# Office Suite for Lease

421 GRAHAM ROAD, CUYAHOGA FALLS, OH 44221




## Overview

Professional office building located on Graham Road between E. Bath Road and State Road in Cuyahoga Falls. This property is located just minutes from Portage Crossings and 1/4 mile from Menard's and Krieger's Market. The building offers wonderful signage, free parking, many windows and manicured landscaping. Suite G is a second-floor office suite consisting of three offices, conference room, waiting area and kitchenette. The suites offer the "best bang for your buck" in Cuyahoga Falls. Please contact Ed Jesson at 330-760-4494 to schedule a showing.

| Unit: | Size: | Lease Rate: |
|---|---|---|
| G | 1,093 SF | $13.17 SF/YR (MG) |
| I | 968 SF | $13.64 SF/YR (MG) |

## Highlights

- Located on a Main Artery in Cuyahoga Falls
- Professional Office Space
- Plenty of Free Parking Space
- Wonderful Signage
- Beautifully Maintained Exterior
- Some Covered Parking

## Property Details

**Lease Rate**
$13.17 - $13.64 SF/YR (Modified Gross)

**Space Available**
968 - 1,093 SF

**Building Size**
15,232 SF

**Lot Size**
1.11 Acres

**Zoning**
C-1
Commercial District

*Rev: November 18, 2026*

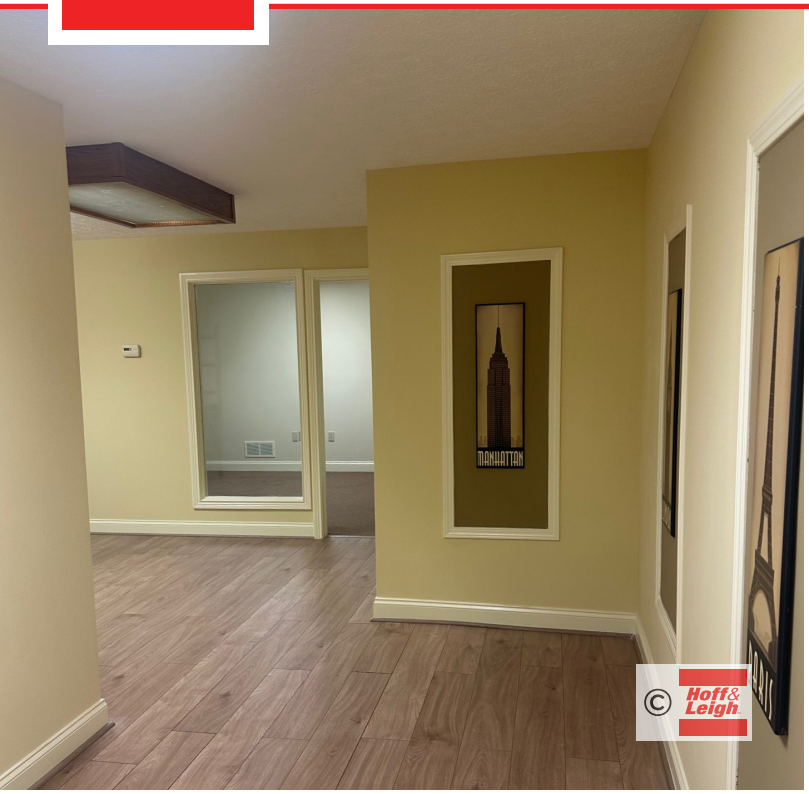
**Our Network Is Your Edge**

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Ed Jesson**
C: 330.760.4494
O: 330.940.9360
EJesson@HoffLeigh.com

