A RETURN TO CLASS-A:

LANDERBROOK CORPORATE CENTER

FOR LEASE | 5900, 5910, 5920 Landerbrook Drive, Mayfield Heights, Ohio 44124



CUSHMAN & WAKEFIELD | CRESCO

LANDERBROOK OVERVIEW

- Under new ownership with a low basis and strong funding for improvements
- Capital improvement plan underway, including:
  - Parking lot
  - Landscaping
  - Entranceways
  - Refreshed common conferencing and fitness amenities
- Rare corporate branding opportunity to occupy an entire building or single floor
- Garage parking
- Reactivation of a full service café with increased occupancy
- Large and small blocks of space: from solo practitioner to corporate HQ (Buildings II and III)
- Clinical space, ideal for medical practices (Building I)
- Class A experience at unbeatable pricing

EXPLORE AMENITIES

EXPLORE SAMPLE SPACE



PROPERTY

LANDERBROOK CORPORATE CENTER (BUILDING I, II & III)

ADDRESS

5900, 5910 & 5920 LANDERBROOK DRIVE

SQUARE FEET

BUILDING I:	112,882 SF
BUILDING II:	108,132 SF
BUILDING III:	108,132 SF
PORTFOLIO:	329,146 SF

PROPERTY BREAKDOWN

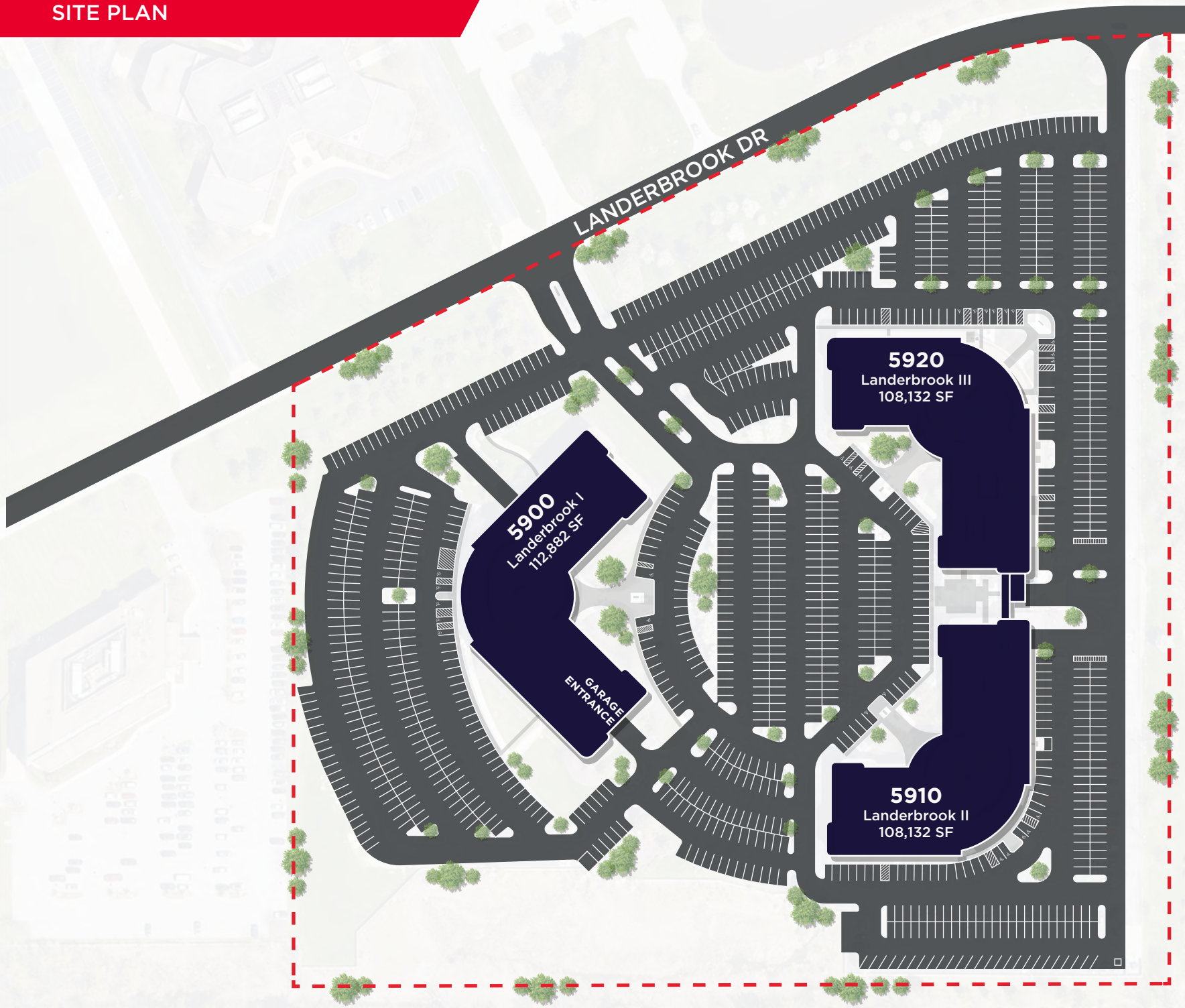






	Landerbrook I	Landerbrook II	Landerbrook III
Address	5900 Landerbrook Drive	5910 Landerbrook Drive	5920 Landerbrook Drive
Year Built	1997	1998	2001
Square Feet	112,899 SF	108,132 SF	108,132 SF
Site Size (acres)	20.03 AC		
Construction	Reinforced concrete slab with pre-cast concrete panel and glass curtain walls and a complete steel frame. Windows are fixes, insulated, tinted glass set in anodized aluminium frames		
Floors	Three (3)	Three (3)	Three (3)
Average Floorplate	Approx. 37,633 SF	Approx. 37,107 SF	Approx. 43,352 SF
Parking	540 surface & 30 basement level garage spaces	540 surface & 40 basement level garage spaces	540 surface & 40 basement level garage spaces
Lobby	Each building features a two-story lobby area with granite tile and modern finishes		
Lighting	LED throughout common areas and tenant spaces		
Amenities	Lower level fitness center and 51-seat capacity auditorium with tiered seating and kitchenette	Renovated fitness center and large conference room that can be divided into two separate rooms	Full-service cafe and conferencing facilities will be re-activated with full-floor or larger user

