

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 suite offers vaulted ceilings and windows that bring in lots of natural light. The suite offers 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)

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 SF/YR
(Modified Gross)



Space Available
1,093 SF



Lot Size
1.1 Acres



Building Size
15,232 SF



Zoning
C-1
Commercial District

Rev: October 7, 2025



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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

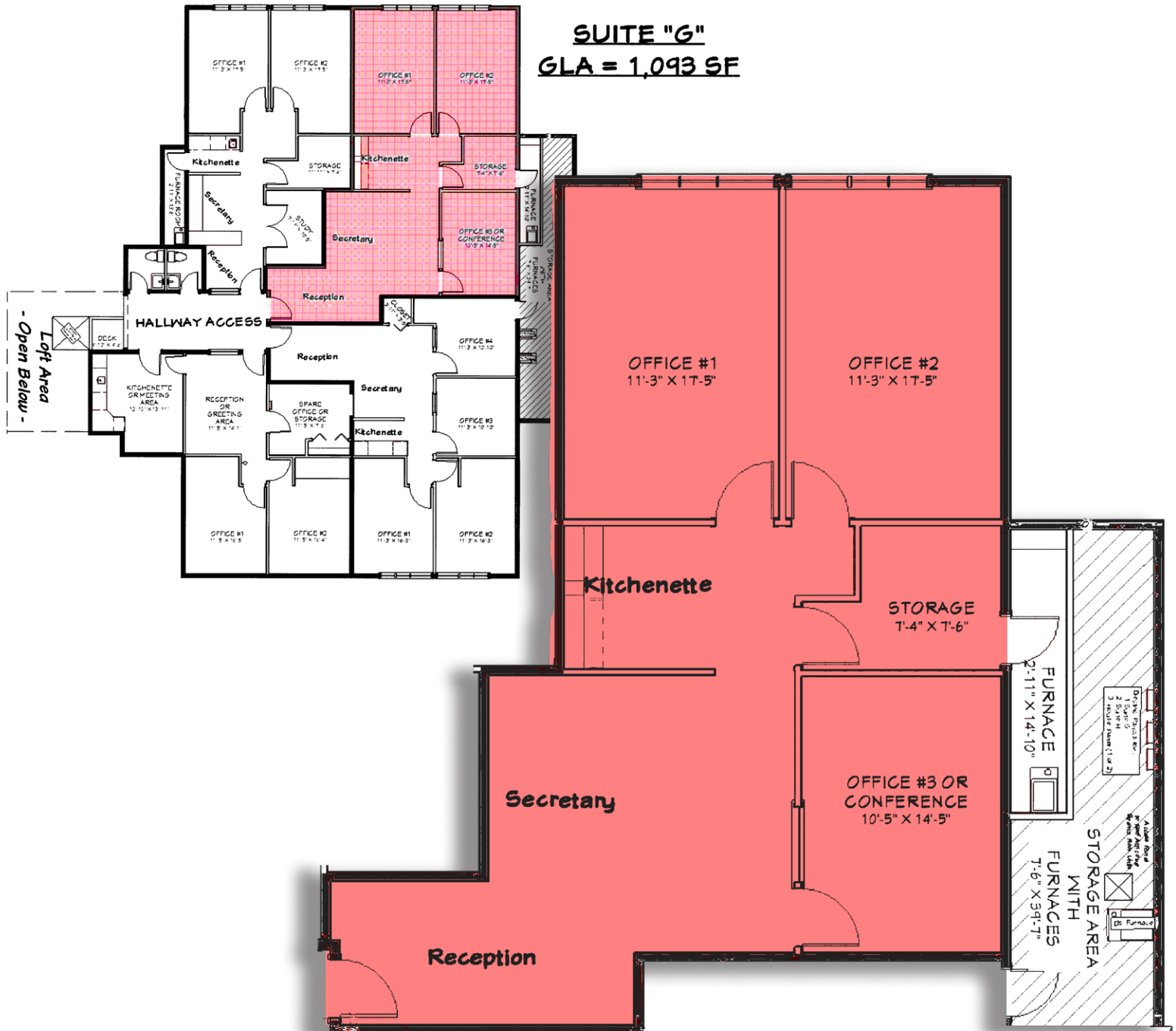
C: 330.760.4494

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Ejesson@HoffLeigh.com

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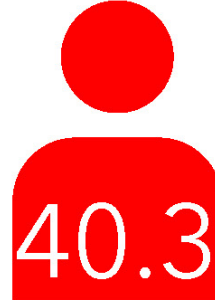
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DEMOGRAPHICS



