

# Owner Managed | Built for Partnerships

5915 Landerbrook Dr., Mayfield Heights, Ohio 44124



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# Office Space with Vision & Stability

- **Owner-Managed Advantage:** Hands-on ownership committed to long-term tenant success
- **5,000+ SF Available & Expandable:** Rare opening with the flexibility to accommodate larger footprints or future growth
- **Thriving Professional Environment:** 95% occupied with an established tenant mix
- **Tailored Workspaces:** Custom build-to-suit options designed around your vision
- **Amenities That Impress:** On-site gym, secure underground parking, large conference room for events - all within a low-tax municipality



Break Room

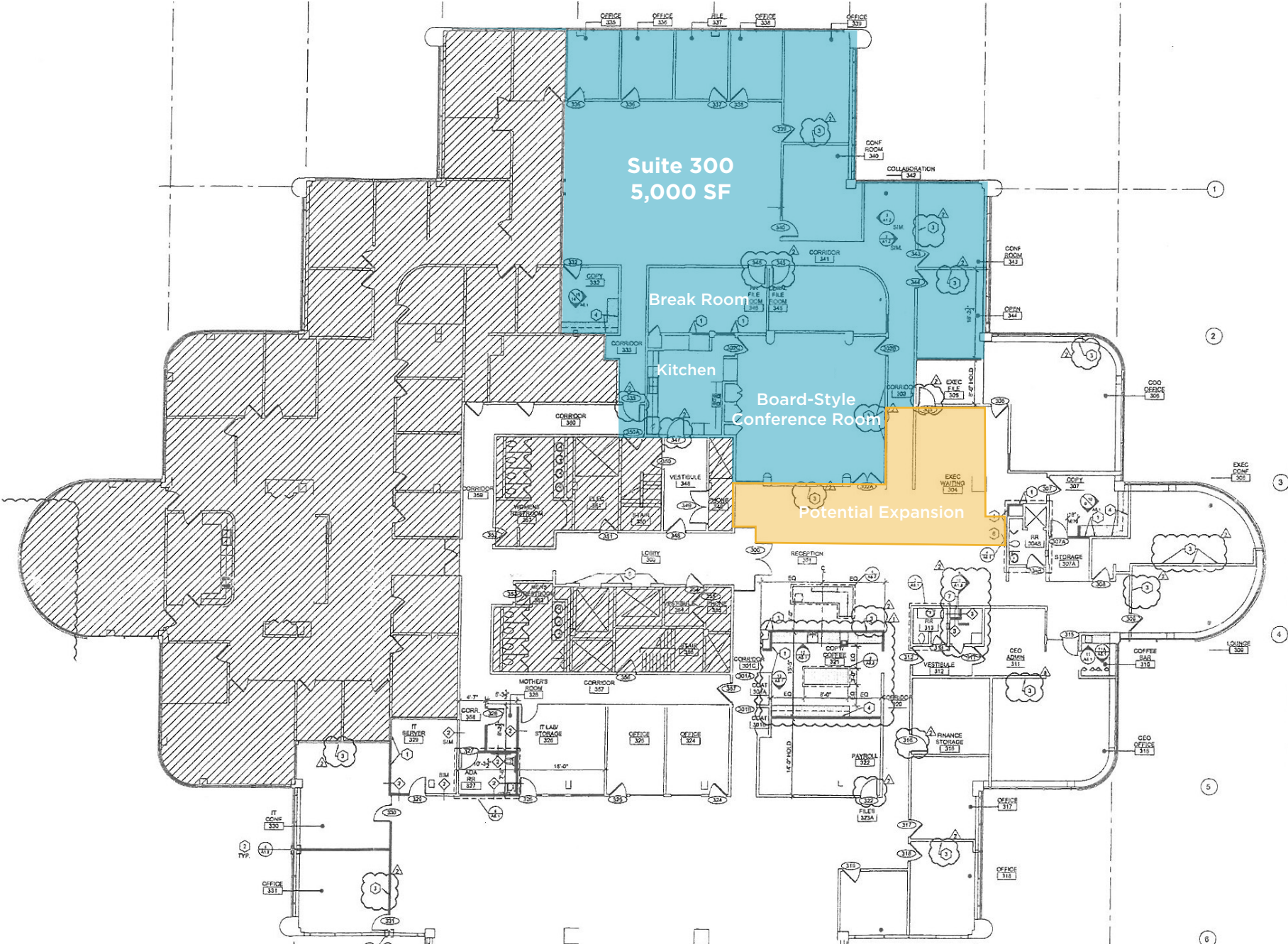


Conference Room

## Quick Stats

|                           |                       |
|---------------------------|-----------------------|
| Available Space           | Suite 300 - 5,000+ SF |
| Year Rennovated           | 2025                  |
| Businesses within 3-Miles | 3,224                 |
| To University Circle      | 24 Minutes            |
| To Downtown Cleveland     | 27 Minutes            |

