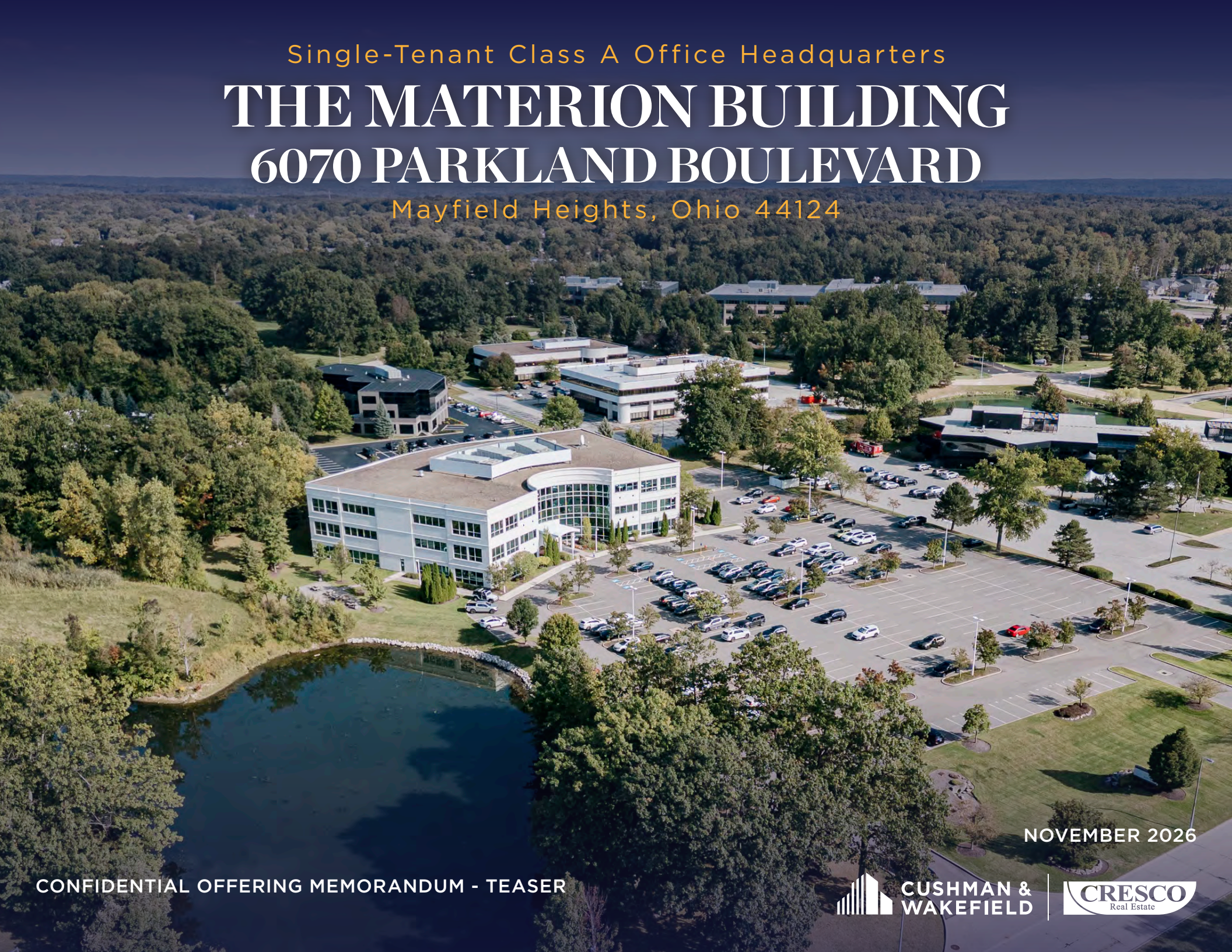
Single-Tenant Class A Office Headquarters

THE MATERION BUILDING
6070 PARKLAND BOULEVARD

Mayfield Heights, Ohio 44124



NOVEMBER 2026

CONFIDENTIAL OFFERING MEMORANDUM - TEASER

CUSHMAN & WAKEFIELD | CRESCO Real Estate



Property Specifications

YEAR BUILT:	2001
YEAR RENOVATED:	2024
BUILDING SIZE:	79,130 SF
ACREAGE:	6.01
ZONING:	U-7 Headquarters
STORIES:	3
CLEAR HEIGHT:	10′
GENERATOR:	230Kw 480V, 2 transfer switches – 225 Amp for the building and 100 Amp for life safety

WINDOWS:	Low E glass
POWER:	On-site generator
SPRINKLER:	Yes. Wet
CONSTRUCTION TYPE:	Steel columns with precast facade and glass
LIGHTING:	LED
HVAC:	HVAC digitally controlled (separate units for each floor), 90T-Trane Intellipak with perimeter fan-powered reheat units
PARKING SPACES:	Total = 355 spaces. Parking lot has new LED exterior lighting. 40 underground spaces
FLOOR:	Composite floor construction floor-to-floor height = 11’





City of MAYFIELD HEIGHTS

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, Park Ohio, Rockwell Automation, 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.

