

# Signature Centre Office Space

For Lease | 5885 Landerbrook Boulevard, Mayfield Heights, Ohio 44124





# About Ownership

## ABOUT REALIFE GROUP

Founded in 2014 by Yaron Kandelker, Realife Group is a leading real estate investment and asset management company. With over \$358 million in real estate assets under management, Realife Group has built an impressive portfolio of office, retail, multi-family, and industrial properties across Ohio and Florida, with plans to expand into surrounding areas.

Realife Group's investment strategy is built on partnering with experienced real estate investors to acquire and manage irreplaceable properties in growing markets. Their local presence and in-depth knowledge of the real estate market allow them to:

- Identify high-quality, off-market opportunities.
- Interview prospective tenants in person.
- Provide accurate property demand and supply analysis.

This hands-on approach ensures Realife Group maintains a thorough due diligence process, delivering valuable market insights and advantages to their investors.

# Signature Centre

- New interior lobby renovations completed 2023
- Amenities include building conference room with kitchenette, new workout facility Zero Doubt with locker rooms, showers, and saunas
- Underground parking and storage available
- Minutes from Mayfield Road and I-271, dining, & shopping
- Under new ownership and management

**Lease Rate: \$21.00/SF Gross**



Eliminates CAM Reconciliations



No Capital Improvement Surprises



Property Maintenance You Know & Trust



Cost Certainty (Including HVAC)



Simplified Leasing Process

## LEASE COMPARISON

(Exclusive of Property Taxes)

	Industry Standard	Realife EZ Lease
CAM (HVAC, Common Utilities, Parking & Landscaping, ect.)	Variable & Estimated Annually Over Base Year	Included
Management Fees	Variable & Based on Building's Gross Revenue	Fixed & Included
Staffing Costs	Variable & Estimated Annually at Landlord & Property Manager's Discretion	Fixed & Included
Insurance	Variable & Estimated Annually	Fixed & Included
Tenant's Lights & Plugs	Not Controllable. Estimated from Total Building Usage. Not Transparent	Submetered - Tenant Controls Their Costs OR Fixed for the Term of the Lease, Property Dependent
Reconciliations	All Expenses Annually. Surprise End of Year True-Up Charges are Common	Property Taxes Only Estimated Based on Existing Tax Bill. Very Rare True-Use Charges