SITE PLAN


LANDERBROOK DR
5920
Landerbrook III
108,132 SF
5900
Landerbrook I
112,882 SF
GARAGE ENTRANCE
5910
Landerbrook II
108,132 SF
N



LANDERBROOK I

5900 Landerbrook Drive, Mayfield Heights, OH 44124





5900 Landerbrook Drive

Mayfield Heights, Ohio 44124

1997
Year Built

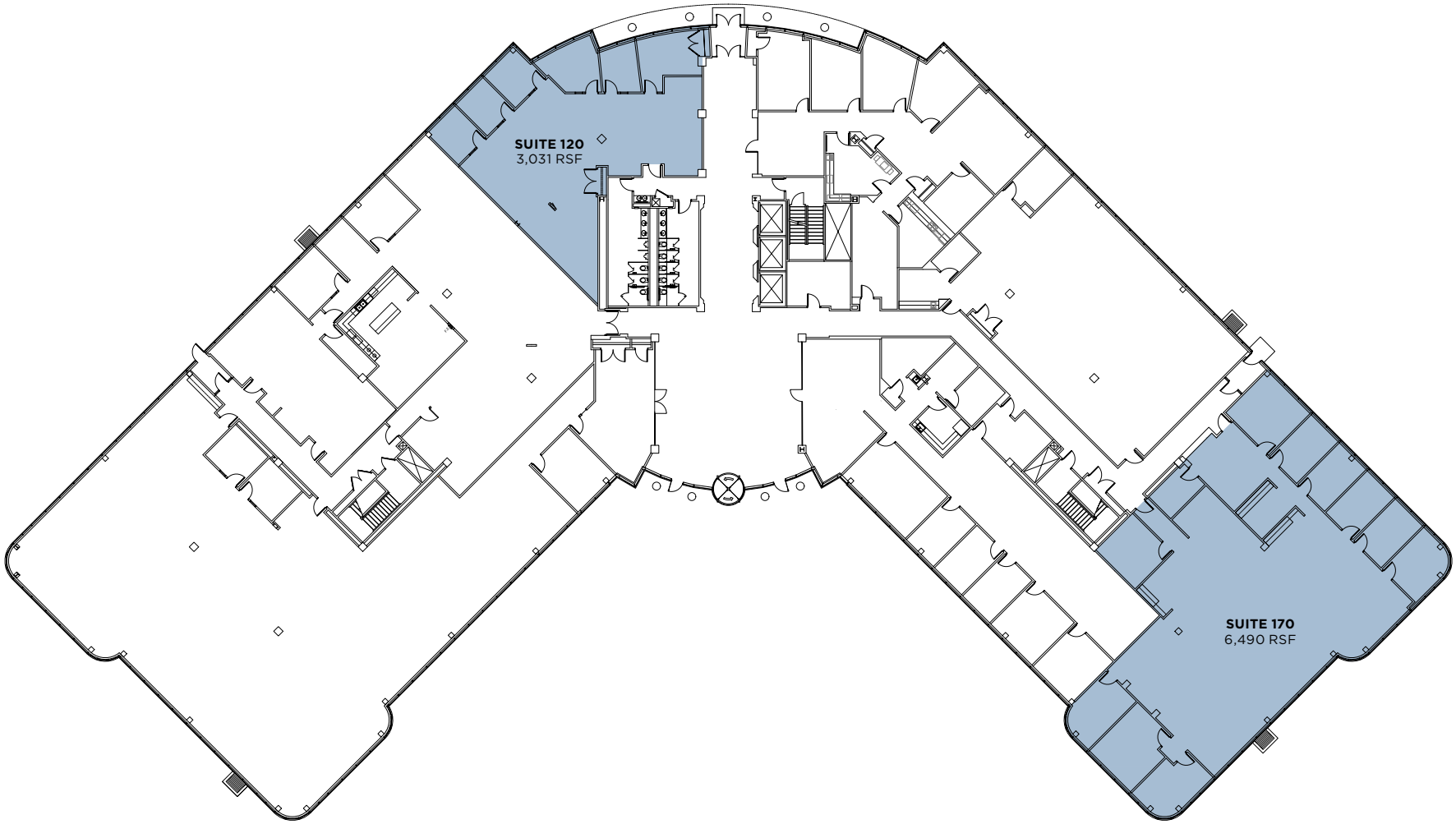
112,882 SF
Building Size

Availability

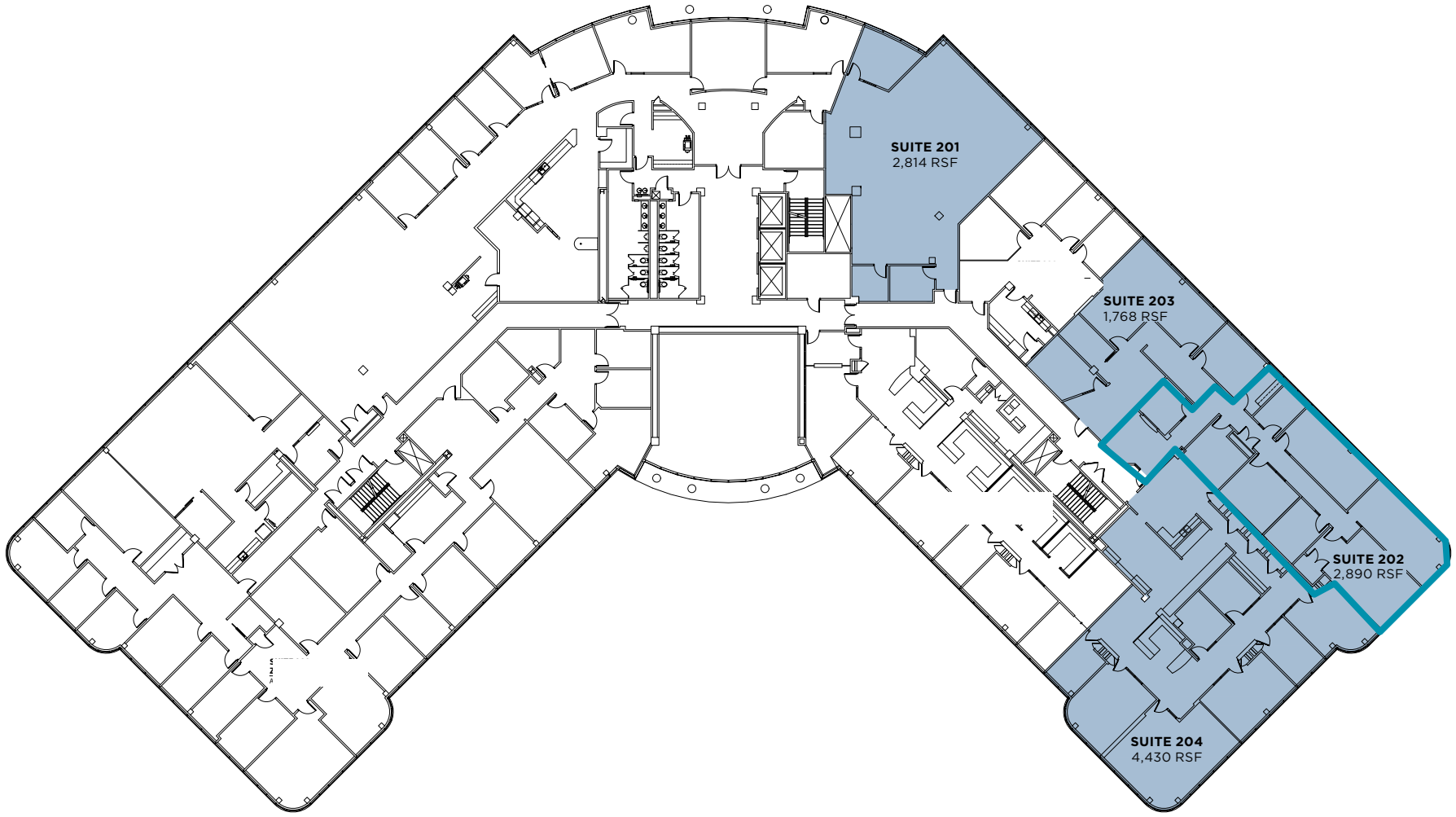
Suite 120:	3,031 RSF
Suite 170:	6,490 RSF
Suite 201:	2,814 RSF
Suite 202:	2,890 RSF
Suite 203:	1,768 RSF
Suite 204:	4,430 RSF
Suite 320:	8,036 RSF
Suite 350:	7,814RSF
LEASE RATE:	**As low as $19/SF**



