

# 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
- On-site ownership, professional management & maintenance
- Close Proximity to I-271 at Cedar/Brainard Road exit
- EV charging stations on-site

**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**

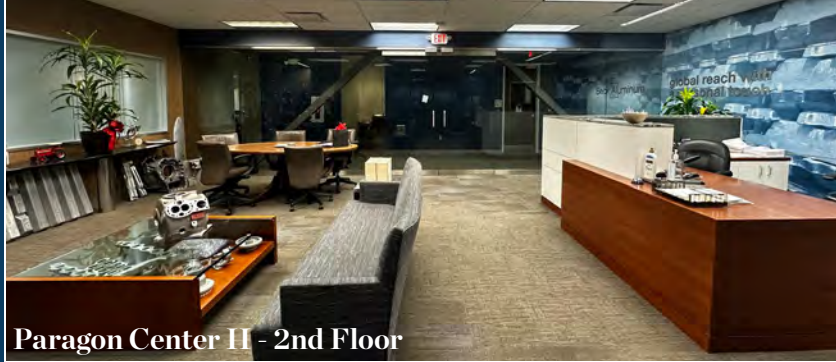
Household Income  
(2024 | 5 Mile)

**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

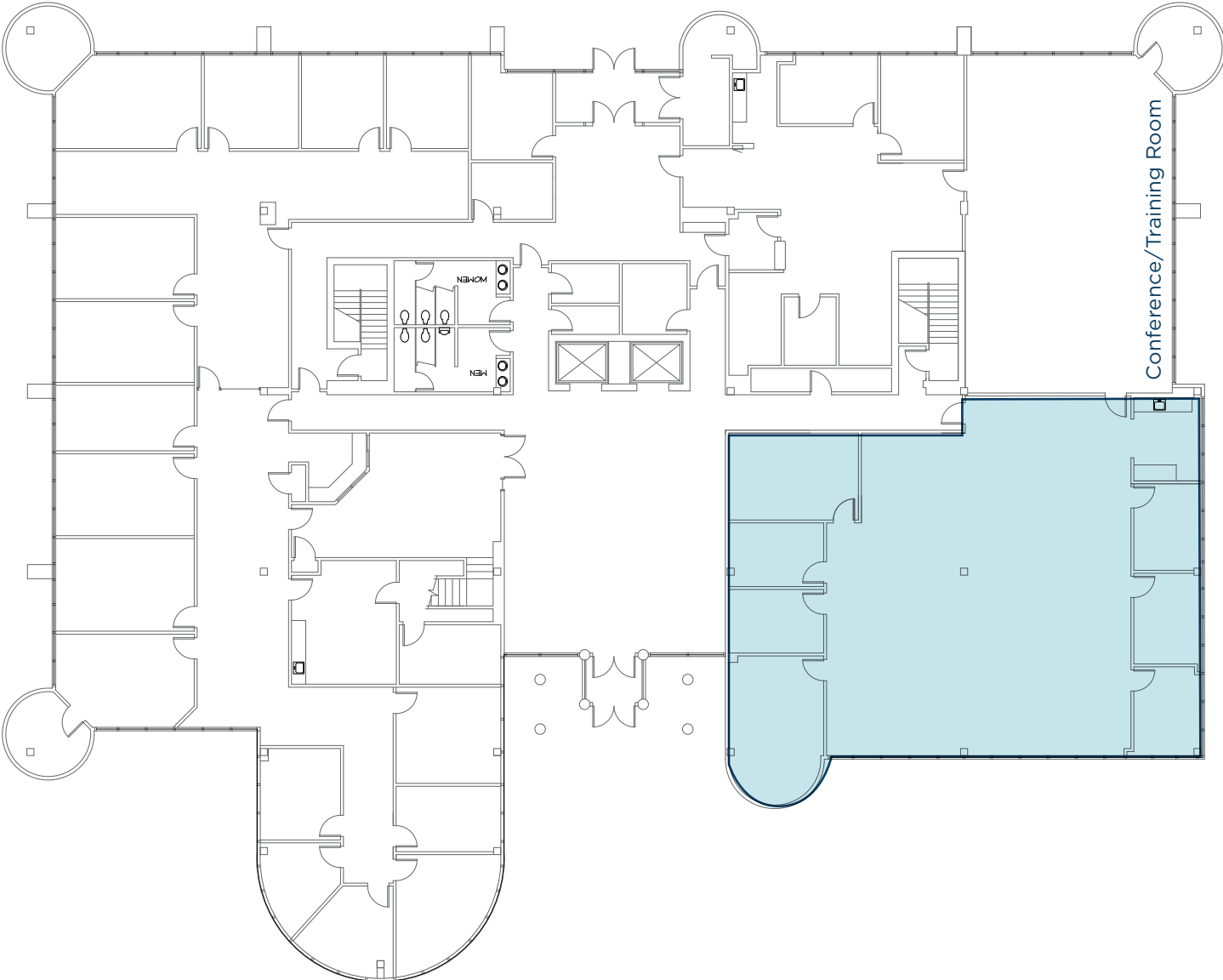


Paragon Center I - 3rd Floor



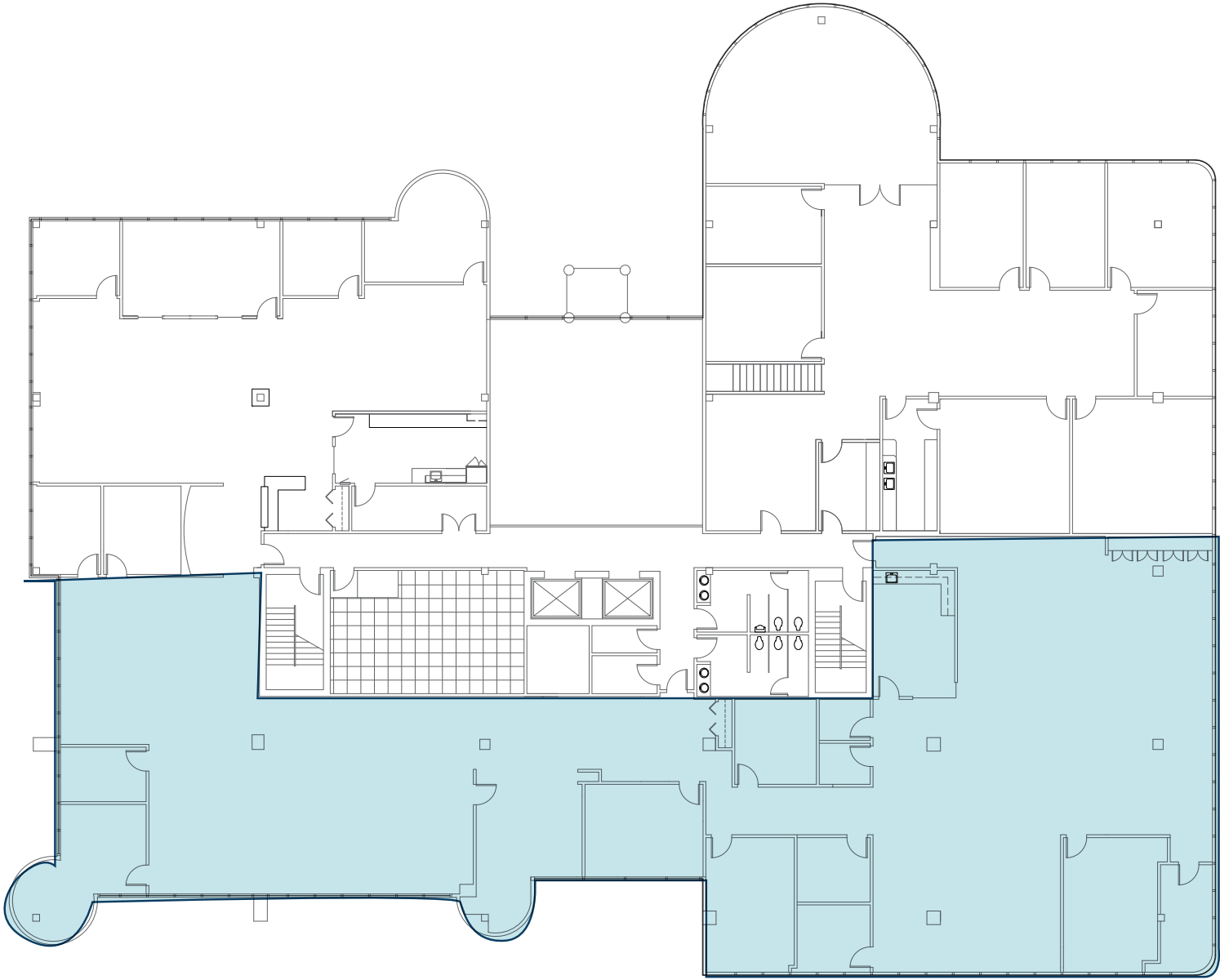
Paragon Center I - 3rd Floor

# Paragon Center I | 6140 Parkland Blvd



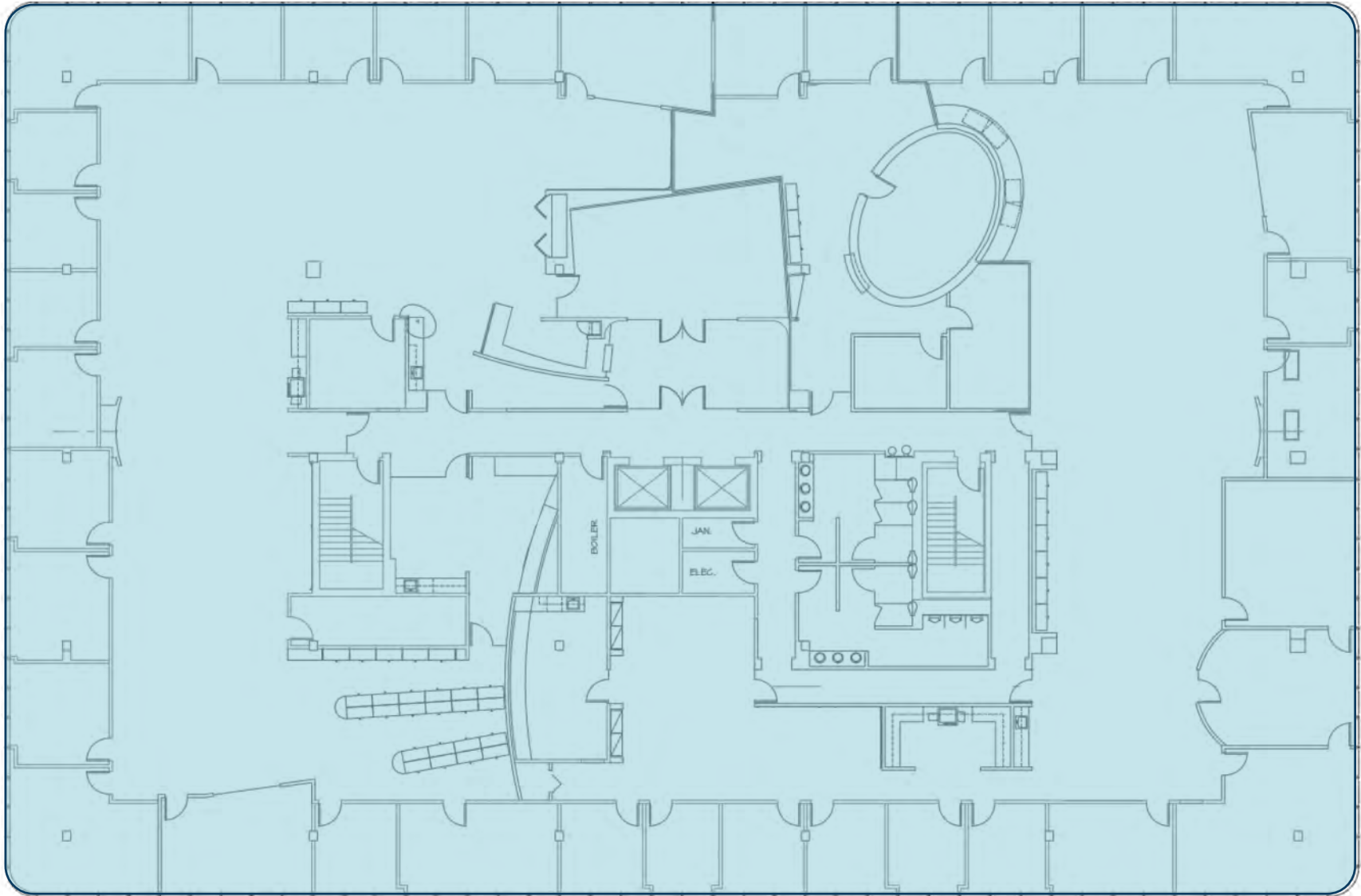