## Available Suites

Suite 140	4,744 SF
Suite 205	5,519 SF
Suite 301	1,863 SF

\$500,000 Lobby Modernization Completed in 2023



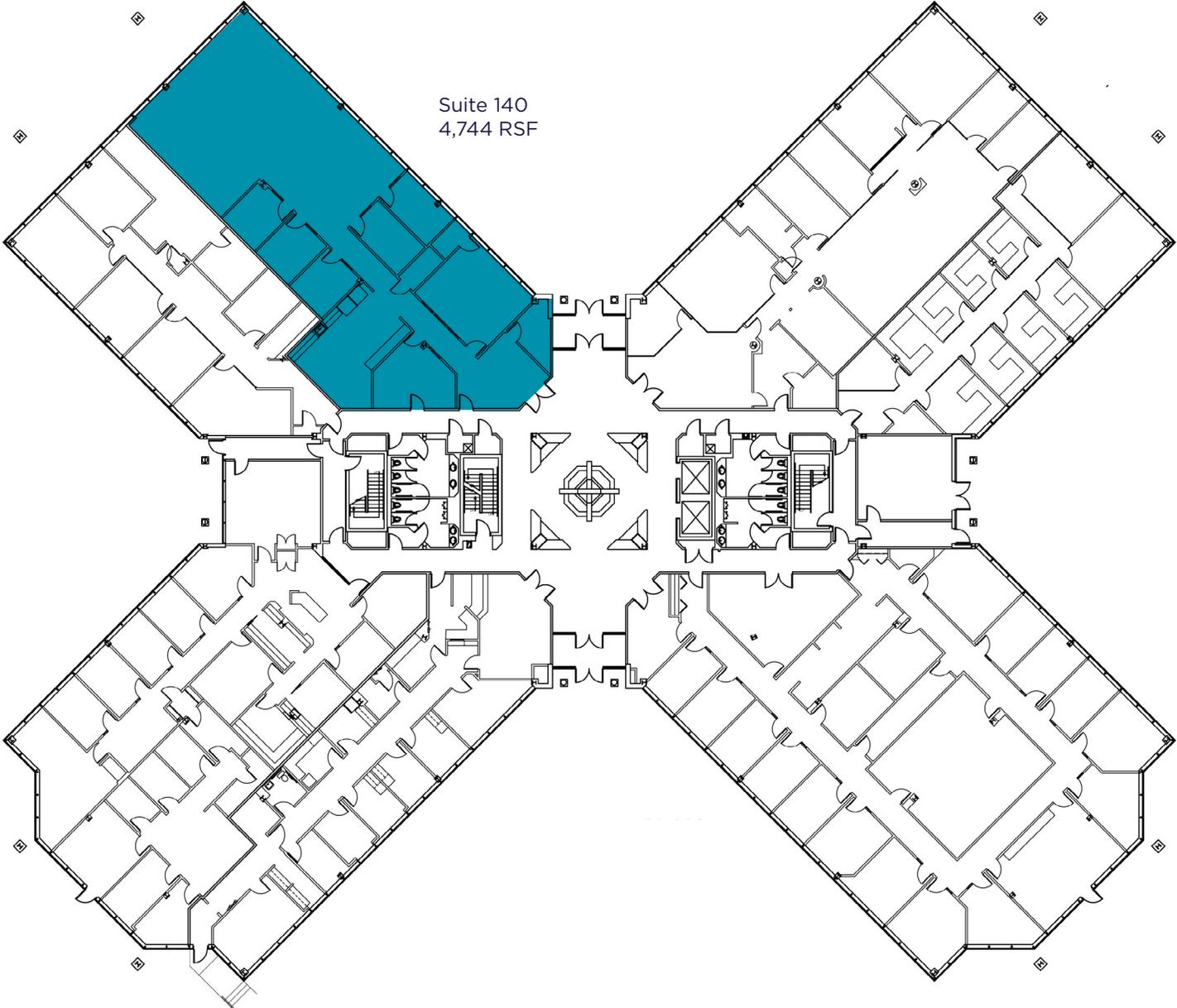
Zero Doubt Club is an exclusive community focused on empowering individuals to reach their full potential through personal growth, professional development, and unwavering selfconfidence. The club offers a variety of resources including mentorship, workshops, and networking opportunities, designed to help members overcome obstacles and achieve their goals. Through collaborations with local entrepreneurs and professionals, Zero Doubt Club helps cultivate a more resilient and empowered community, equipping members with the tools they need to succeed and make a lasting impact.



