

Paragon Center I & II Office Space for Lease

6140 & 6150 PARKLAND BOULEVARD, MAYFIELD HEIGHTS, OHIO 44124



Paragon Center I & II

- First generation, high-end finishes, professional office layout
- Landlord willing to turnkey space
- Large blocks of space newly available
- Monument signage available and possible building facade branding
- Common area upgrades recently completed including training/conference room available to tenants
- Rare destination floor opportunity on third floor, perfect for headquarter space needs
- New HVAC systems in Paragon I with new HVAC in 2025 for Paragon II
- EV charging stations on-site
- On-site ownership, professional management & maintenance
- Close Proximity to I-271 at Cedar/Brainard Road exit

Competitive Lease Rate: \$19.00/RSF FSG



Paragon Center I

Suite 100	3,905 RSF
Suite 200	8,530 RSF <i>Divisible to 3,000 RSF</i>
Suite 300	21,079 RSF <i>Divisible to 1,822 RSF</i>

Paragon Center II

Suite 110	3,024 RSF
Suite 105	3,647 RSF



Entrance Signage



Training/Conference Room



Outdoor Dining Space



Common Area Breakroom



Beautiful Scenery

133,377

Population
(2024 | 5 Mile)

40.8

Median Age
(2024 | 5 Mile)

57,130

Households
(2024 | 5 Mile)

\$151,673

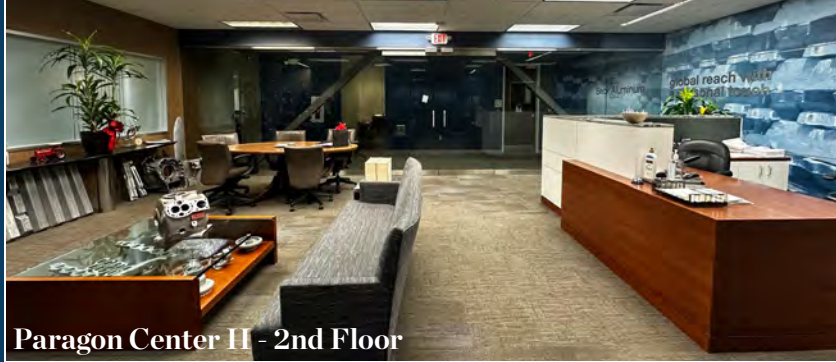
Household Income
(2024 | 5 Mile)

7,407

Total Businesses
(2024 | 5 Mile)

98,817

Total Employees
(2024 | 5 Mile)