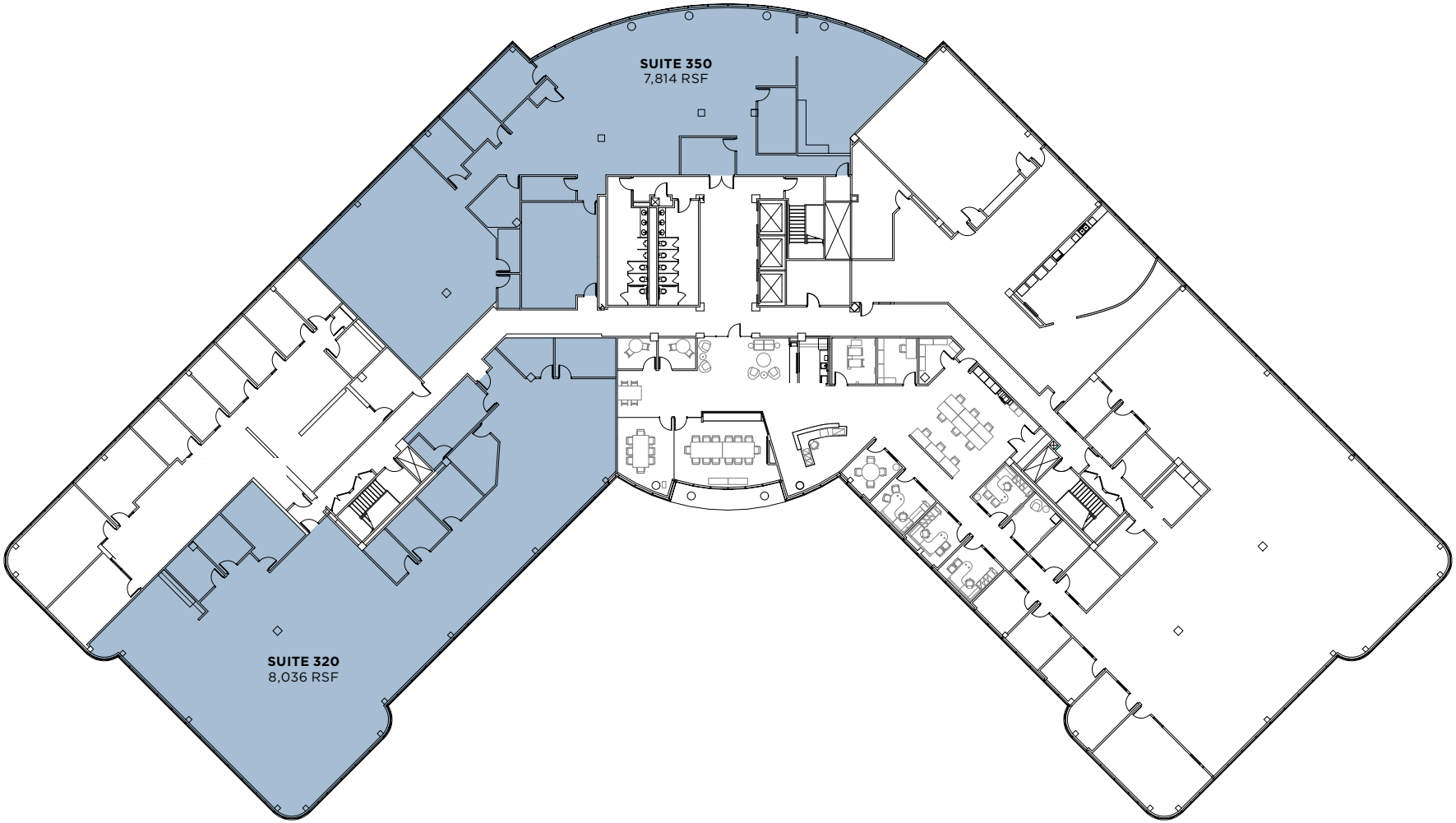
LANDERBROOK I: FIRST FLOOR PLAN



LANDERBROOK I: SECOND FLOOR PLAN



LANDERBROOK I: THIRD FLOOR PLAN



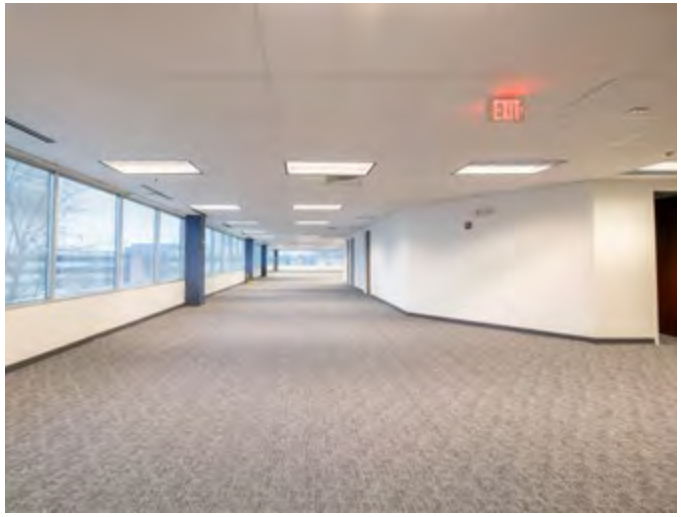
LANDERBROOK I: INTERIORS







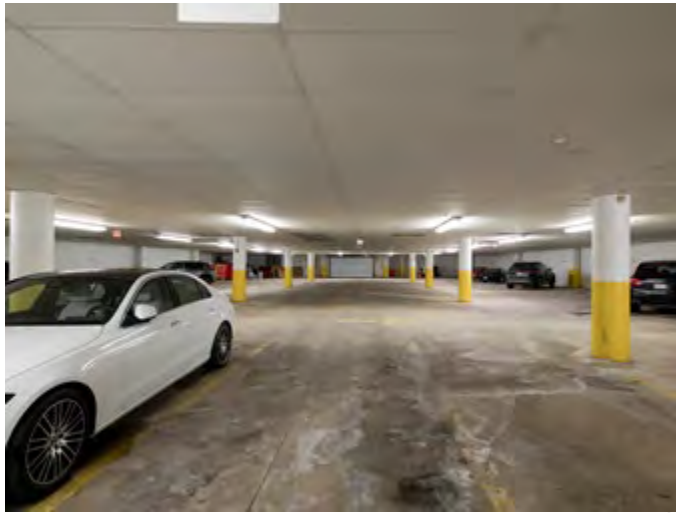














LANDERBROOK II