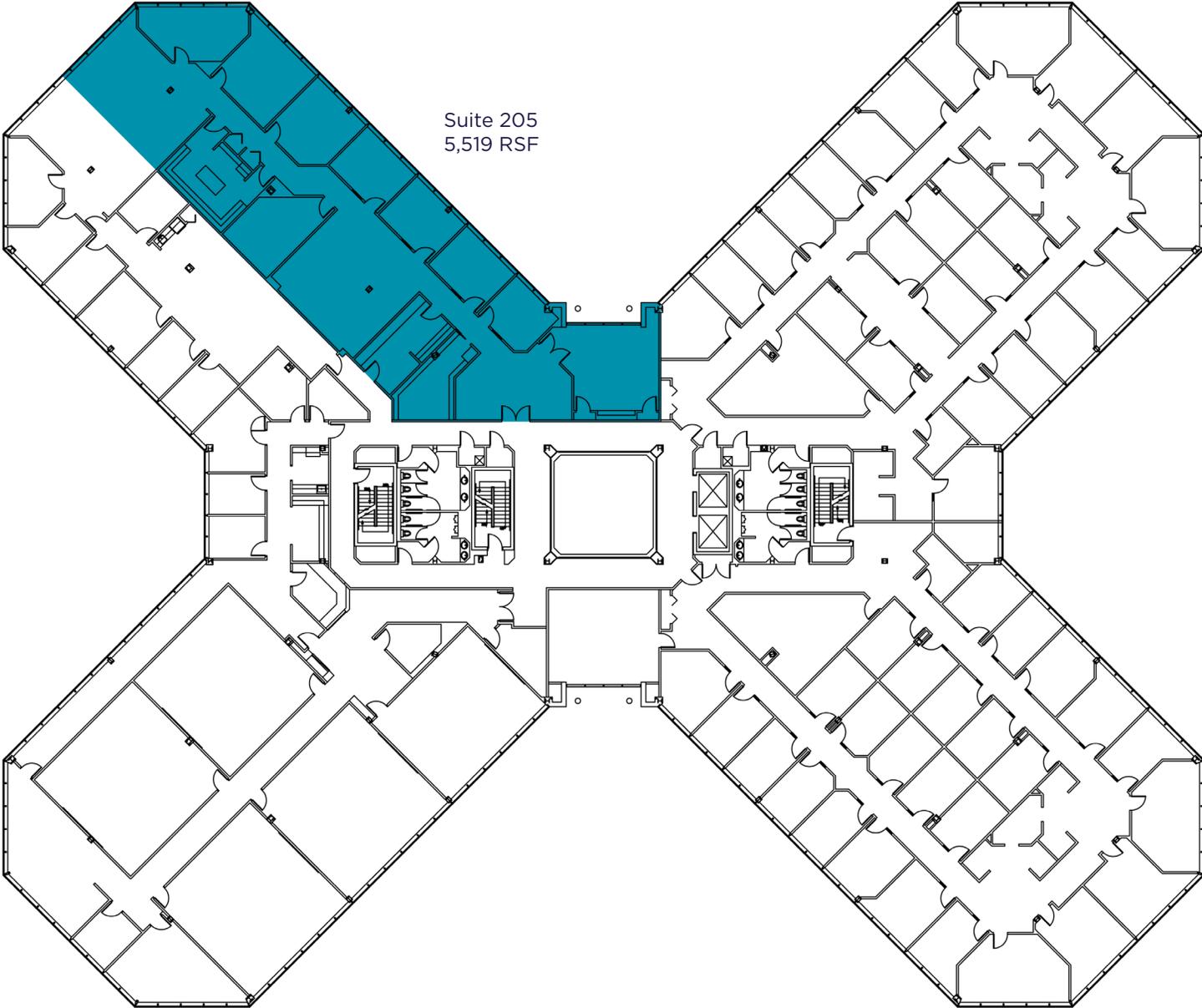
### Services:

- Success focused through coaching
- life coaching
- meditation, yoga, stretch
- Semi-private bootcamps, circuits, HIIT, boxing, outdoor workouts
- Healthy eating pre/post workout meal plans

