



FOR LEASE

LANDERBROOK PLACE

5915 LANDERBROOK ROAD,
MAYFIELD HEIGHTS, OHIO 44124

PROPERTY HIGHLIGHTS & AVAILABILITIES

- ◆ Turnkey medical and office spaces available highly conducive to a wide variety of users
- ◆ Owner-occupied and managed, well-maintained property with updated lobby and common area restrooms
- ◆ Amenities include a fitness center, event space (with kitchen access), outside deck by pond with tables/bench seating, conference room, and underground parking
- ◆ Co-tenants include State Industrial Products, Allergy & Immunology Associates, other medical and professional services
- ◆ Prominent monument and building directory signage available
- ◆ Prime location in Mayfield Heights located off Cedar Road between Brainard Rd and Lander Rd in close proximity to I-271 (3 minutes) and an abundance of retail, restaurants, and hospitality

Lease Rate: \$23.00/SF Modified Gross



AVAILABILITIES

Suite	Size
Suite 120	7,693 SF
Suite 350	4,904 SF

PRIME OPPORTUNITY



1.2 Miles

to Interstate 271 at
Brainard Road

Near

Brainard Medical
Campus and UH
Landerbrook Health

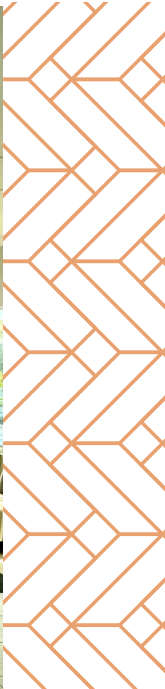
2.3 Miles

to a variety of retail
stores and restaurants
at Legacy Village

120,475

VPD on I-271

INTERIOR/EXTERIOR PHOTOS



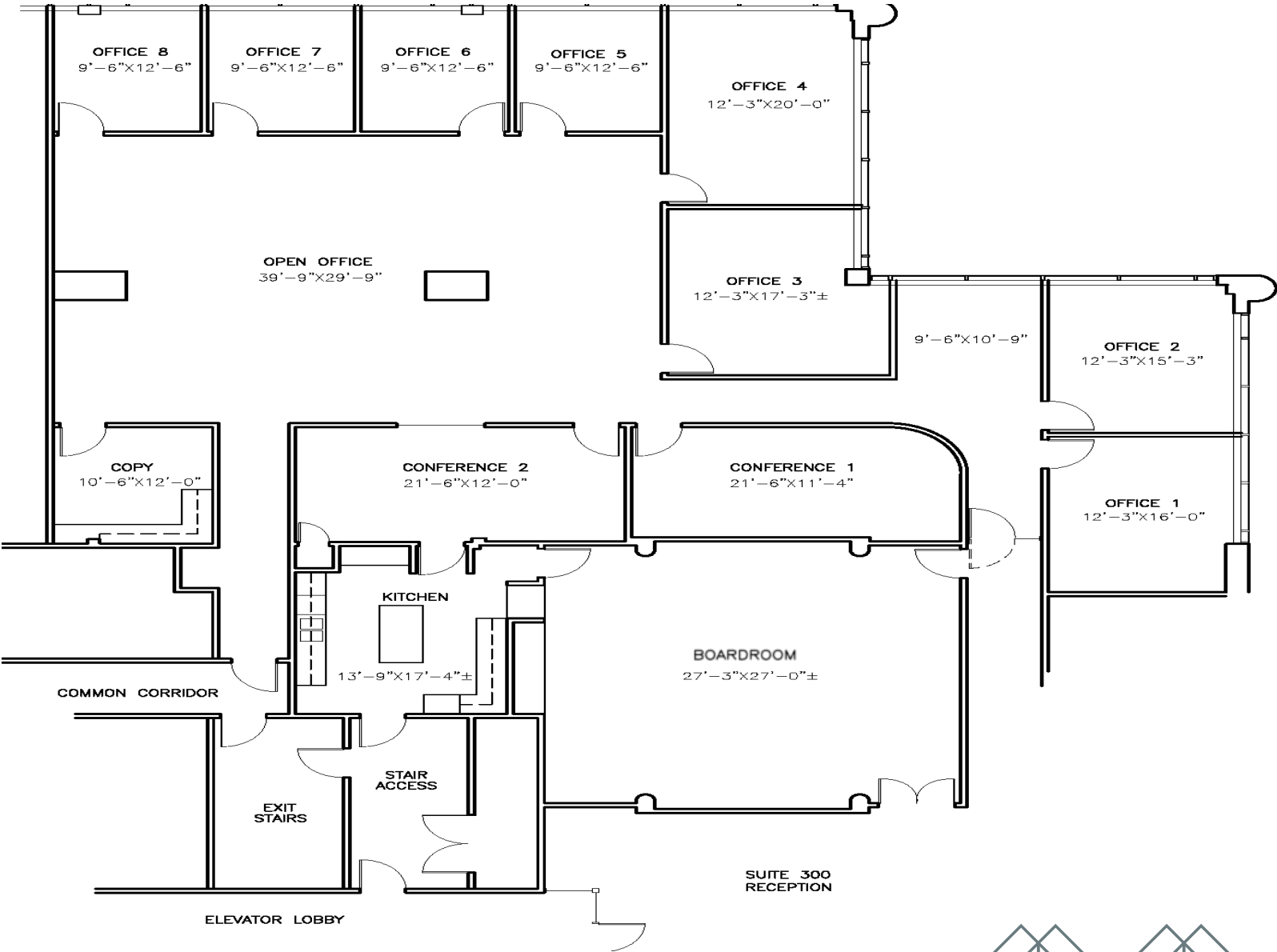
SUITE 120

1st Floor | 7,693 SF | Available August 2026

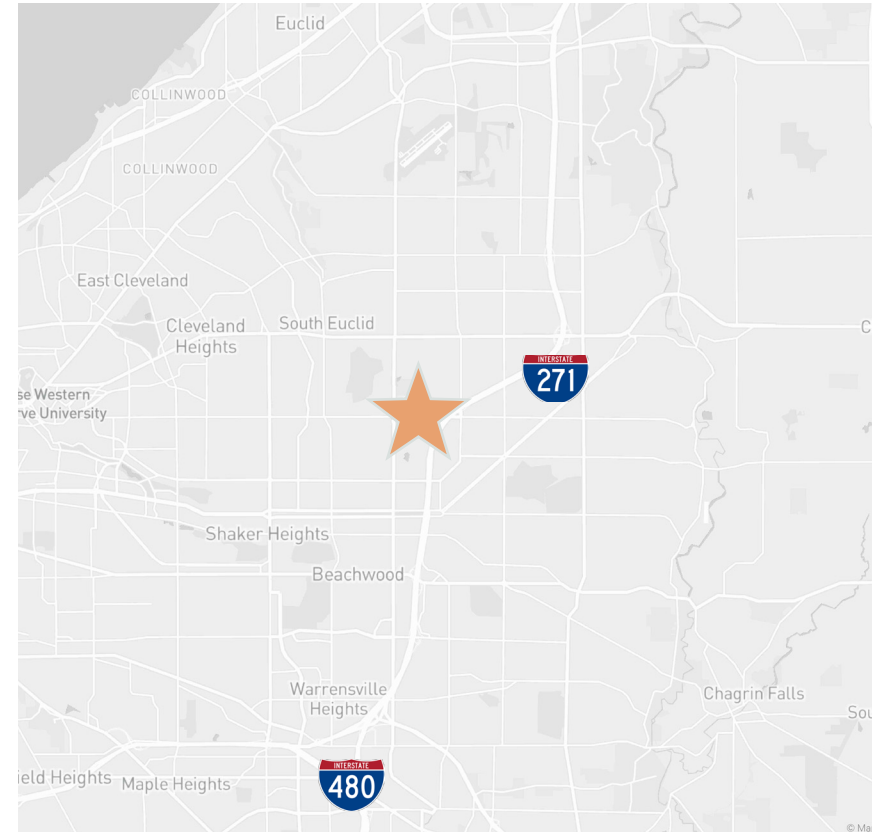


SUITE 350

3rd Floor | 4,904 SF



LOCATION & AREA DEMOGRAPHICS



Surrounding Area Demographics | 5 Mile Radius



POPULATION

155,132



TOTAL
BUSINESSES

7,101



HOUSEHOLDS

66,535



AVG
HH INCOME

\$140,690



DAYTIME
POPULATION

185,133



TOTAL
EMPLOYEES

113,930



MEDIAN
HH INCOME

\$89,744



AVG HOUSING
VALUE

\$315,994

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CBRE

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