Discover Your Next Investment

SIGNATURE CENTRE

OFFERING MEMORANDUM TEASER

5885 Landerbrook Drive, Mayfield Heights, Ohio 44124

CUSHMAN & WAKEFIELD | CRESCO Real Estate

Executive Summary

Signature Centre presents a stabilized suburban office investment opportunity in the Landerbrook submarket of Mayfield Heights, anchored by a long-tenured and highly committed tenant roster comprised primarily of medical and financial service users. The ±88,193 SF property is 92% occupied with a 6.7-year weighted average lease term, providing immediate, durable cash flow supported by industries known for long-term tenancy due to patient relationships, client retention, and significant build-out investment. The rent roll is led by University Hospitals, Cedarbrook Financial Services, Allied Dermatology, Frankel Plastic Surgery, Richards Frankel Dentistry, Delguyd Walter & Associates, and multiple financial and professional services firms, with several leases extending well into the next decade, including expirations through 2035, 2038, and 2042, demonstrating exceptional tenant commitment and stability. Recent ownership reinvestment, including a $500,000 lobby renovation completed in 2023, further enhances the building's positioning, while the surrounding 5-mile trade area of more than 108,000 employees and average household incomes exceeding $144,000 reinforces long-term demand for professional and healthcare office space. Altogether, Signature Centre represents a defensive, income-focused investment defined by a resilient tenant mix, strong lease duration, and long-term occupancy stability.

property name
Signature Centre

occupancy
92%

building size
88,193 SF

underground parking
±40 Spaces

WALT
6.7 Years

Neighborhood

Mayfield Heights, Ohio

Mayfield Heights, Ohio, is a bustling suburban city located just 14 miles east of Cleveland. Known for its thriving business community, the city is home to prominent employers like Hillcrest Hospital, Parker Hannifin Corporation, and Materion Corporation, contributing to its robust local economy. With a rich history dating back to its incorporation in 1925, Mayfield Heights has evolved into a family-friendly community offering excellent schools, diverse housing options, and easy access to Cleveland's cultural and economic opportunities. Residents enjoy well-maintained parks, engaging recreational programs, and vibrant community events throughout the year. Mayfield Heights seamlessly blends suburban charm with urban convenience, making it a desirable destination for families, professionals, and businesses alike.

Demographics	1 Mile	5 Mile
Population	8,764	159,295
Total Businesses	536	8,773
Households	3,998	68,919
Median Age	48.0	42.1
Total Employees	16,586	109,192

Business Cluster

Corporate Headquarters

Mayfield Heights is home to several prominent corporate headquarters that drive the local economy:

- **Parker Hannifin Corporation:** A global leader in motion and control technologies, headquartered in the city and employing approximately 2,200 people.
- **Materion Corporation:** A top supplier of advanced materials, supporting innovation across various industries.

Healthcare and Medical Services

The healthcare sector is a cornerstone of Mayfield Heights, providing critical services and extensive employment opportunities:

- **Hillcrest Hospital (Cleveland Clinic):** A nationally ranked hospital renowned for cardiac care, employing over 1,000 staff members in the area.
- **University Hospitals Ahuja Medical Center:** Offering high-quality healthcare and advanced medical services to the region.

Retail and Service Industry

Mayfield Heights features a vibrant retail sector, bolstered by shopping centers and local businesses:

- **Golden Gate Shopping Center:** A hub for retail and dining, attracting visitors from surrounding communities and providing significant employment opportunities.
- Local restaurants and service-oriented businesses also play a vital role in supporting the local economy.