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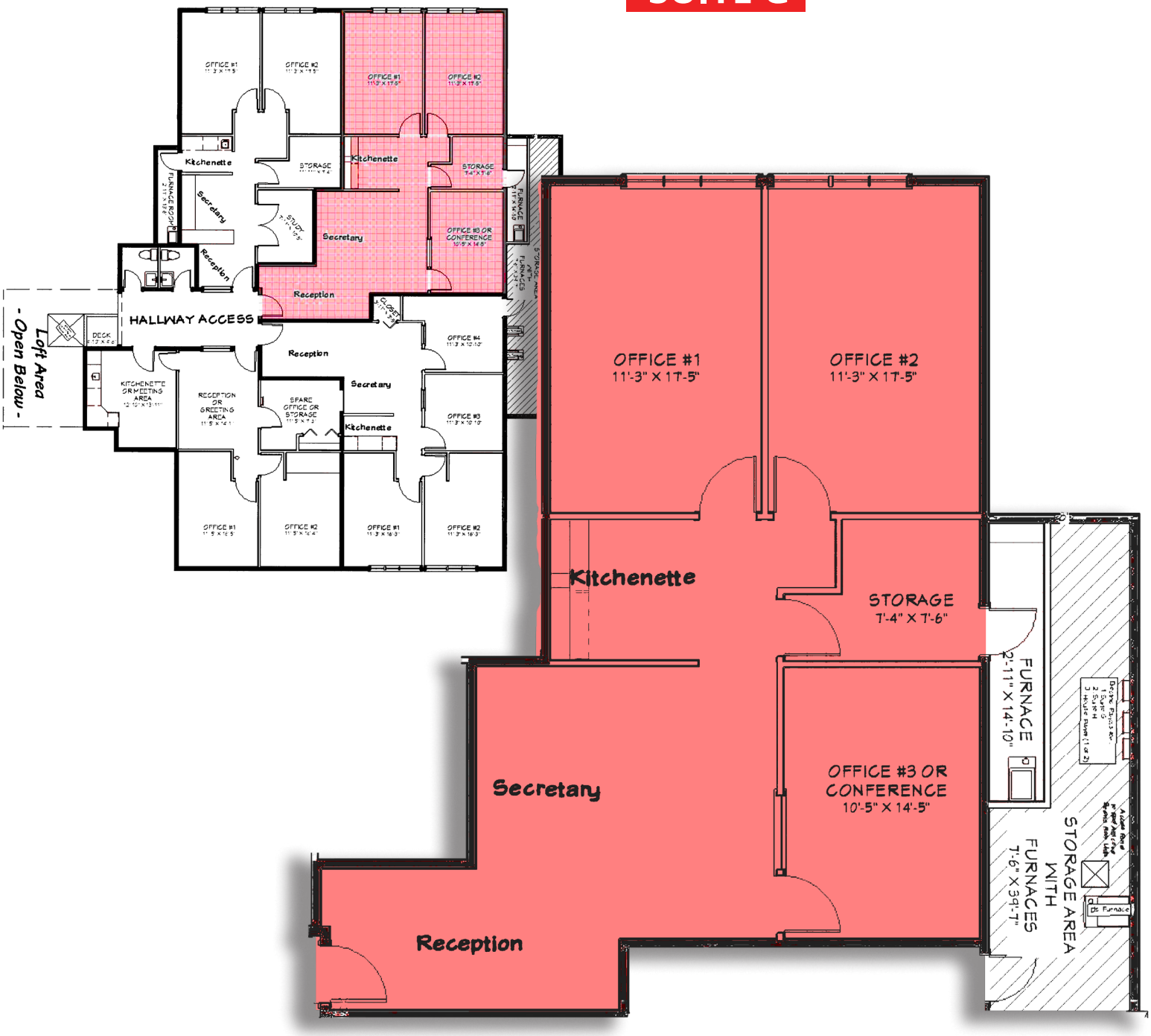
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## SUITE G




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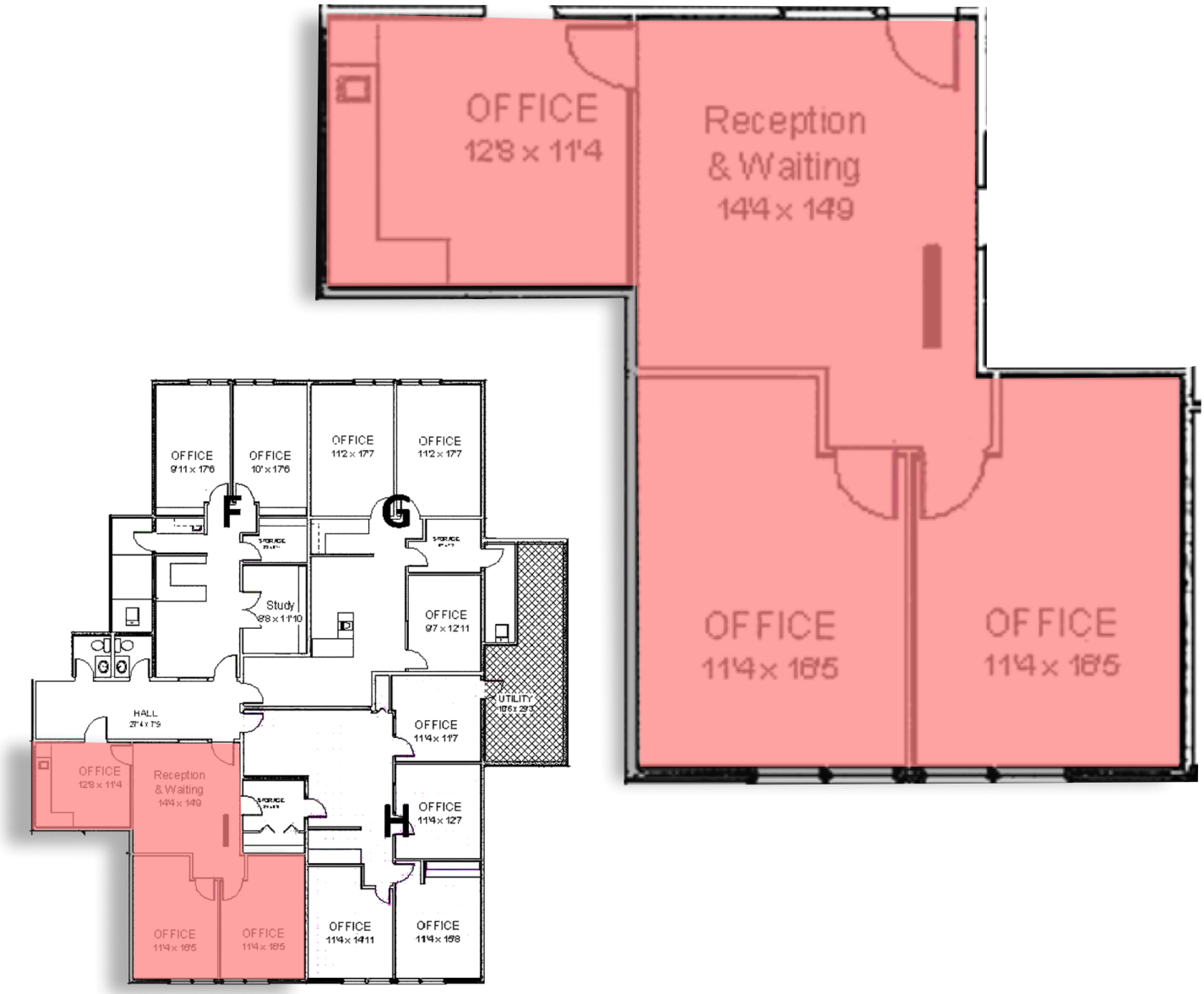