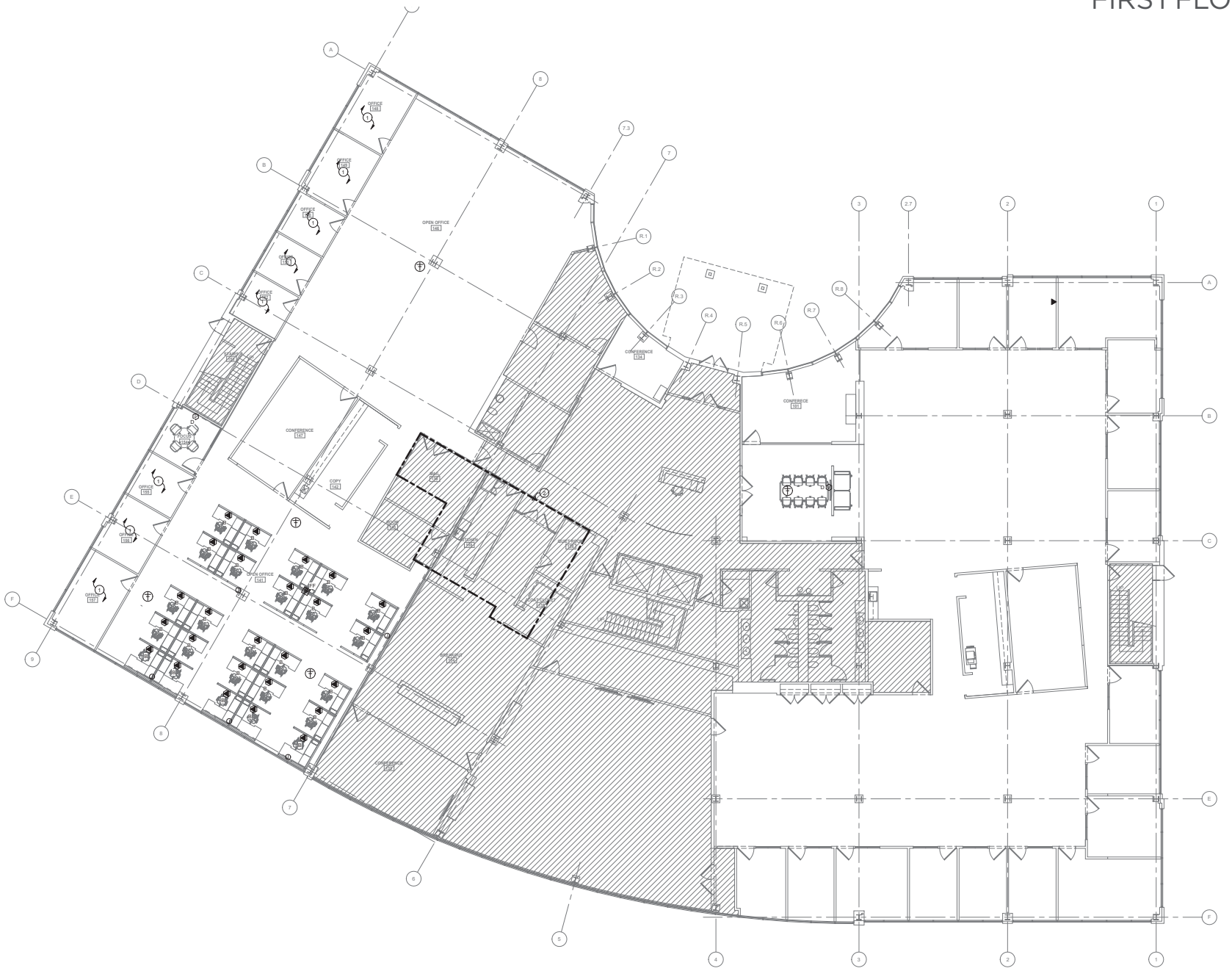
Demographics	1 Mile	5 Mile
Population	8,764	159,295
Total Businesses	536	8,773
Households	3,998	68,919
Median Age	48.0	42.1
Total Employees	16,586	109,192