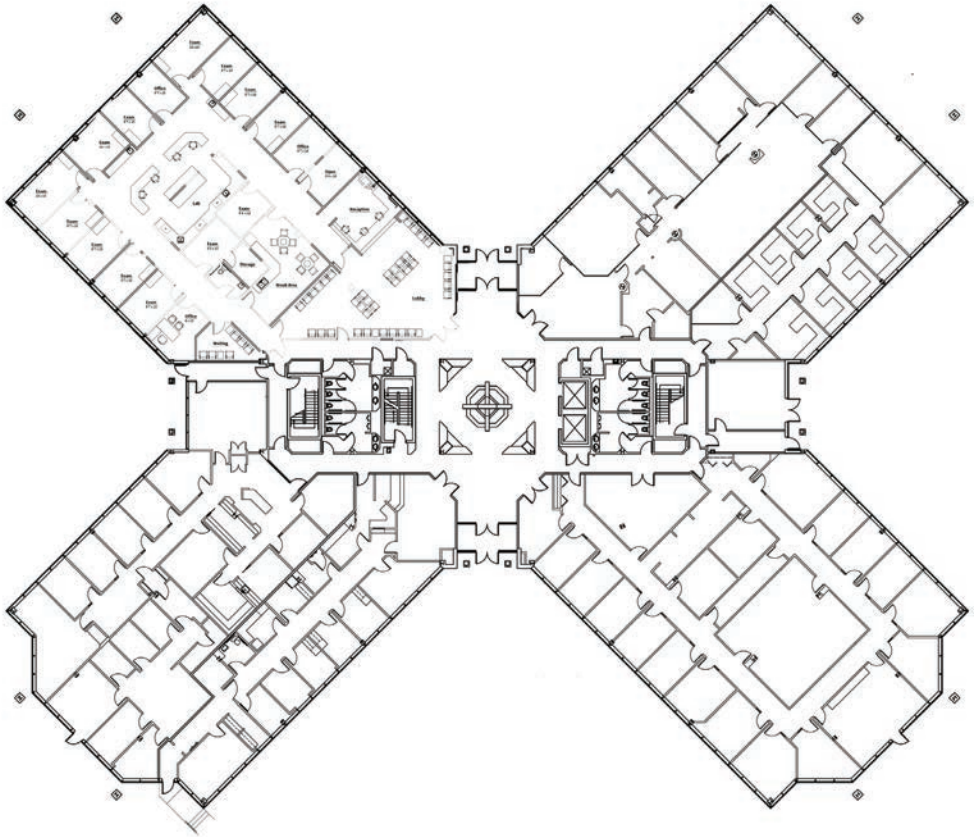
Advanced Materials and Manufacturing

The city's advanced materials and manufacturing sector drives innovation and economic growth:

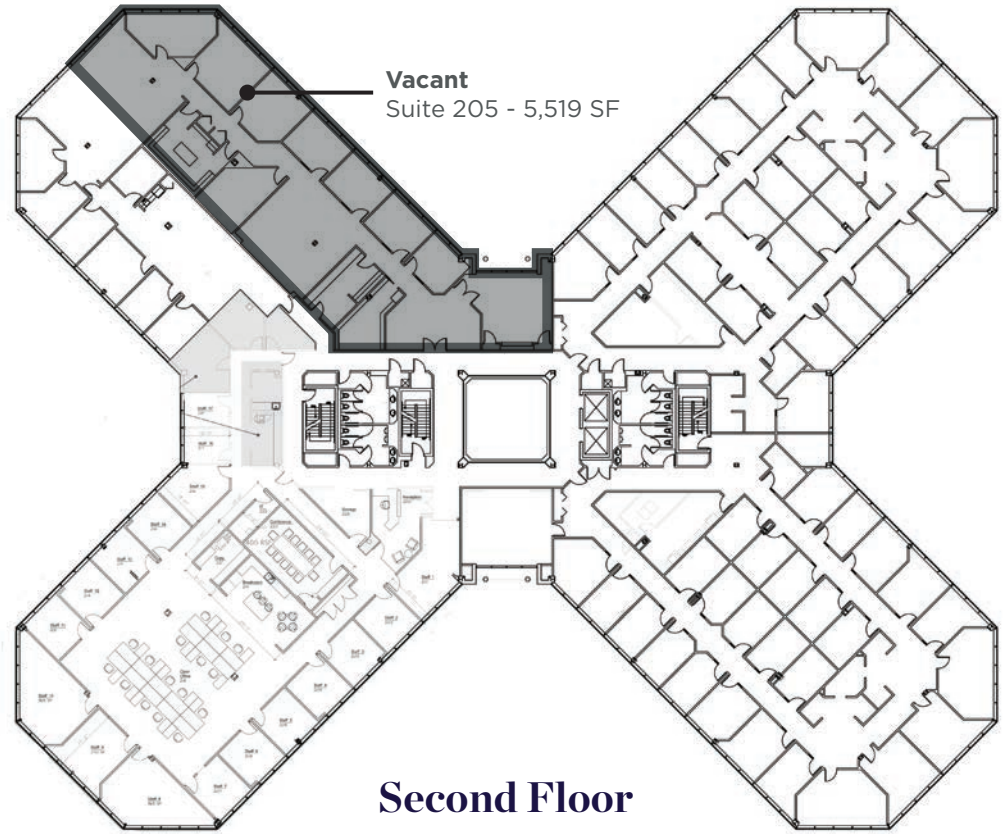
- **Materion Corporation:** A key player in this sector, leading in material science and technological advancement.

