

LANDERBROOK CORPORATE CENTER

5900-5920 Landerbrook Drive, Mayfield Heights, OH 44124



EXCLUSIVE LEASING BY

NAI Pleasant Valley

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6060 Rockside Woods Blvd., Suite 402
Independence, Ohio 44131
216 831 3310

naipv.com



5900 Landerbrook Dr.
112,882 Total SF
1,366 SF - 7,750 SF Available

5920 Landerbrook Dr.
113,483 Total SF
VACANT

5910 Landerbrook Dr.
115,239 Total SF
7,233 - 34,500 SF Available

Noah Broadbent, CCIM
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PROPERTY HIGHLIGHTS

Welcome to Landerbrook Corporate Center, Northeast Ohio's preeminent suburban office complex. Exceptionally located, the campus offers immediate access to major highways and arterial roadways, providing excellent regional connectivity. The property features abundant free surface parking along with secured underground parking, a state-of-the-art fitness center that includes a yoga studio and locker room, and other on-site amenities that ensure convenience and flexibility for both employees and visitors.

With large contiguous blocks of available space, the buildings are ideally suited for a corporate headquarters or major regional office. Efficient floor plates allow for flexible layouts, expansion, and customization to meet the needs of today's users.

The property has recently come under new management, bringing a well-capitalized plan for strategic upgrades and tenant improvements. Significant capital has been allocated to enhance both building systems and common areas, creating a modern, efficient environment for tenants. This investment positions the property as a high-quality long-term occupancy solution.



BUILDING AMENITIES

The Landerbrook Corporate Center offers a state-of-the-art fitness center featuring a dedicated yoga studio and full locker room, providing tenants with convenient wellness amenities on-site. These facilities make it easy for employees to stay active and refreshed without leaving the campus.

Parking is both plentiful and convenient, with secured underground parking complemented by abundant free surface parking. This combination ensures easy access, flexibility, and peace of mind for employees and visitors alike.

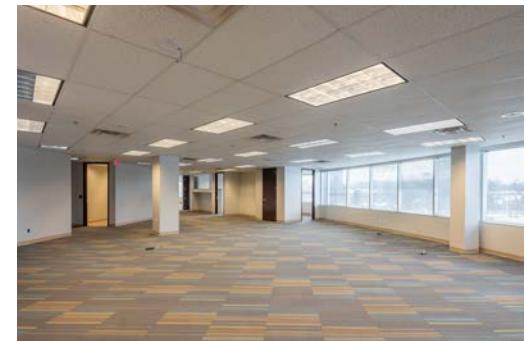
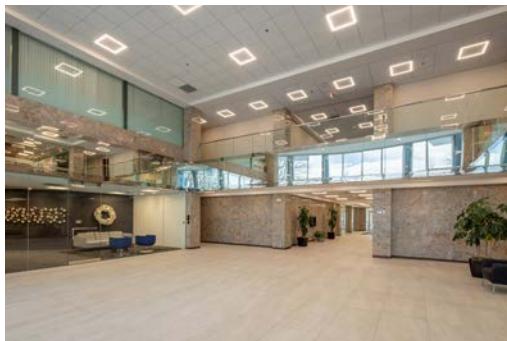
On-site property management provides responsive, hands-on service, while executive-style conference and training facilities support meetings, presentations, and corporate events. A convenient grab-and-go food service further enhances the daily experience, making the campus both functional and efficient for modern office users.

SUITE #	FLOOR #	AVAILABLE
170	1st floor	6,440 SF
320	3rd floor	1,366 SF
350	3rd floor	7,750 SF
380	3rd floor	5,280 SF

5900 Landerbrook Drive

112,882 Total SF

Suites Between 1,366 SF - 7,750 SF Available



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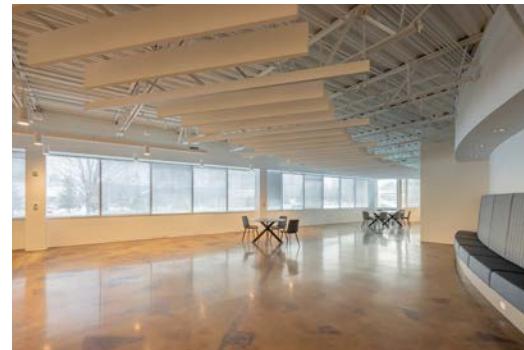
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SUITE #	FLOOR #	AVAILABLE
110	1st floor	7,233 SF
200	2nd floor	34,500 SF
350	3rd floor	16,000 SF

5910 Landerbrook Drive

115,239 Total SF

Suites Between 7,233 SF - 34,500 SF Available



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SUITE #	FLOOR #	AVAILABLE
100	1st floor	37,828 SF
200	2nd floor	37,828 SF
300	3rd floor	37,828 SF

5920 Landerbrook Drive

113,483 Total SF

113,483 SF Available



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LOCATION



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BUILDING INFORMATION

Property Details

5900-5920 Landerbrook Dr., Mayfield Heights, OH 44124

	LBCC I	LBCC II	LBCC III
Total SF	112,882 SF	115,239 SF	113,483 SF
Available SF Range	1,366 - 7,750 SF	7,233 - 34,500 SF	113,483 SF
Max Contiguous	7,750 SF	34,500 SF	113,483 SF

STORIES: 3

PARKING: Abundant surface parking and secured underground parking garage

YEAR BUILT: 1997

LEASE TYPE: Modified Gross

LEASE RATE: \$24.00/SF

Amenities

- On-site grab-and-go food service and fitness center
- 110 underground parking spaces between 3 buildings
- Shared executive-style conference room & training center

Comments

- Property is now under new management
- Significant capital allocated for upgrades and improvements

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