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## SUITE I




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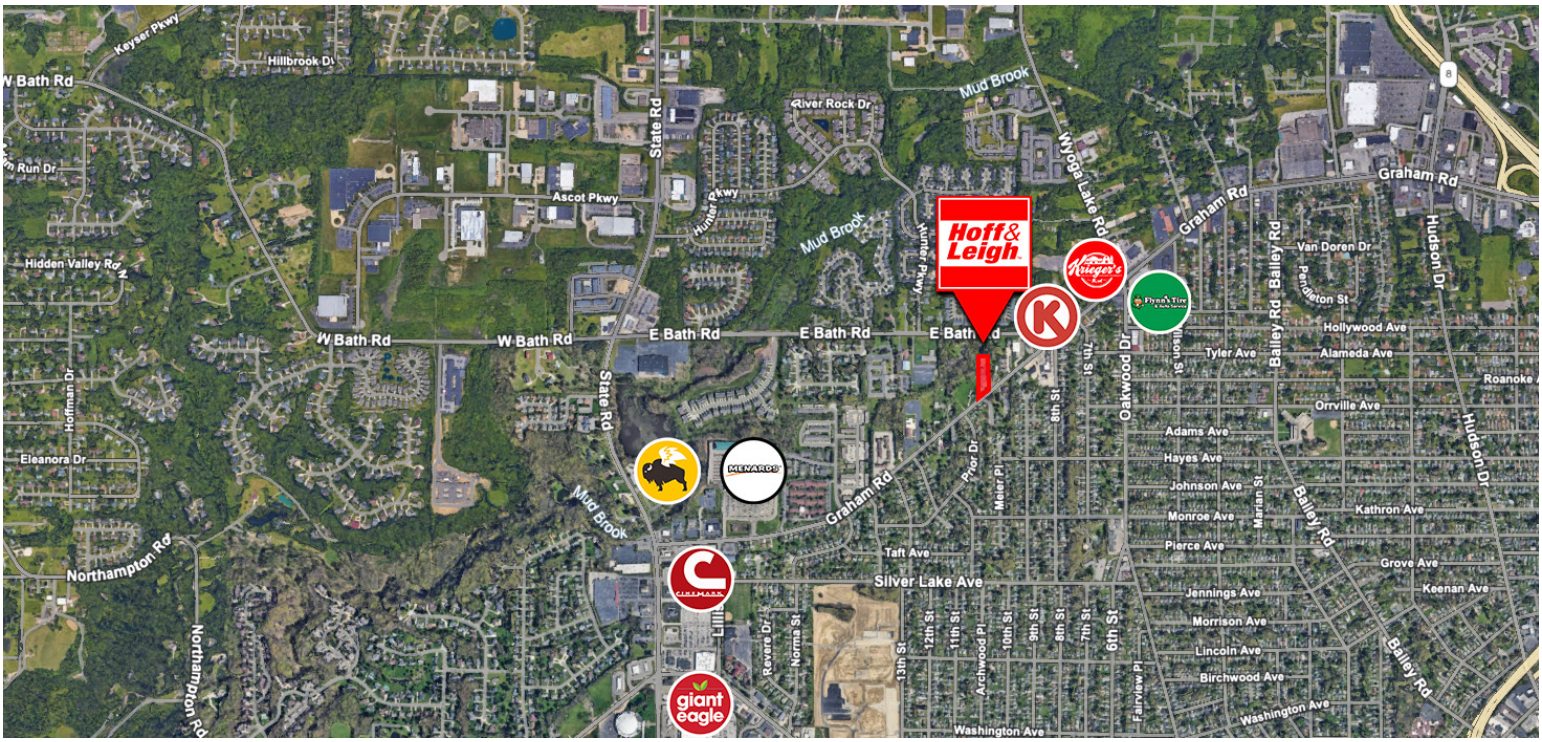
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