Paragon Center II - 2nd Floor



Paragon Center II - 2nd Floor



Paragon Center I - 2nd Floor



Paragon Center I - 2nd Floor



Paragon Center I - 3rd Floor



Paragon Center I - 3rd Floor

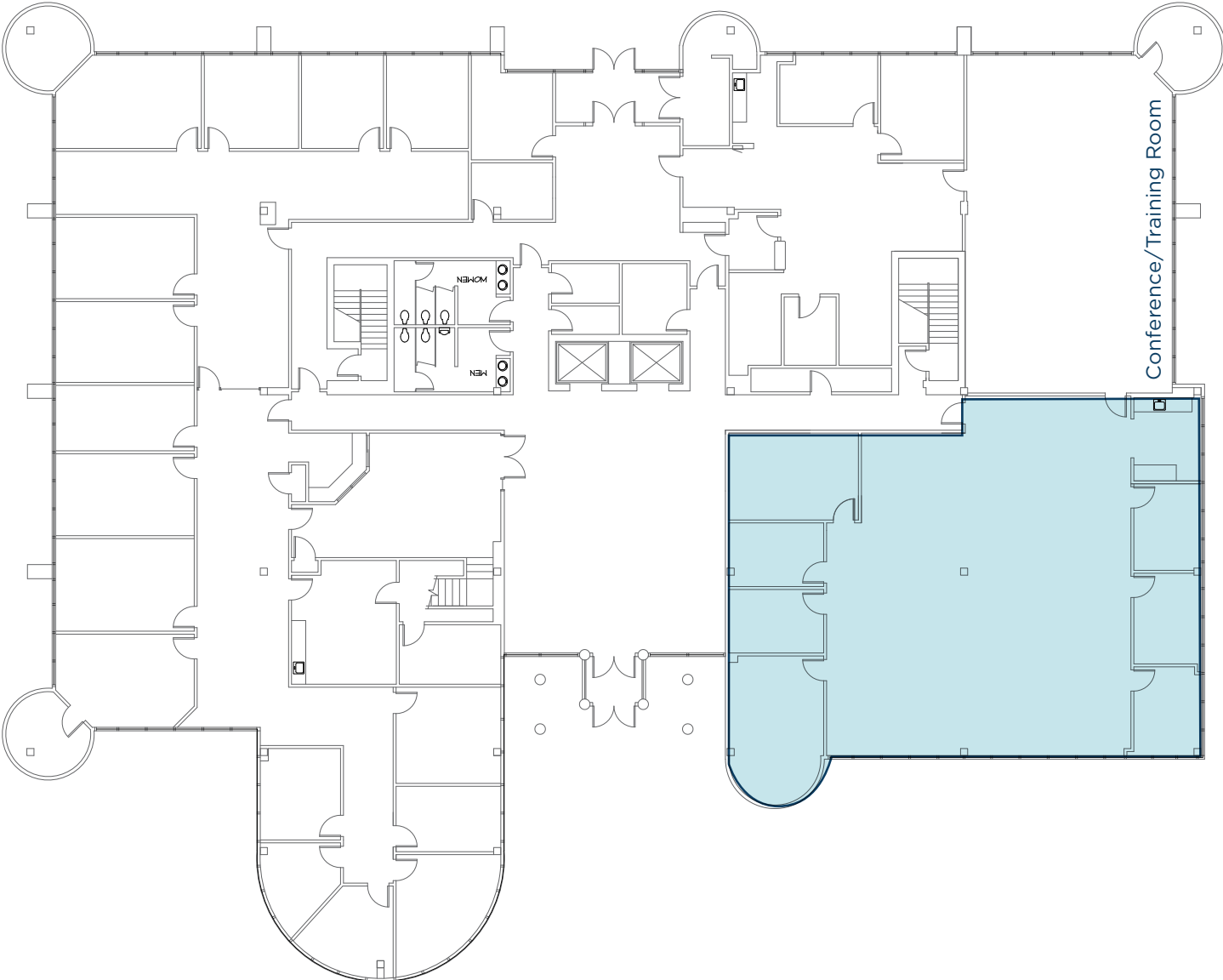


Paragon Center I - 3rd Floor



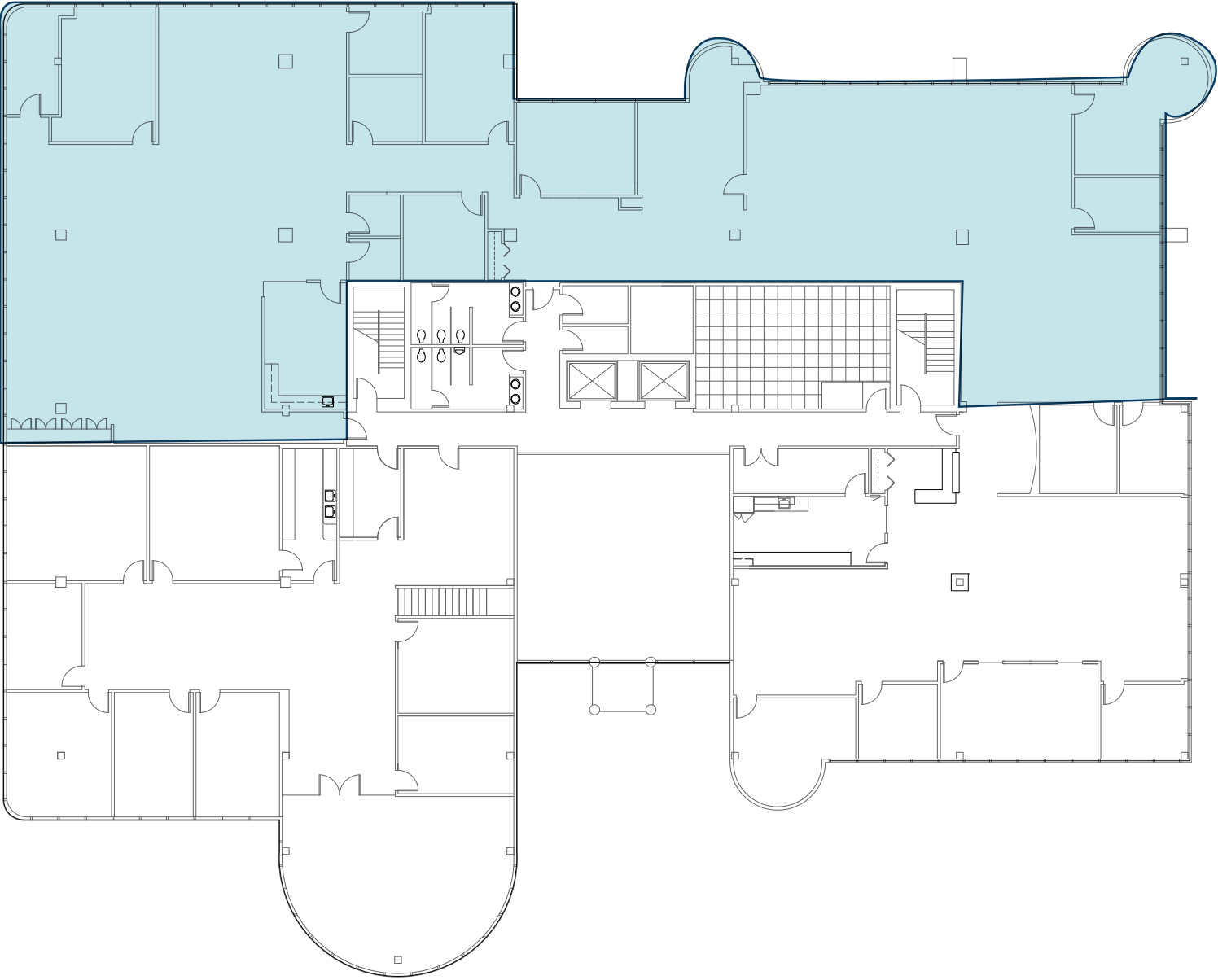
