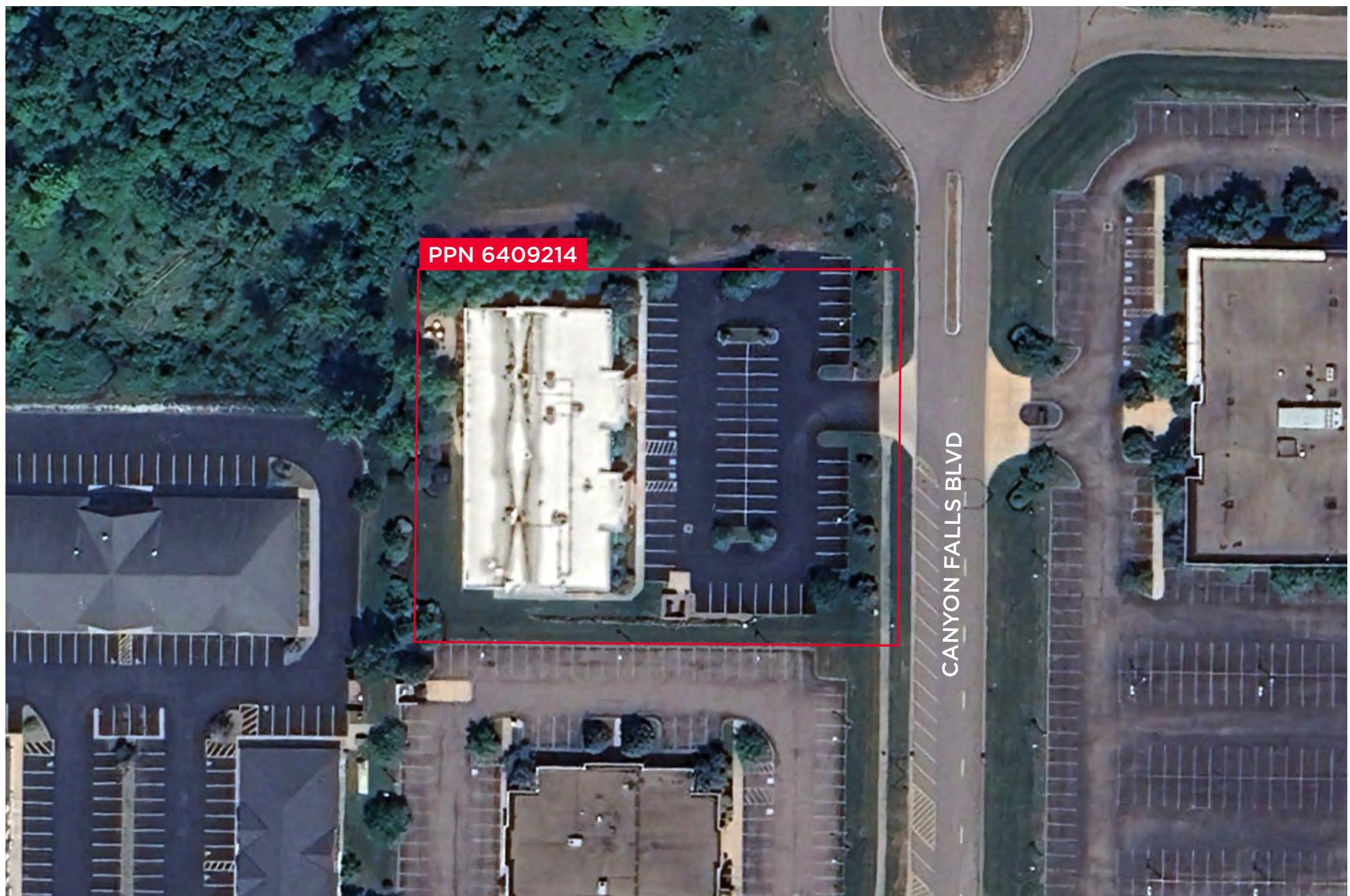
# Floor Plan

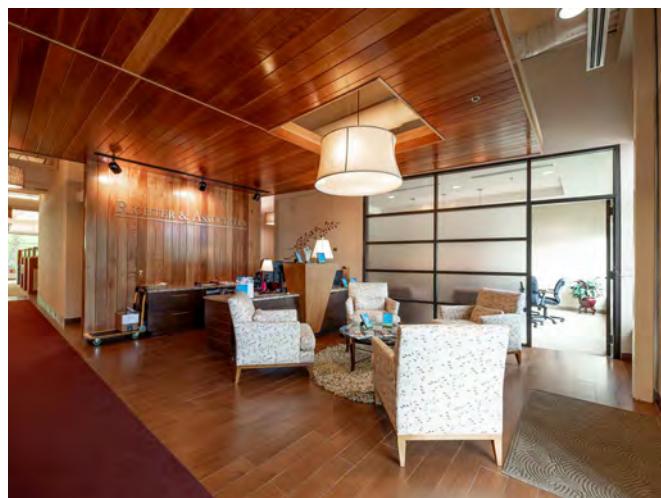
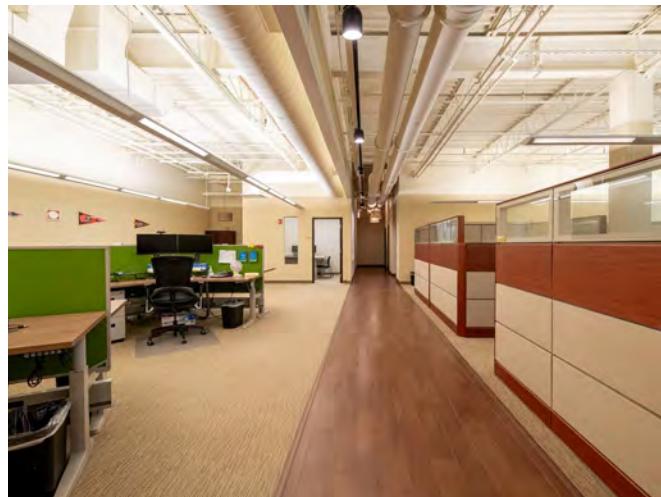


14,572 SF

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)

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## TRANSACTION TEAM

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