68,651
Population



40.3
Median Age



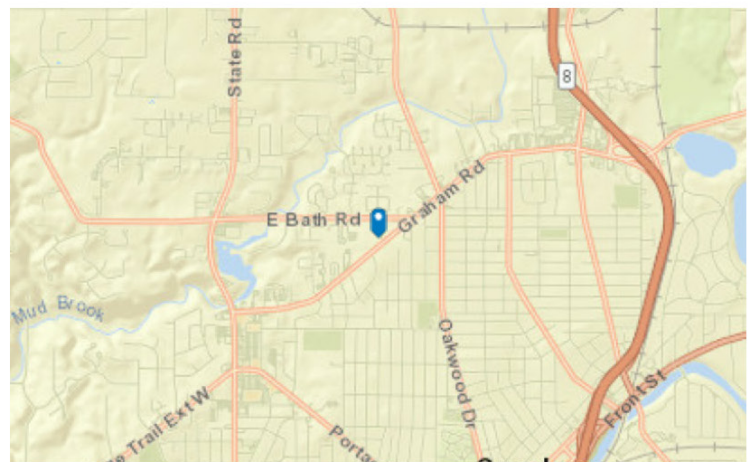
2.2
Average
Household Size



\$68,661
Median Household
Income

TRAFFIC COUNT

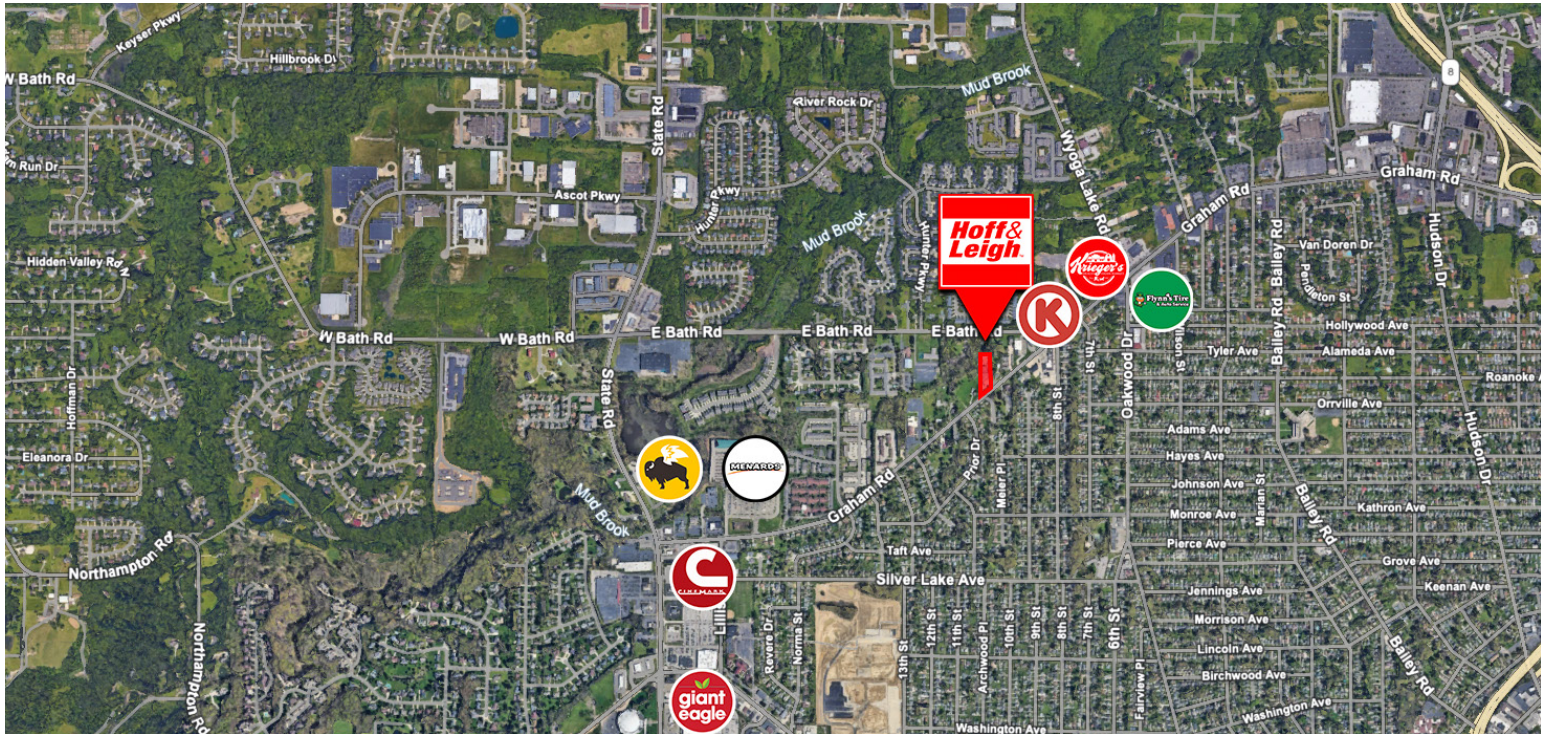
Cross street	VPD	Distance
E Bath Rd	22,160	0.1
Hayes Ave	1,766	0.2
7th St	19,088	0.3
Madison Ave	8,571	0.3
14th St	11,872	0.3



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