

Signature Centre Office Space

For Sale and 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

Sale Price: Contact Broker

Lease Rate: \$21.00/SF Gross



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

 Eliminates CAM Reconciliations

 No Capital Improvement Surprises

 Property Maintenance You Know & Trust

 Cost Certainty (Including HVAC)

 Simplified Leasing Process

\$500,000 Lobby Modernization Completed in 2023



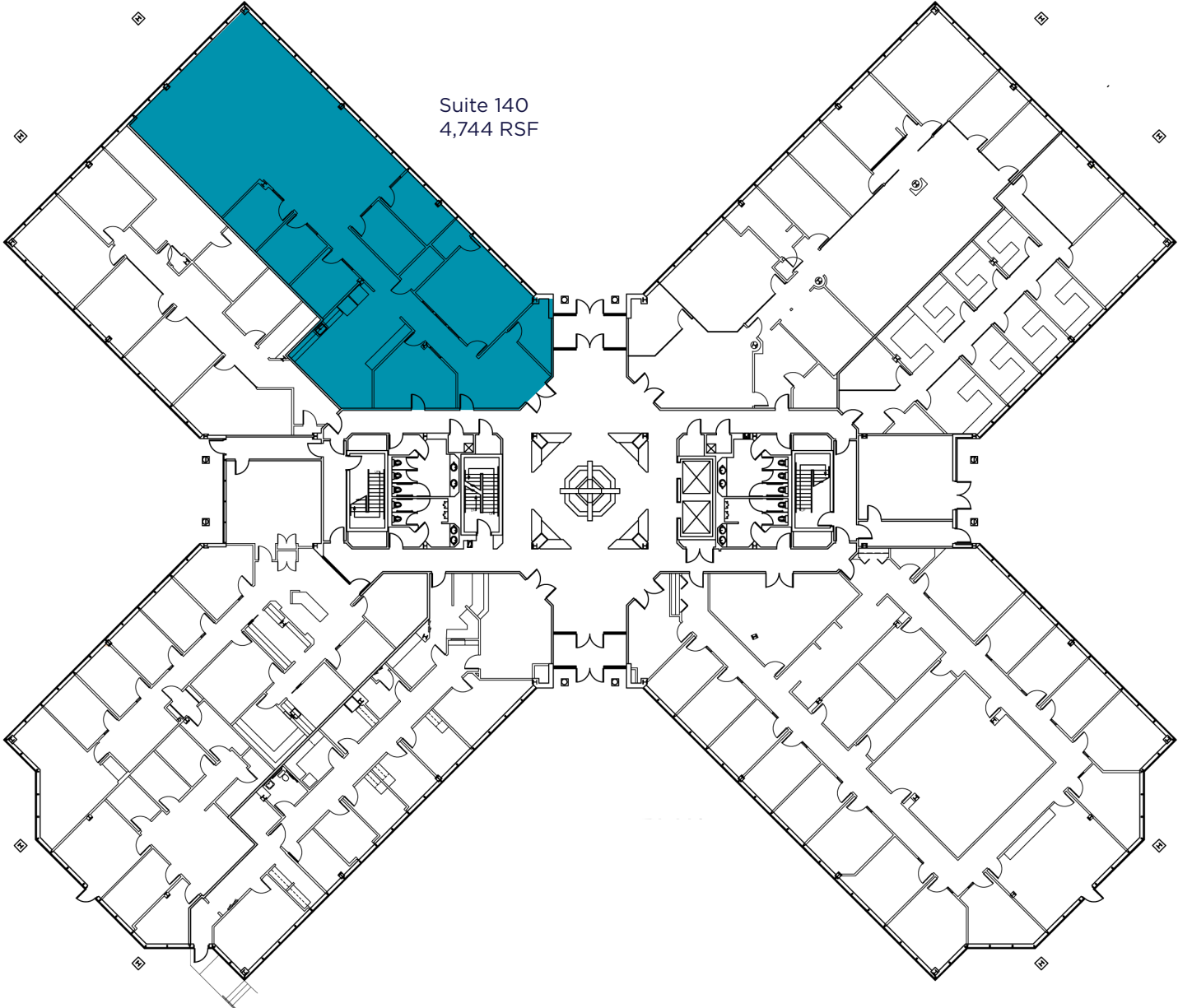
Zero Doubt Club is an exclusive community focused on empowering individuals to reach their full potential through personal growth, professional development, and unwavering selfconfidence. The club offers a variety of resources including mentorship, workshops, and networking opportunities, designed to 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.