5910 Landerbrook Drive, Mayfield Heights, OH 44124





5910 Landerbrook Drive

Mayfield Heights, Ohio 44124

1998
Year Built

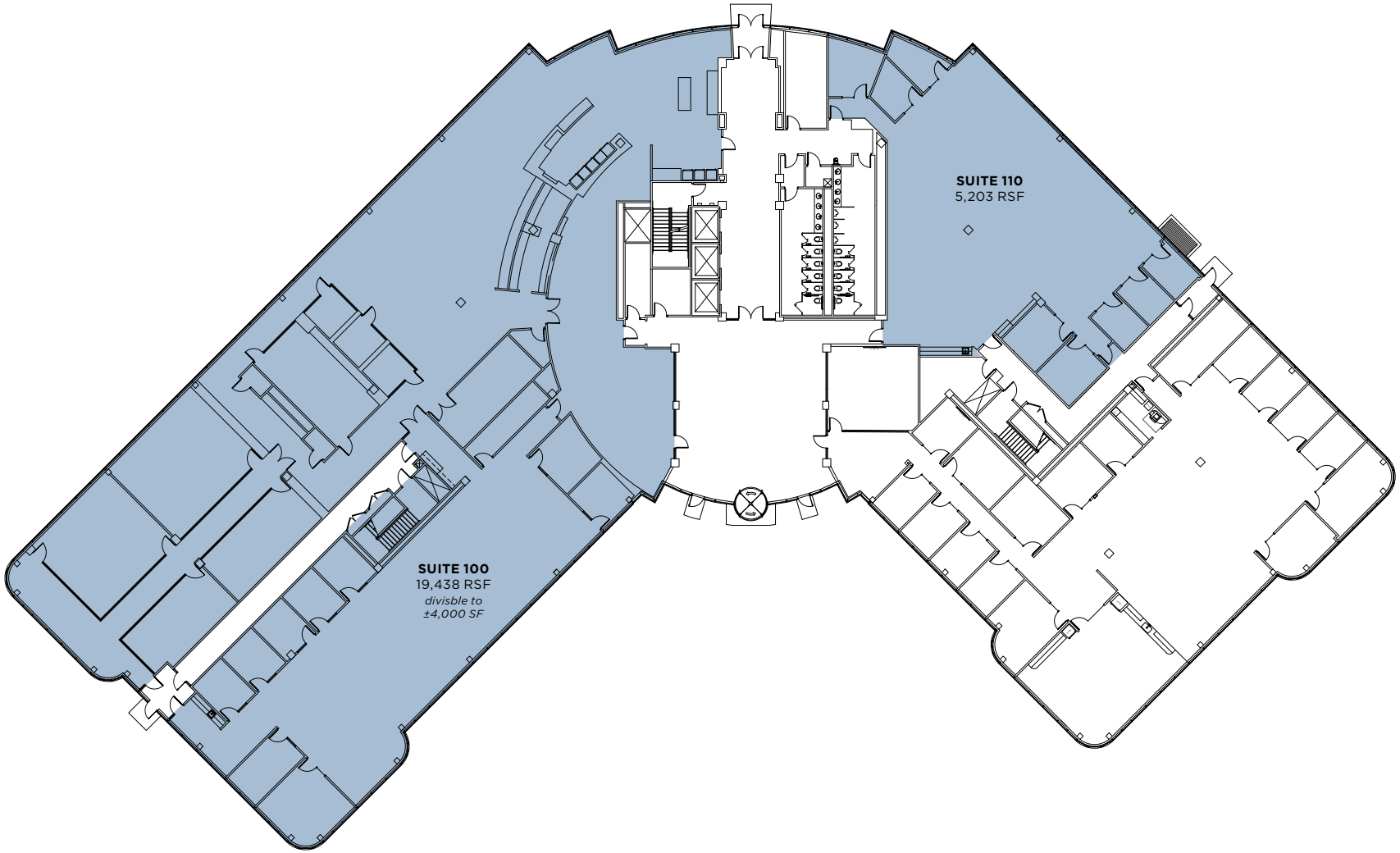
108,132 SF
Building Size

Availability

Suite 100:	19,438 RSF
Suite 110:	5,203 RSF
Suite 200:	28,402 RSF
Suite 300:	17,182 RSF
LEASE RATE:	**As low as $19/SF**