Great Location



Floor Plans

FIRST FLOOR



Floor Plans

SECOND FLOOR



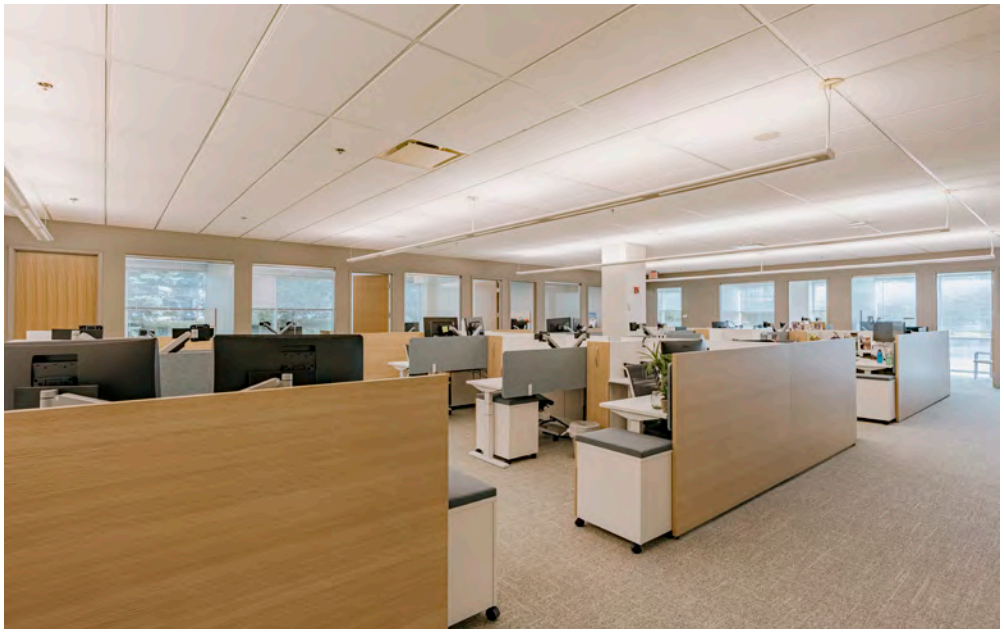
Floor Plans

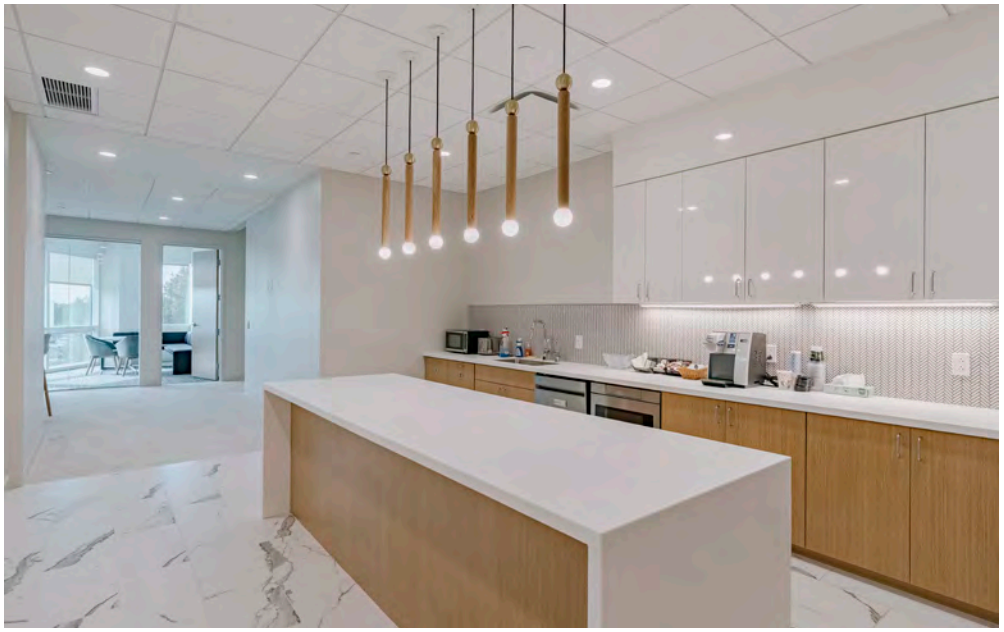
THIRD FLOOR



Interior Photos

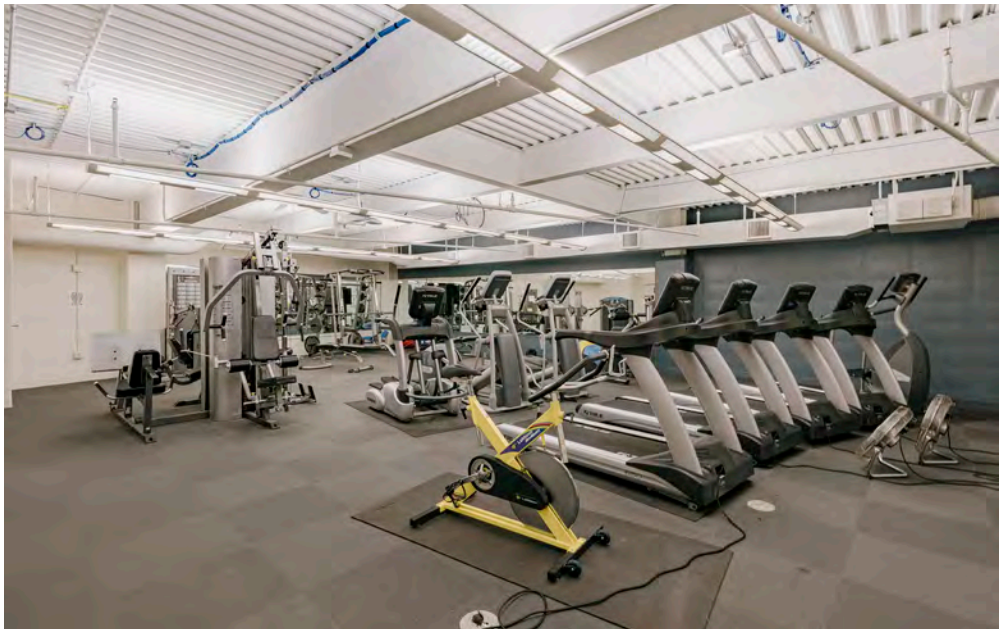






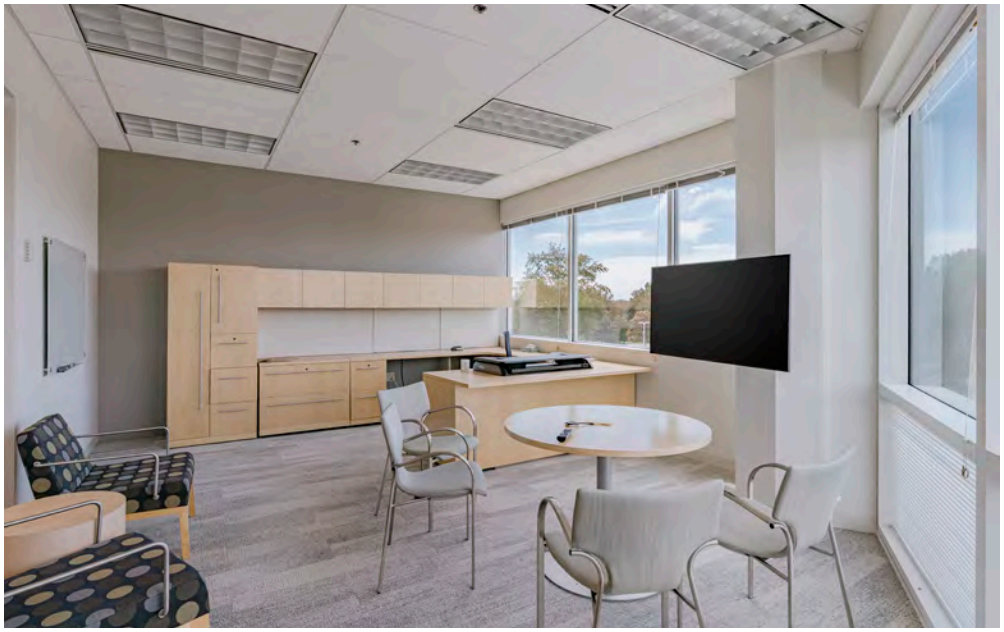


Interior Photos









Office Headquarters Investment

6070 PARKLAND BOULEVARD

Mayfield Heights, OH 44124



ELIOT KIJEWSKI, SIOR
Principal
+1 216 525 1487
ekijewski@crescorealestate.com



George J. Pofok, CCIM, SIOR
Principal
+1 216 525 1469
gpofok@crescorealestate.com



ZAIRE MORRISON
Associate
+1 216 232 4106
zmorrison@crescorealestate.com



COLE SORENSON
Senior Associate
+1 216 525 1470
csorenson@crescorealestate.com



GEORGE POFOK JR.
Associate
+1 216 525 1393
gpofokjr@crescorealestate.com

Confidential Offering Memorandum

6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
+1 216 520 1200
crescorealestate.com

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