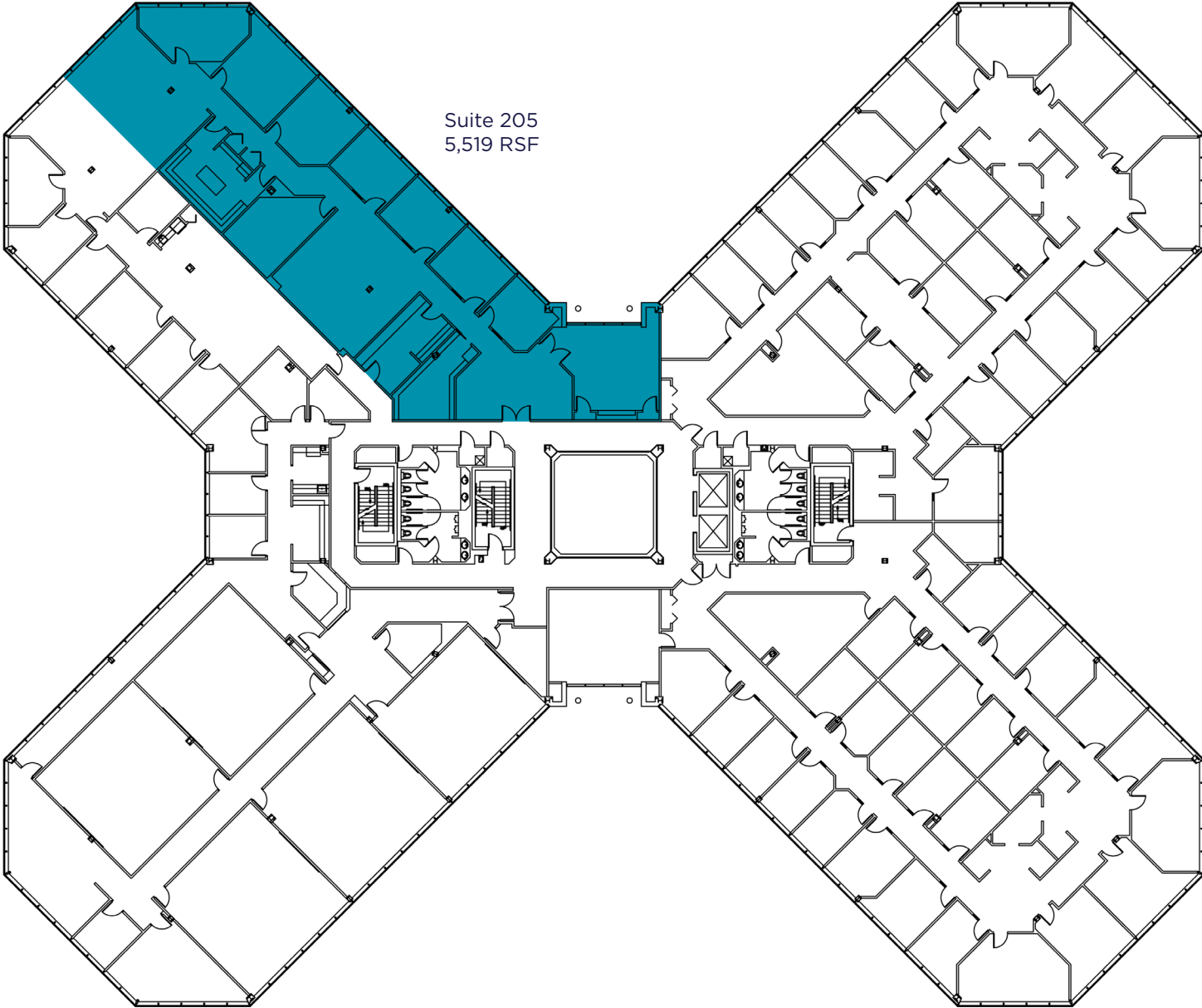
Services:

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

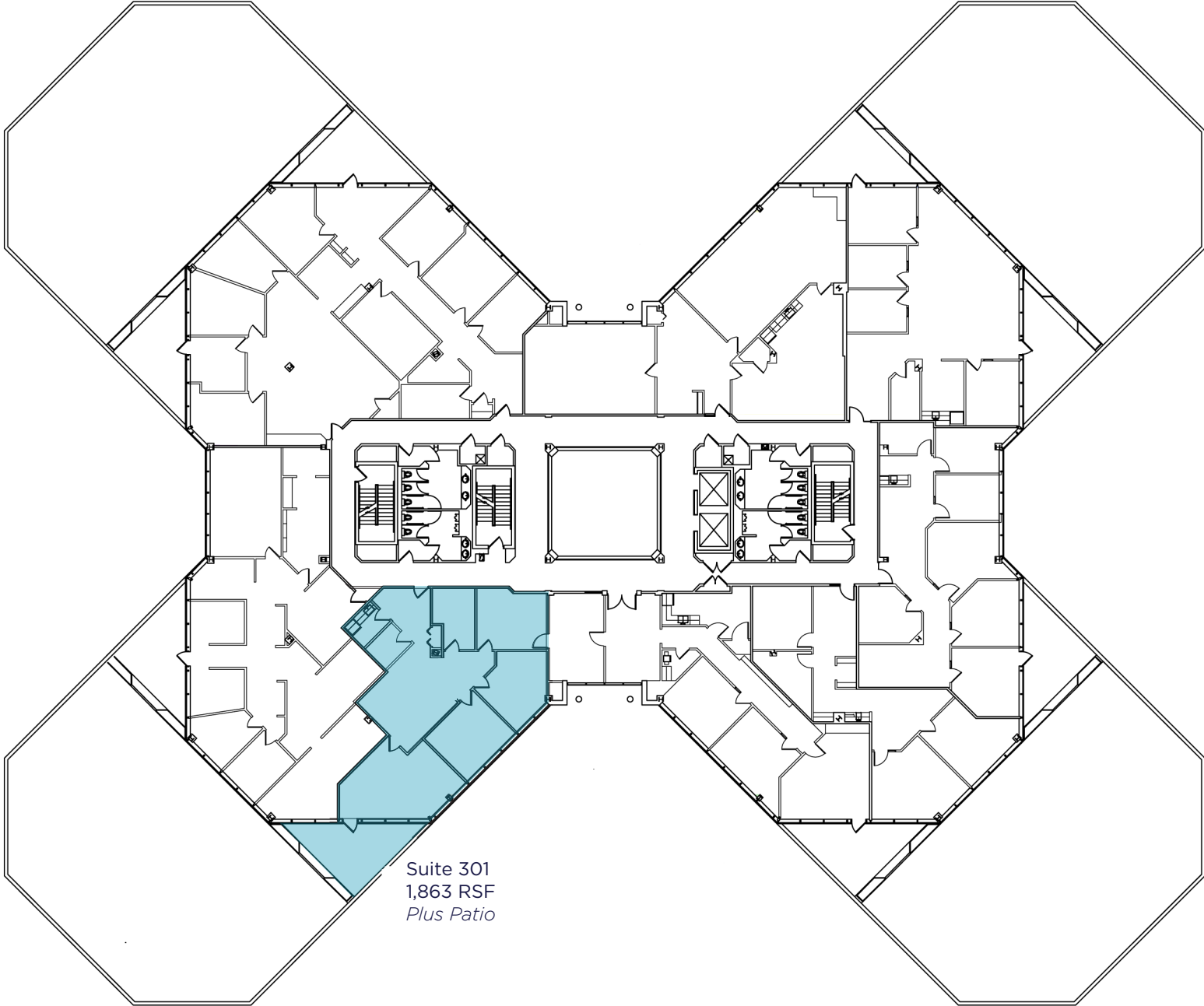
First Floor | Max Contiguous 4,744 SF



Second Floor | Max Contiguous 5,519 SF



Third Floor | Max Contiguous 1,863 SF



Suite 301
1,863 RSF
Plus Patio



SIGNATURE CENTRE
5885 Landerbrook Drive

Landerbrook

Landerhaven

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)

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