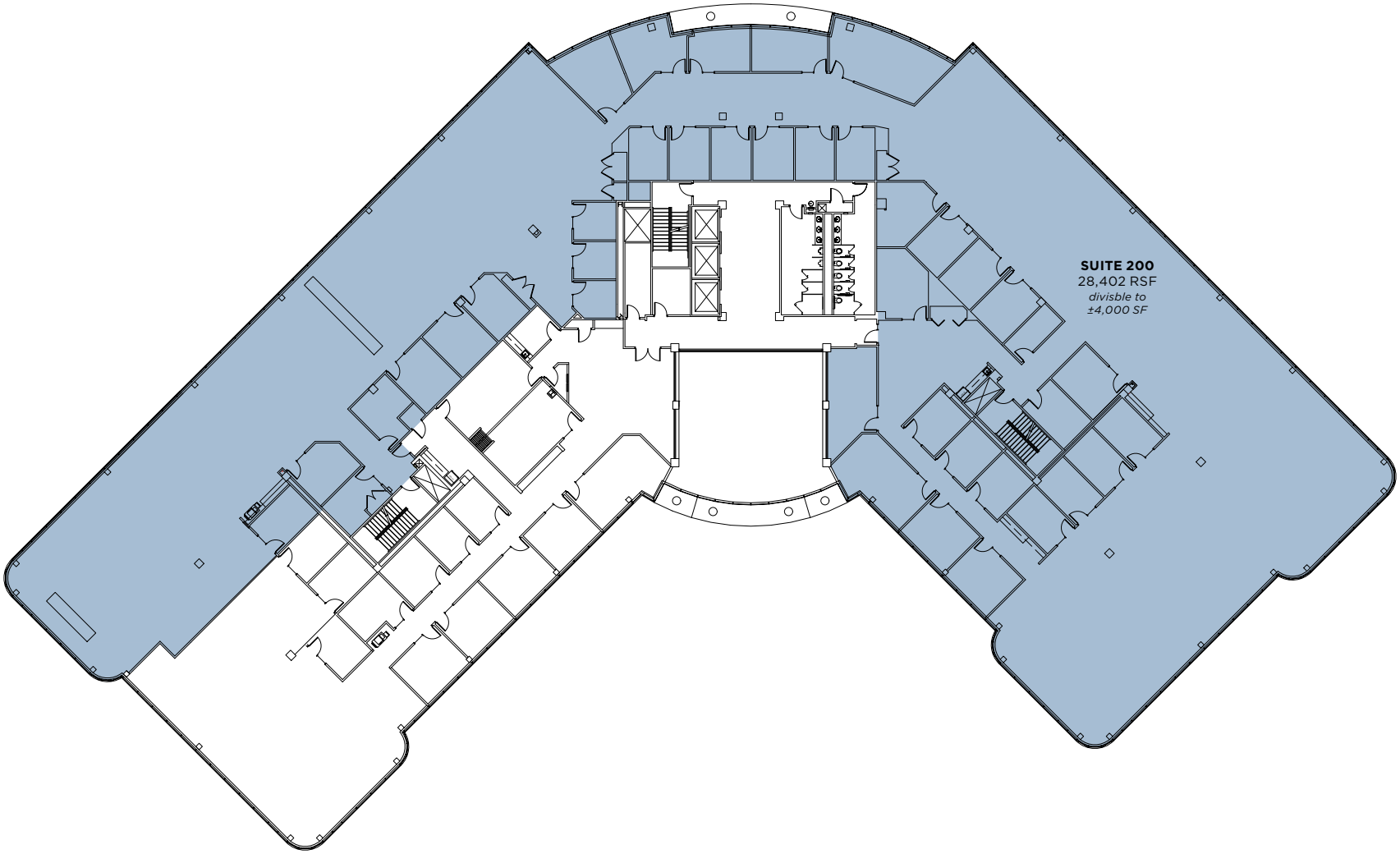


LANDERBROOK II: FIRST FLOOR PLAN

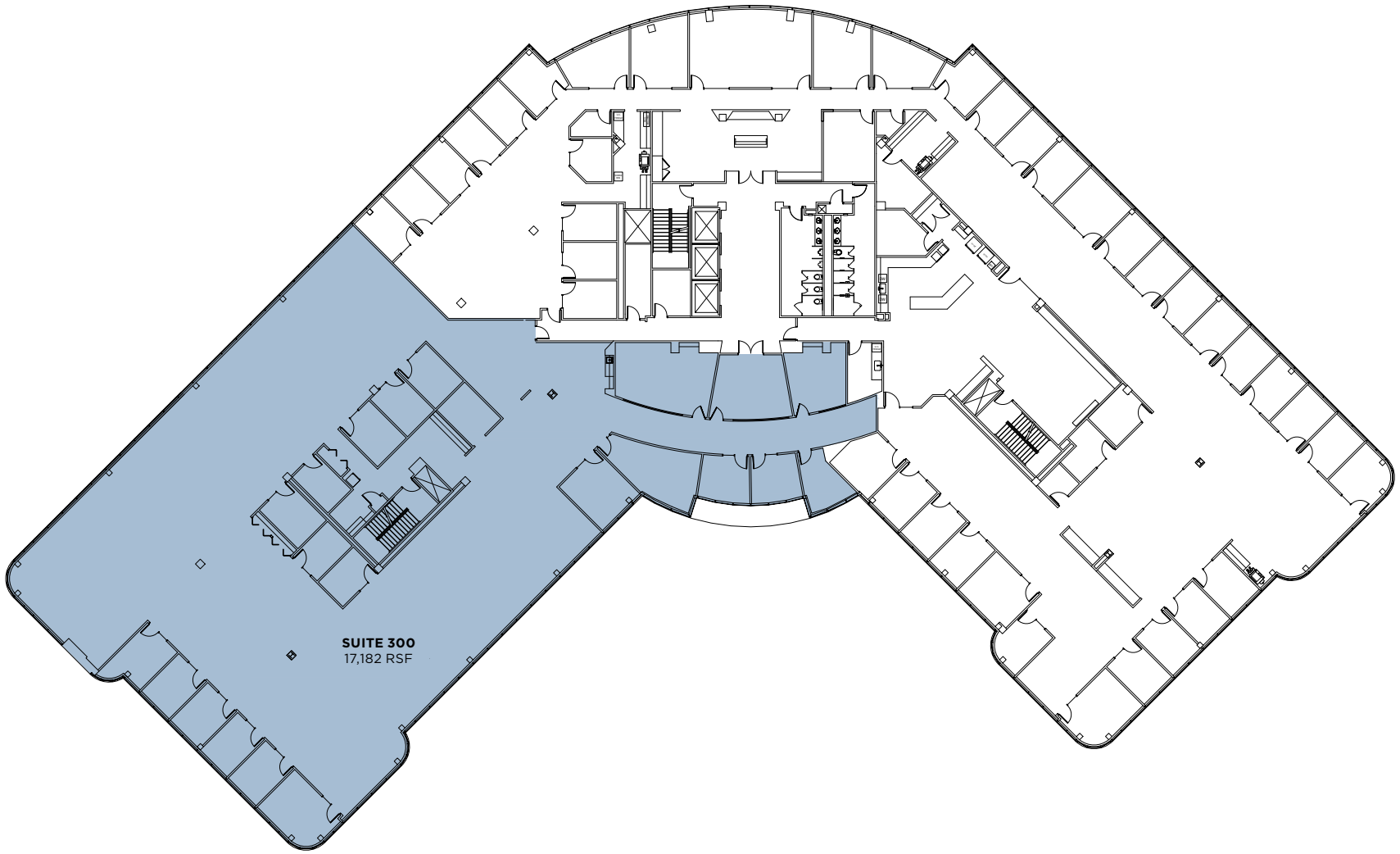