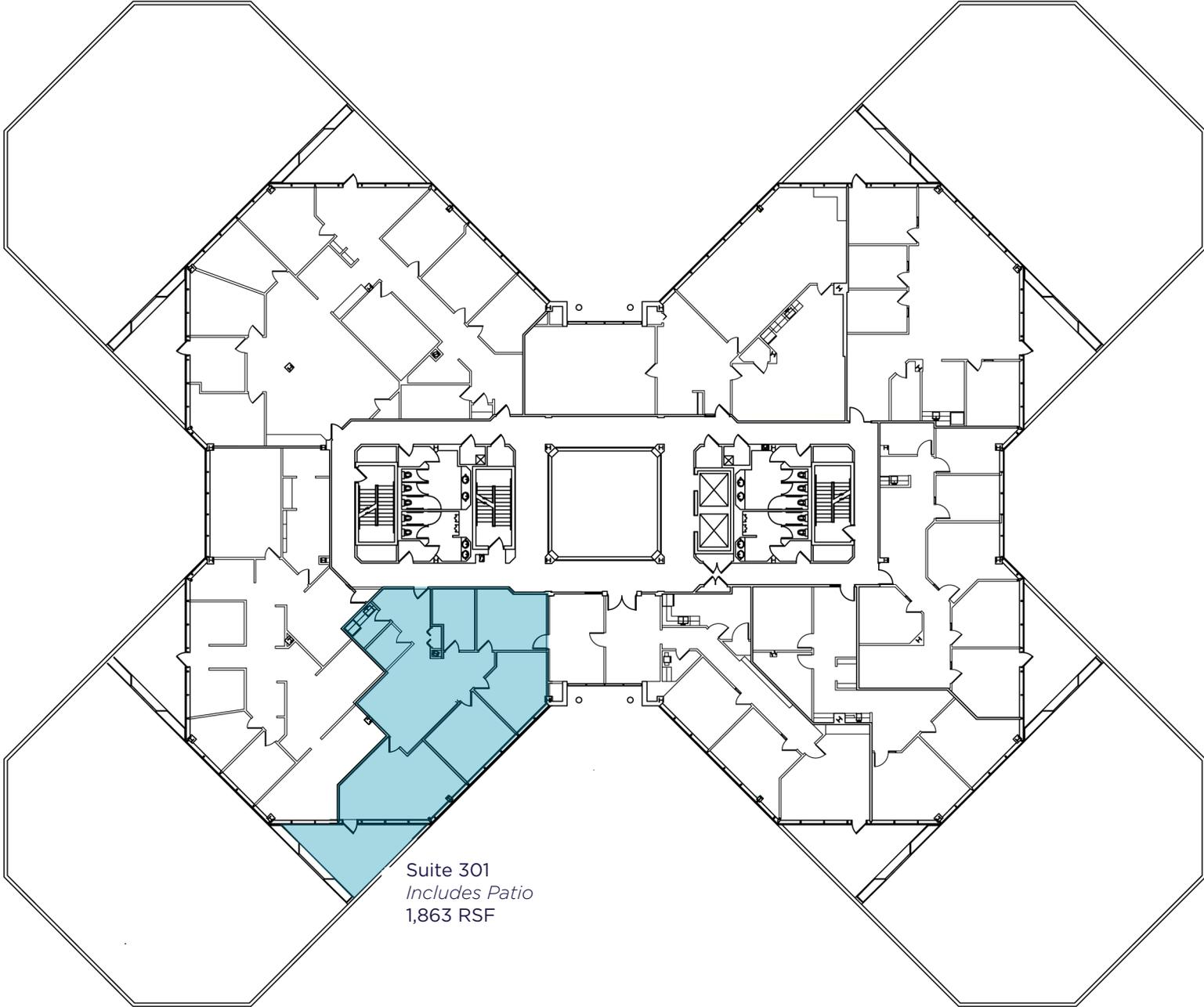
# First Floor | Max Contiguous 4,744 SF



# Second Floor | Max Contiguous 5,519 SF



# Third Floor | Max Contiguous 1,863 SF



Suite 301  
Includes Patio  
1,863 RSF



**157,043**  
Population  
(2024 | 5 Mile)

**42**  
Median Age  
(2024 | 5 Mile)

**67,865**  
Households  
(2024 | 5 Mile)

**\$144,604**  
Household Income  
(2024 | 5 Mile)

**8,442**  
Total Businesses  
(2024 | 5 Mile)

**108,359**  
Total Employees  
(2024 | 5 Mile)

**SIGNATURE CENTRE**  
**5885 LANDERBROOK BLVD,**  
**MAYFIELD HEIGHTS, OHIO 44124**

RICO A PIETRO, SIOR  
Principal  
rpietro@crescorealestate.com  
+1 216 525 1473

JIM KRIVANEK  
Vice President  
jkrivanek@crescorealestate.com  
+1 216 525 1498

CONNOR REDMAN  
Vice President  
credman@crescorealestate.com  
+1 216 525 1493

KIRSTEN PARATORE  
Senior Associate  
kparatore@crescorealestate.com  
+1 216 525 1491

ROBBY MARTINELLI  
Senior Associate  
rmartinelli@crescorealestate.com  
+1 216 232 4104

**Cushman & Wakefield | CRESCO**  
6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131

[crescorealestate.com](http://crescorealestate.com)

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