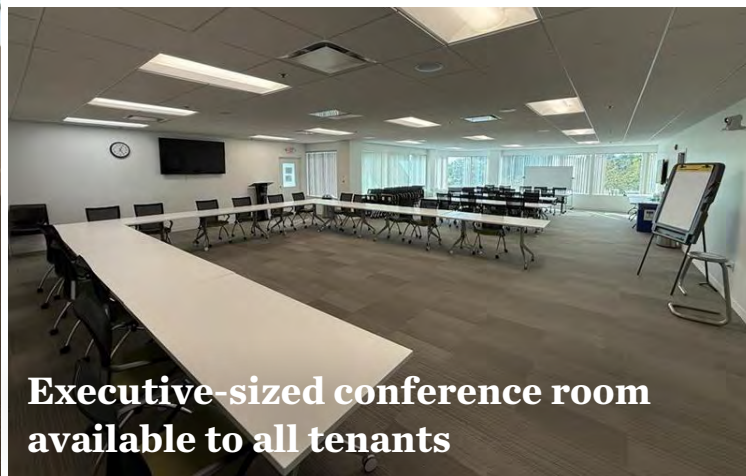
# Third Floor | Suite 300 - 5,000+ SF



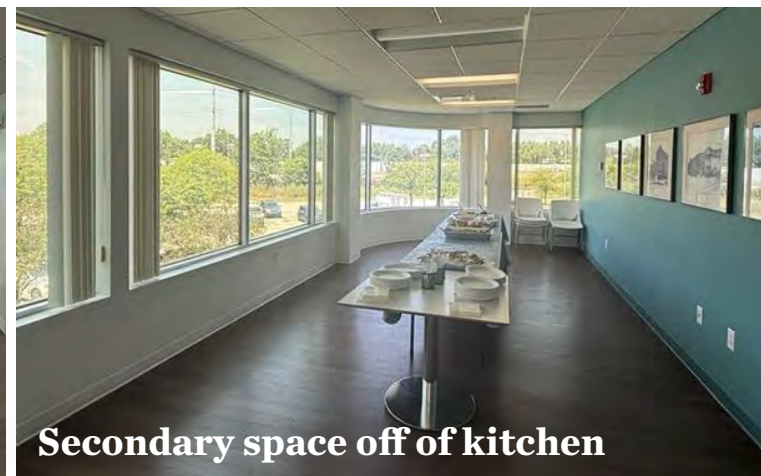
# Photos



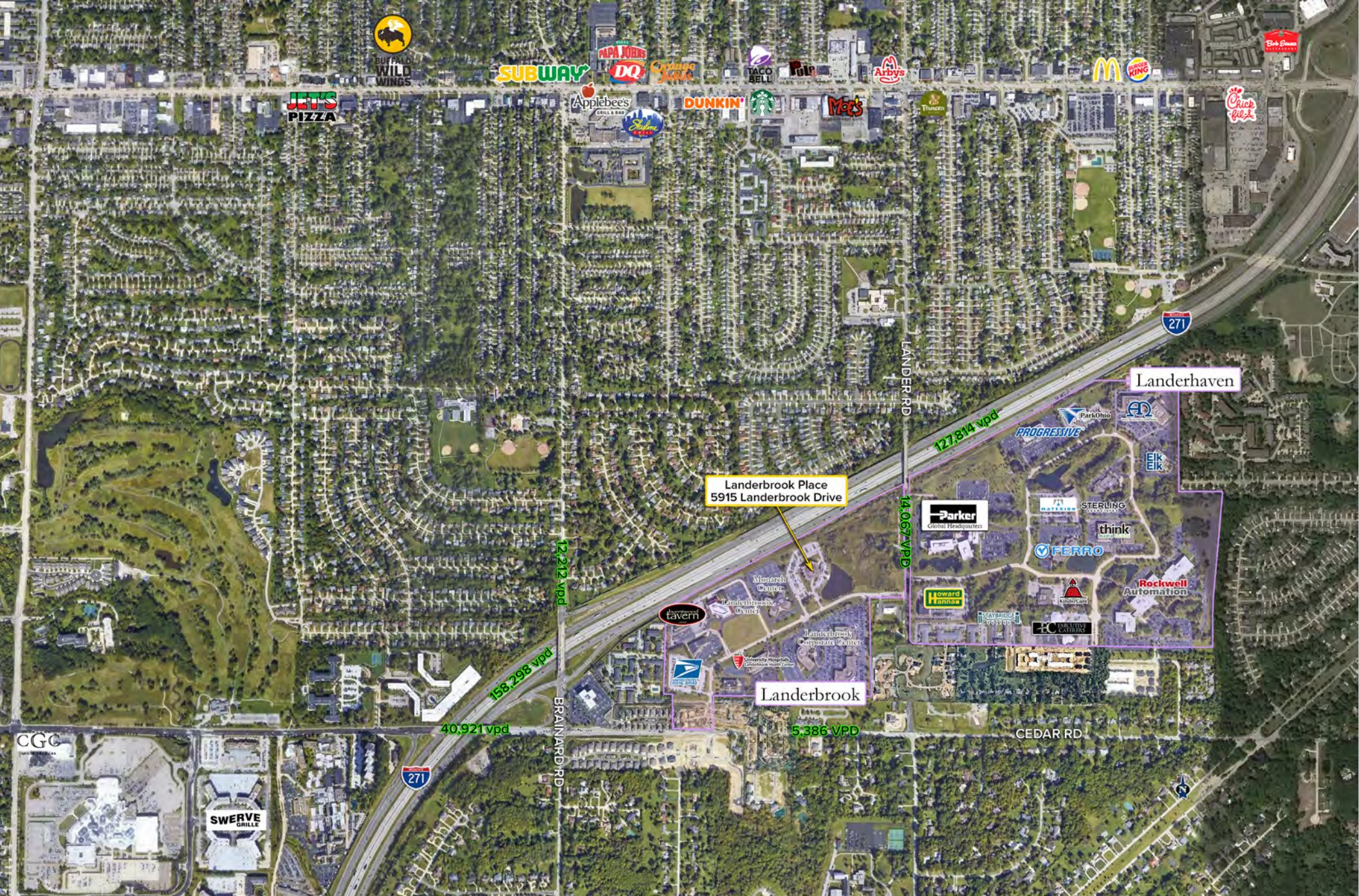
**Shared kitchen & meeting space for events**



**Executive-sized conference room available to all tenants**



**Secondary space off of kitchen**



**155,727**  
Population  
(2024 | 5 Mile)

**42**  
Median Age  
(2024 | 5 Mile)

**67,296**  
Households  
(2024 | 5 Mile)

**\$144,681**  
Household Income  
(2024 | 5 Mile)

**8,384**  
Total Businesses  
(2024 | 5 Mile)

**107,917**  
Total Employees  
(2024 | 5 Mile)

**5915 LANDERBROOK DRIVE  
MAYFIELD HEIGHTS, OHIO 44124**

**RICO A PIETRO, SIOR**

Principal  
rpietro@crescorealestate.com  
+1 216 525 1473

**KIRSTEN PARATORE**

Senior Associate  
kparatore@crescorealestate.com  
+1 216 525 1490

**ROBBY MARTINELLI**

Associate  
rmartinelli@crescorealestate.com  
+1 216 232 4104



**Cushman & Wakefield | CRESCO**  
6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131

[crescorealestate.com](http://crescorealestate.com)