Paragon Center I - 3rd Floor

Paragon Center I | 6140 Parkland Blvd



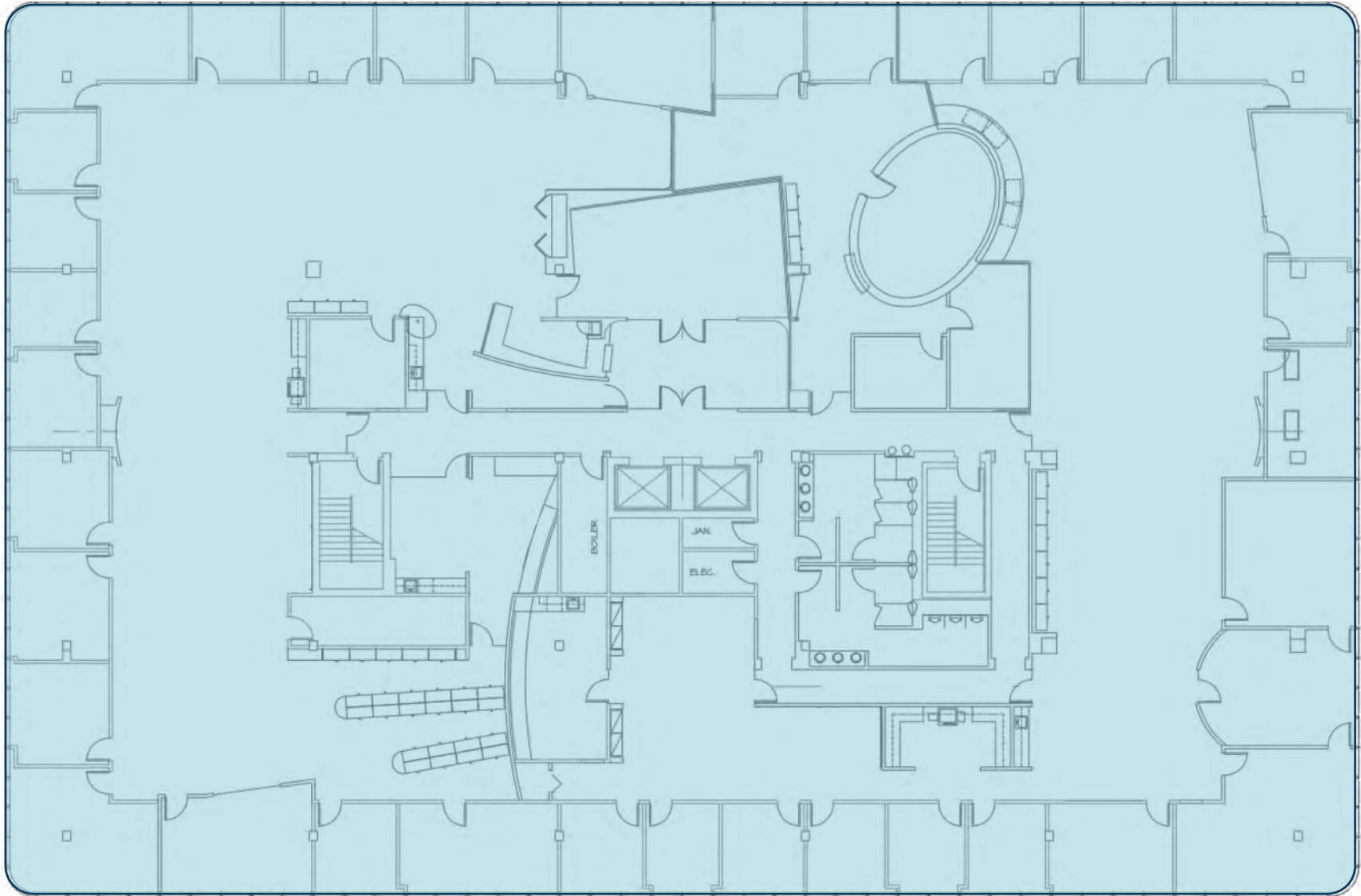
First Floor - 3,905 RSF