First Floor - 3,905 RSF

# Paragon Center I | 6140 Parkland Blvd



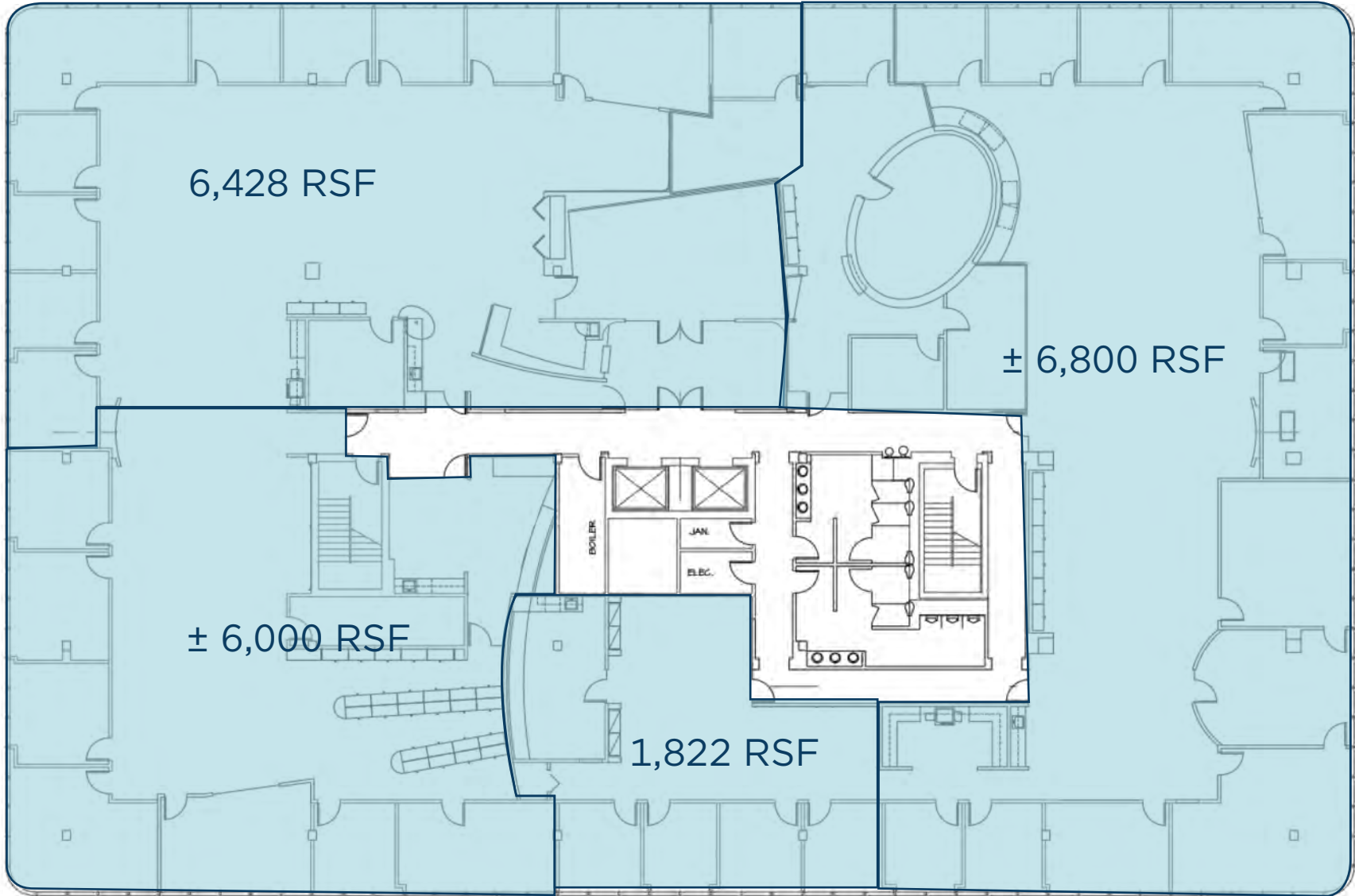
Second Floor - Contiguous 8,530 RSF  
*Divisible to 3,000 RSF*