NORTH

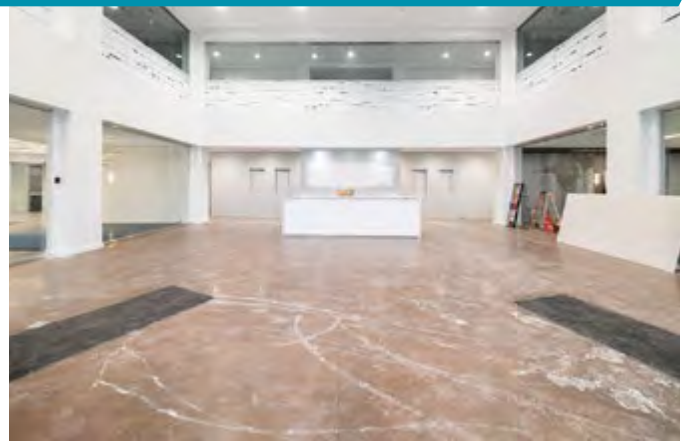
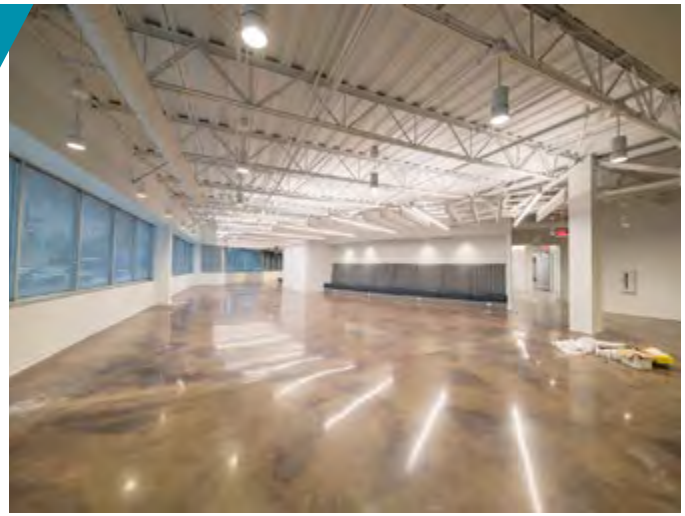
LANDERBROOK II: SECOND FLOOR PLAN