Great Location

Floor Plans

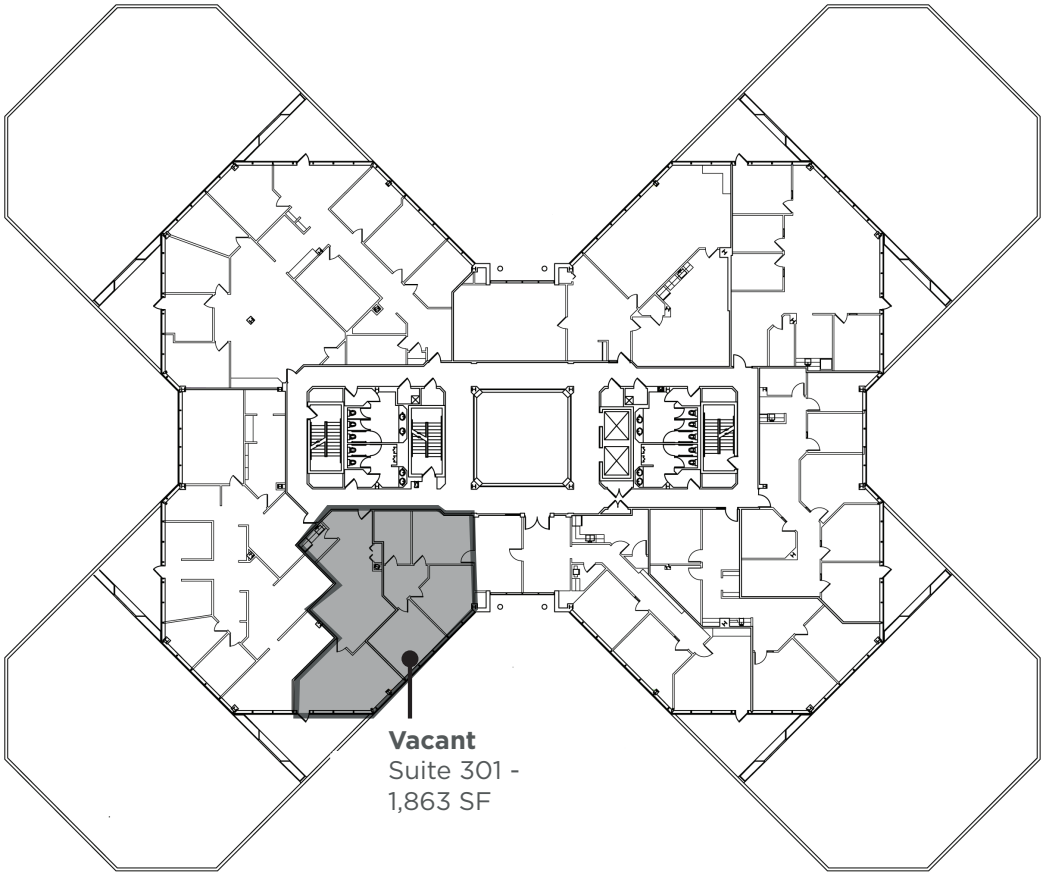


First Floor



Second Floor

Floor Plans



Third Floor

Interior Photos

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