# Paragon Center I | 6140 Parkland Blvd



Third Floor - 21,079 RSF | Full Floor

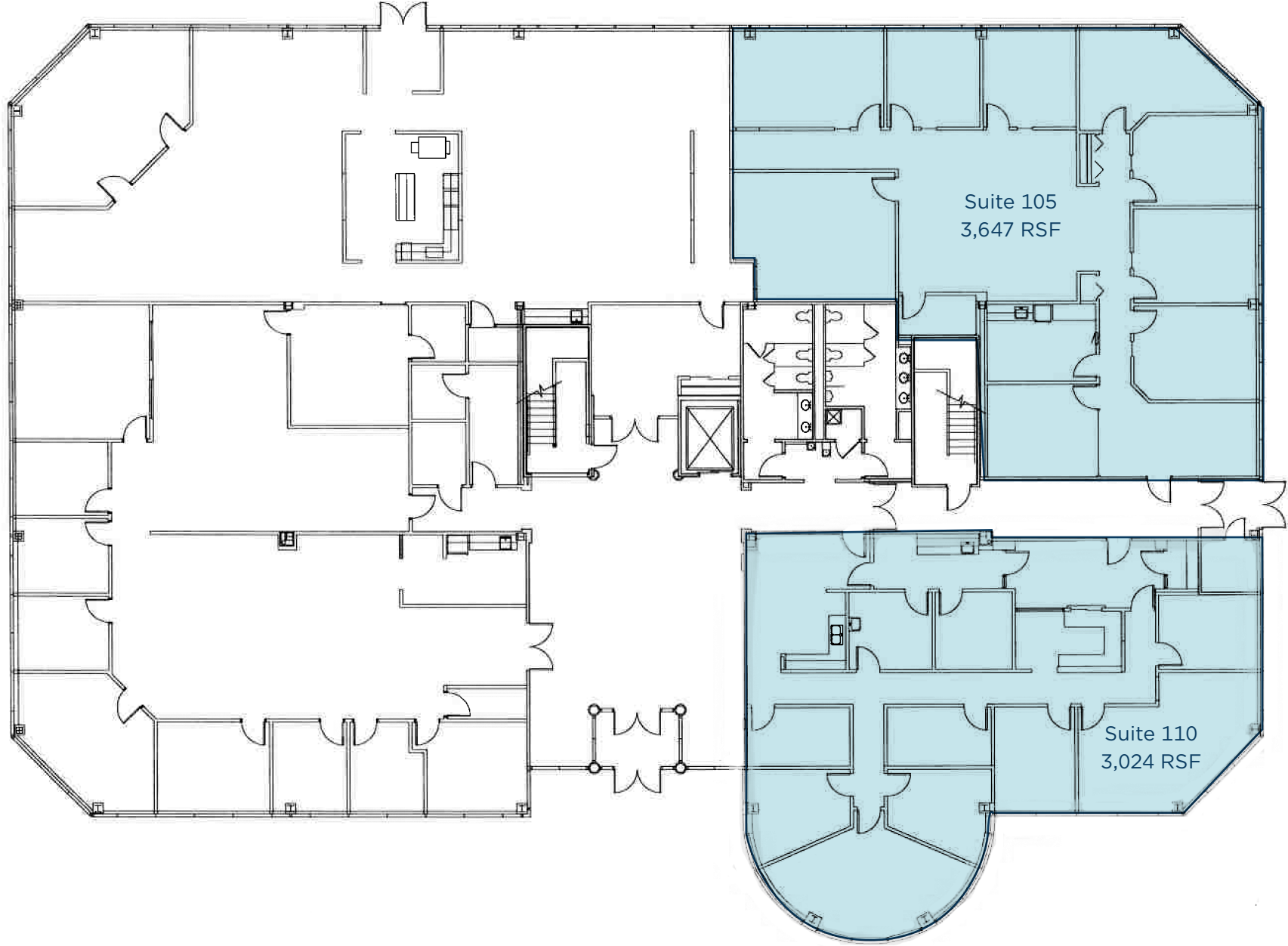
# Paragon Center I | 6140 Parkland Blvd



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**

**1475 BOEYER ROAD  
GREEN, OHIO 44685**



**Landerhaven**

**Landerbrook**

**CEDAR RD**

**BRAINARD RD**

**LANDER RD**



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