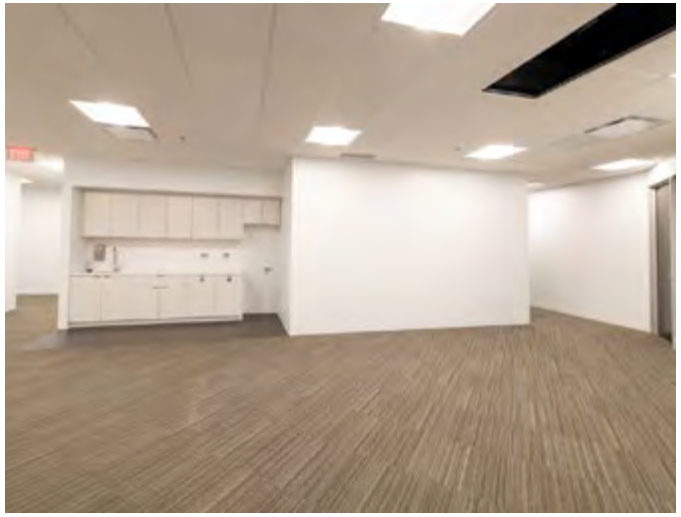


LANDERBROOK II: THIRD FLOOR PLAN



LANDERBROOK II: INTERIORS










LANDERBROOK III

5920 Landerbrook Drive, Mayfield Heights, OH 44124



5920 Landerbrook Drive

Mayfield Heights, Ohio 44124

2001
Year Built

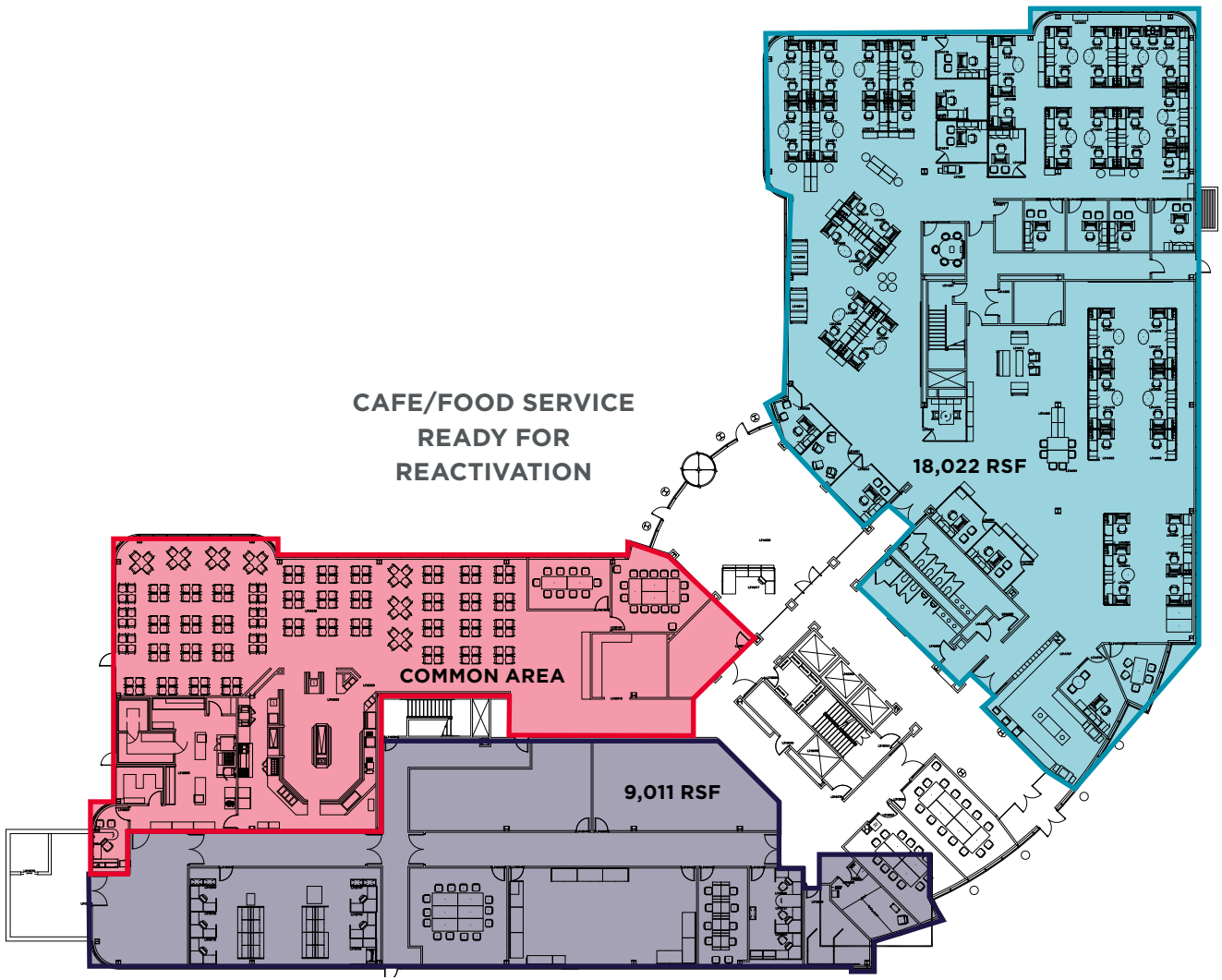
108,132 SF
Building Size

Availability

Entire Building:	108,132 SF
RSF (15% Factor)	
LEASE RATE:	**As low as $19/SF**