Paragon Center I | 6140 Parkland Blvd



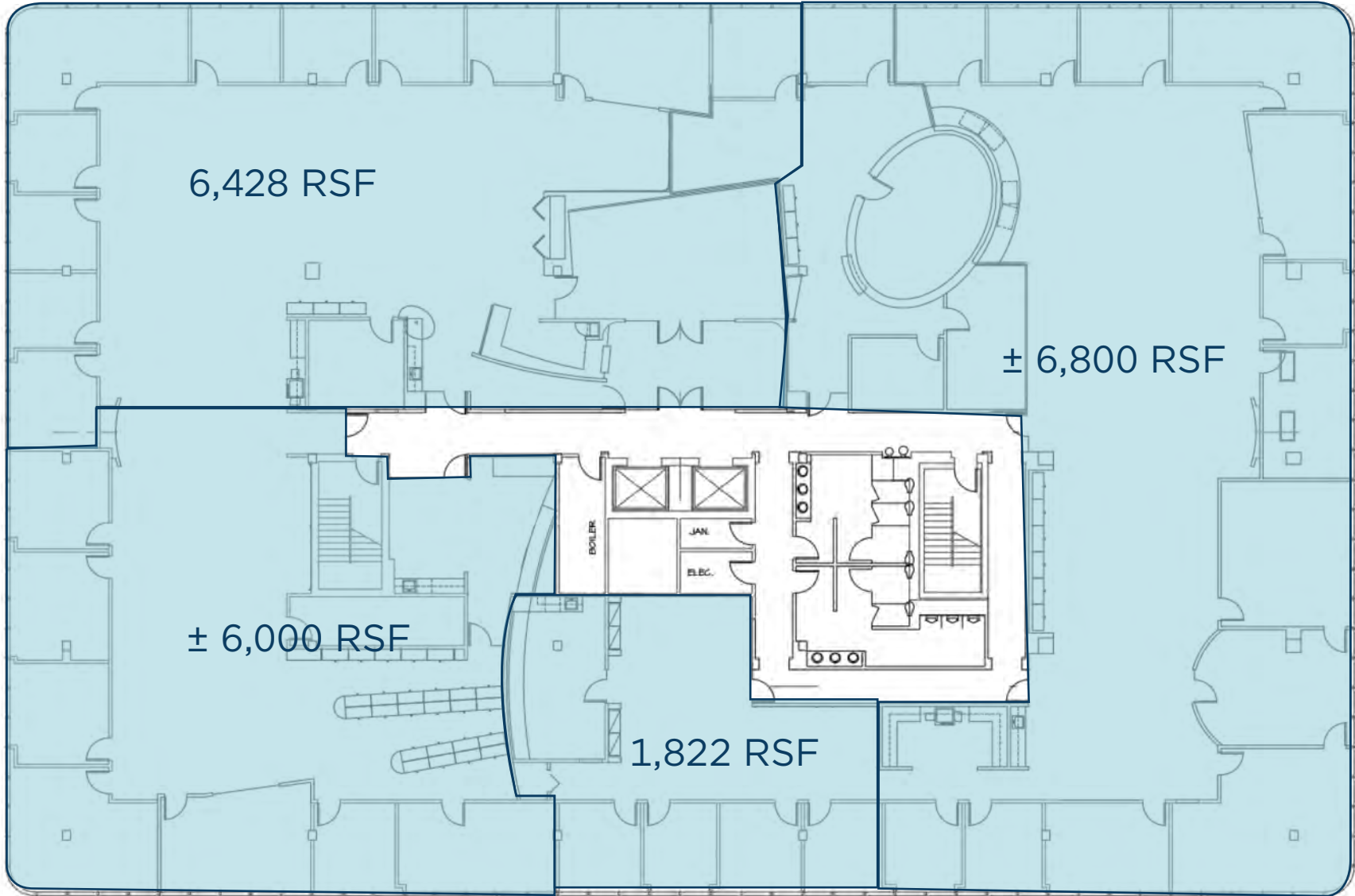
Second Floor - Contiguous 8,530 RSF
Divisible to 3,000 RSF