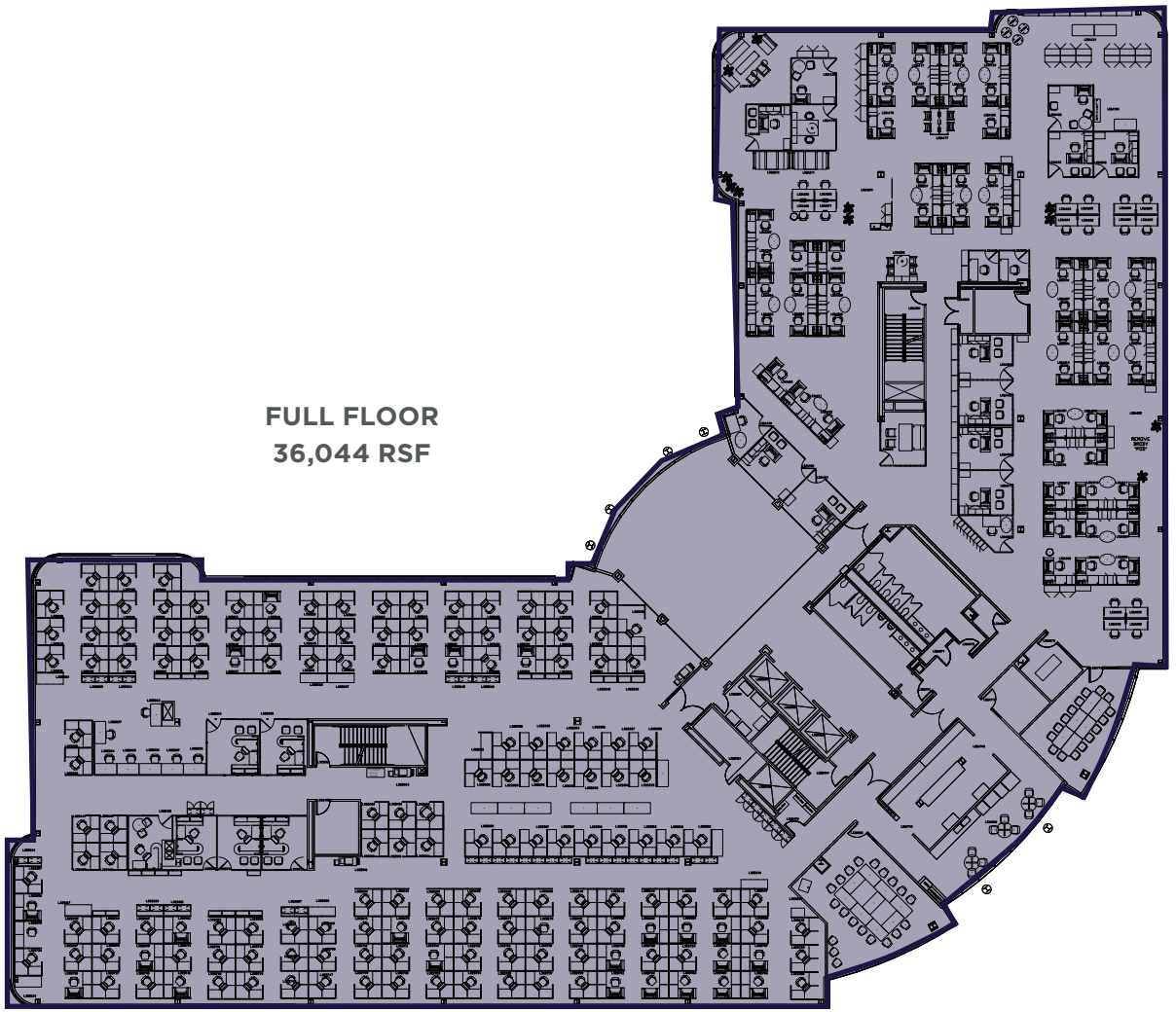


LANDERBROOK III: FIRST FLOOR PLAN



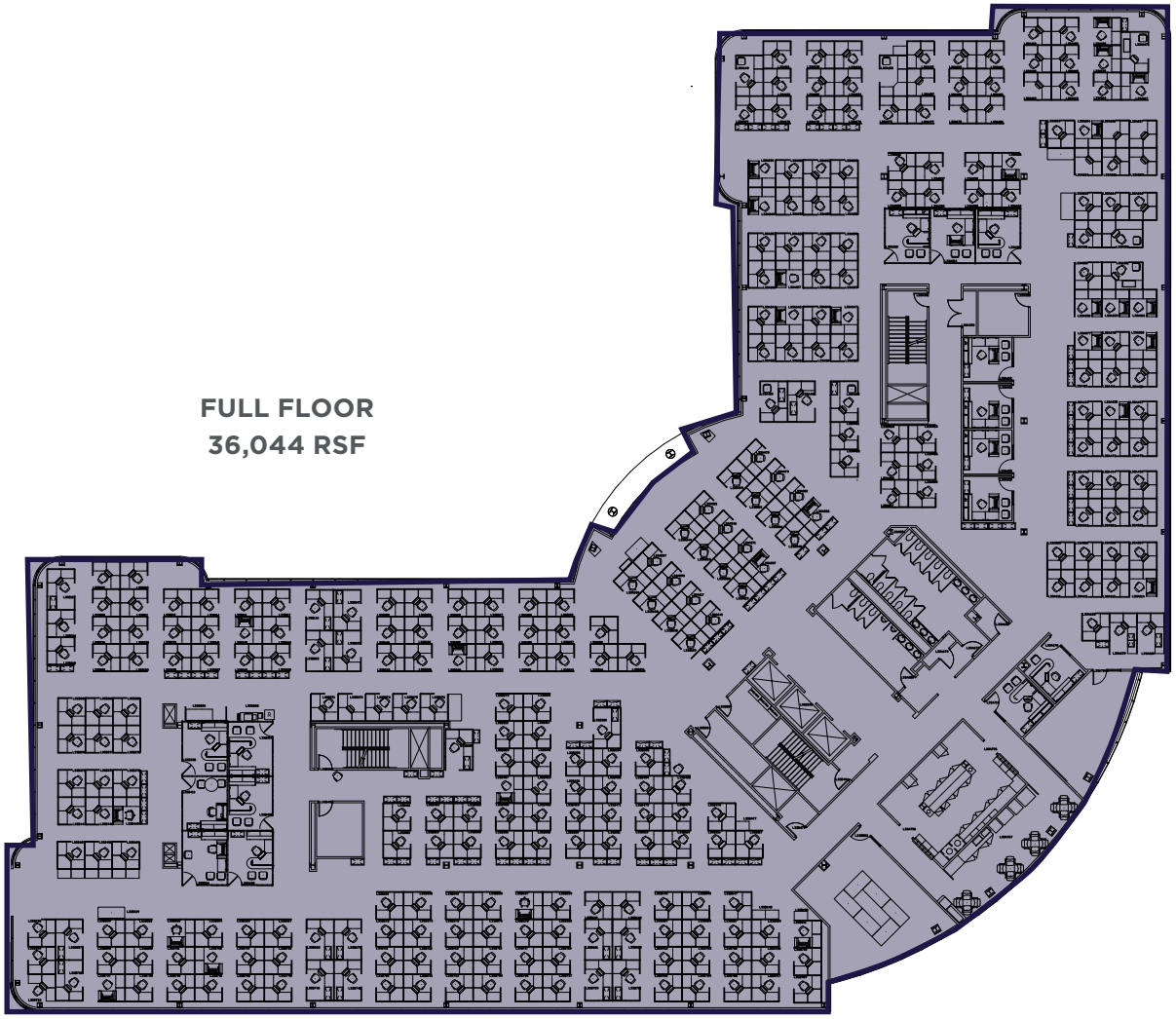
LANDERBROOK III: SECOND FLOOR PLAN

FULL FLOOR
36,044 RSF



LANDERBROOK III: THIRD FLOOR PLAN

FULL FLOOR
36,044 RSF



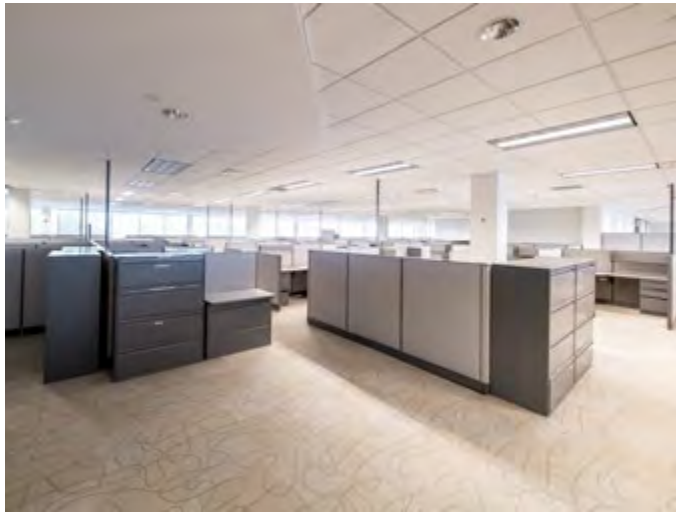
LANDERBROOK III: INTERIORS











MAYFIELD HEIGHTS NEIGHBORHOOD



LANDERBROOK CORPORATE CENTER I, II & III

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