Paragon Center I | 6140 Parkland Blvd



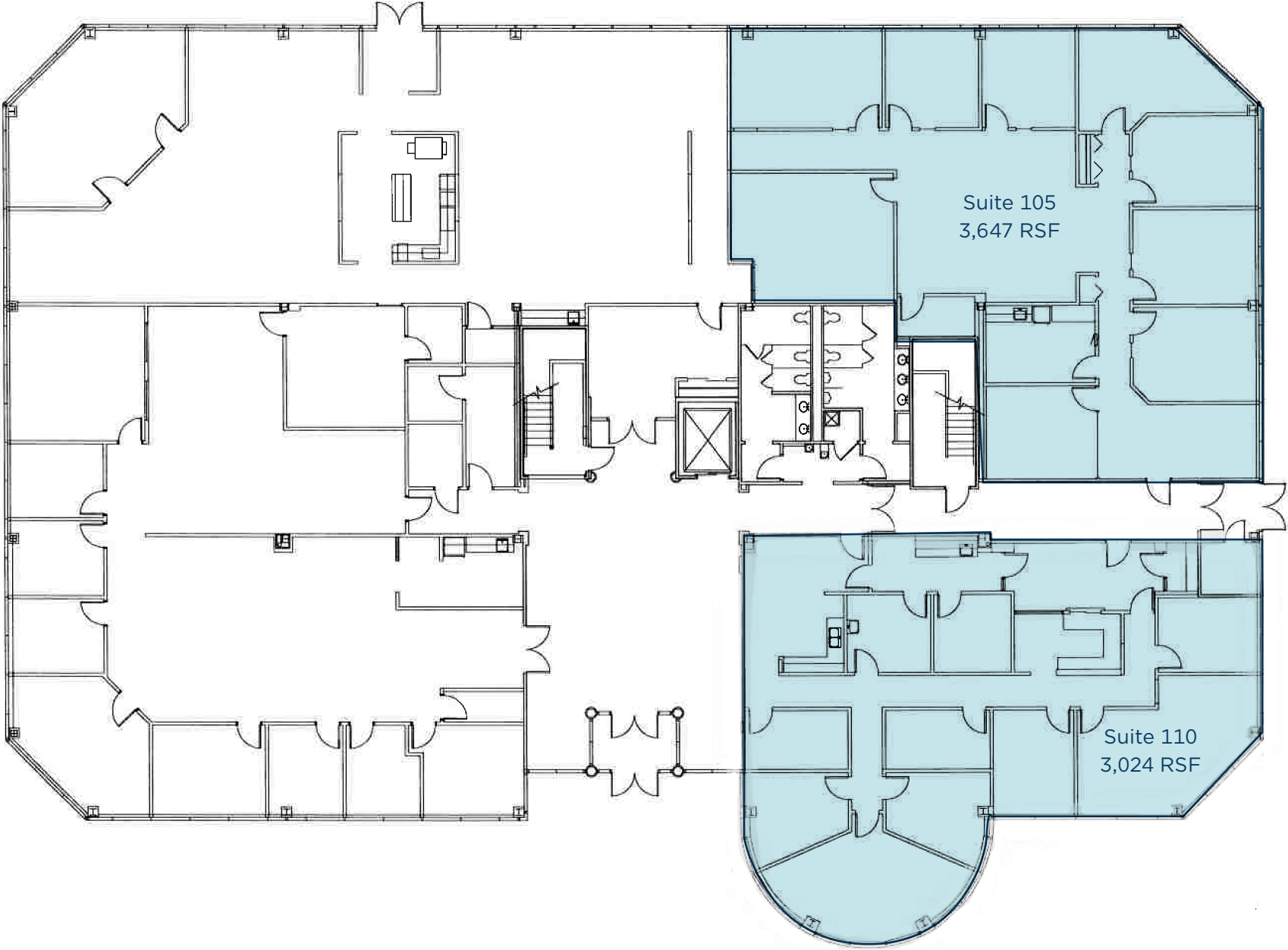
Third Floor - 21,079 RSF | Full Floor

Paragon Center I | 6140 Parkland Blvd



Third Floor - Concept Drawings

Paragon Center II | 6150 Parkland Blvd



First Floor - Suite 105: 3,647 RSF & Suite 110: 3,024 RSF



**6140 & 6150 Parkland Blvd.
Paragon Centre I & II**

LANDER RD

1475 BOEYER ROAD
GREEN, OHIO 44685
PROGRESSIVE



STERLING ASSOCIATES



Landerhaven



Landerbrook



5,386 VPD

CEDAR RD

12,212 vpd

BRAINARD RD



40,921 vpd

158,298 vpd

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