

Paragon Center I & II Office Space for Lease

6140 & 6150 PARKLAND BOULEVARD, MAYFIELD HEIGHTS, OHIO 44124



Paragon Center I & II

- First generation, high-end finishes, professional office layout
- Landlord willing to turnkey space
- Large blocks of space newly available
- Monument signage available and possible building facade branding
- Common area upgrades recently completed including training/conference room available to tenants
- Rare destination floor opportunity on third floor, perfect for headquarter space needs
- On-site ownership, professional management & maintenance
- Close Proximity to I-271 at Cedar/Brainard Road exit
- EV charging stations on-site

Competitive Lease Rate: \$19.00/RSF FSG



Paragon Center I

Suite 100	5,415 RSF
Suite 200	8,530 RSF <i>Divisible to 3,000 RSF</i>
Suite 300	21,079 RSF <i>Divisible to 1,822 RSF</i>

Paragon Center II

Suite 110	3,024 RSF
Suite 105	3,647 RSF



Entrance Signage



Training/Conference Room



Outdoor Dining Space



Common Area Breakroom



Beautiful Scenery

133,377

Population
(2024 | 5 Mile)

40.8

Median Age
(2024 | 5 Mile)

57,130

Households
(2024 | 5 Mile)

\$151,673

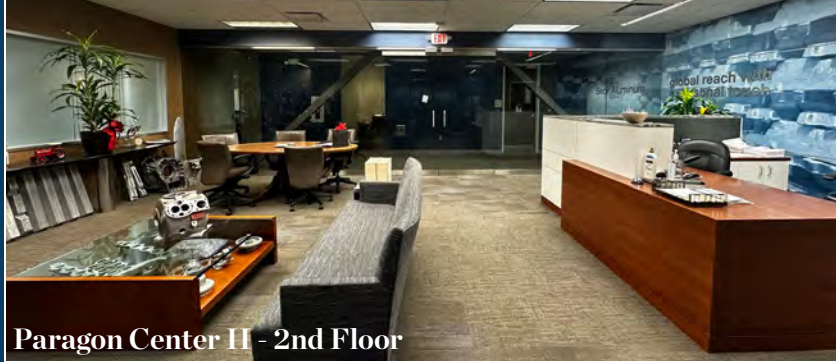
Household Income
(2024 | 5 Mile)

7,407

Total Businesses
(2024 | 5 Mile)

98,817

Total Employees
(2024 | 5 Mile)



Paragon Center II - 2nd Floor



Paragon Center II - 2nd Floor



Paragon Center I - 2nd Floor



Paragon Center I - 2nd Floor



Paragon Center I - 3rd Floor



Paragon Center I - 3rd Floor

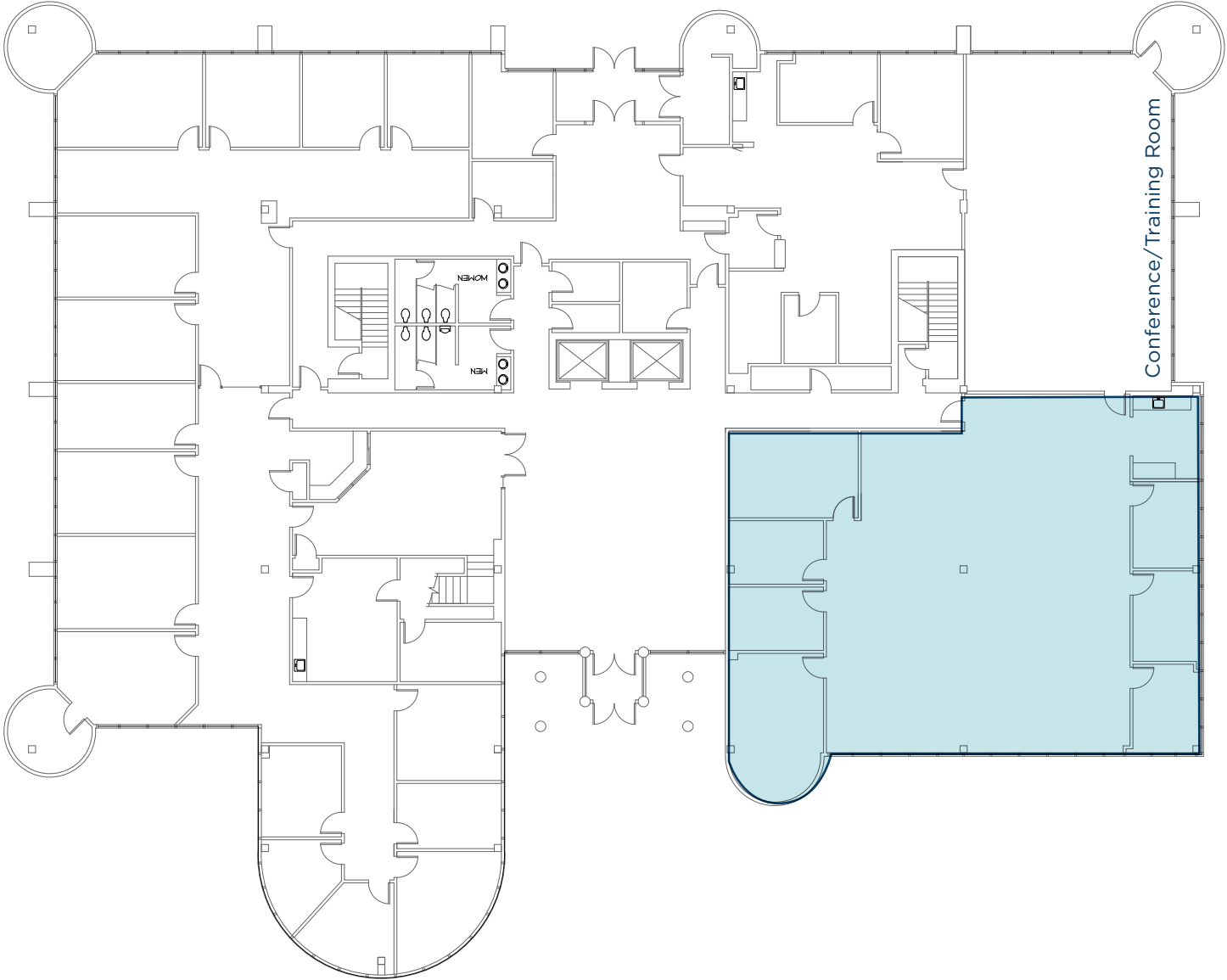


Paragon Center I - 3rd Floor



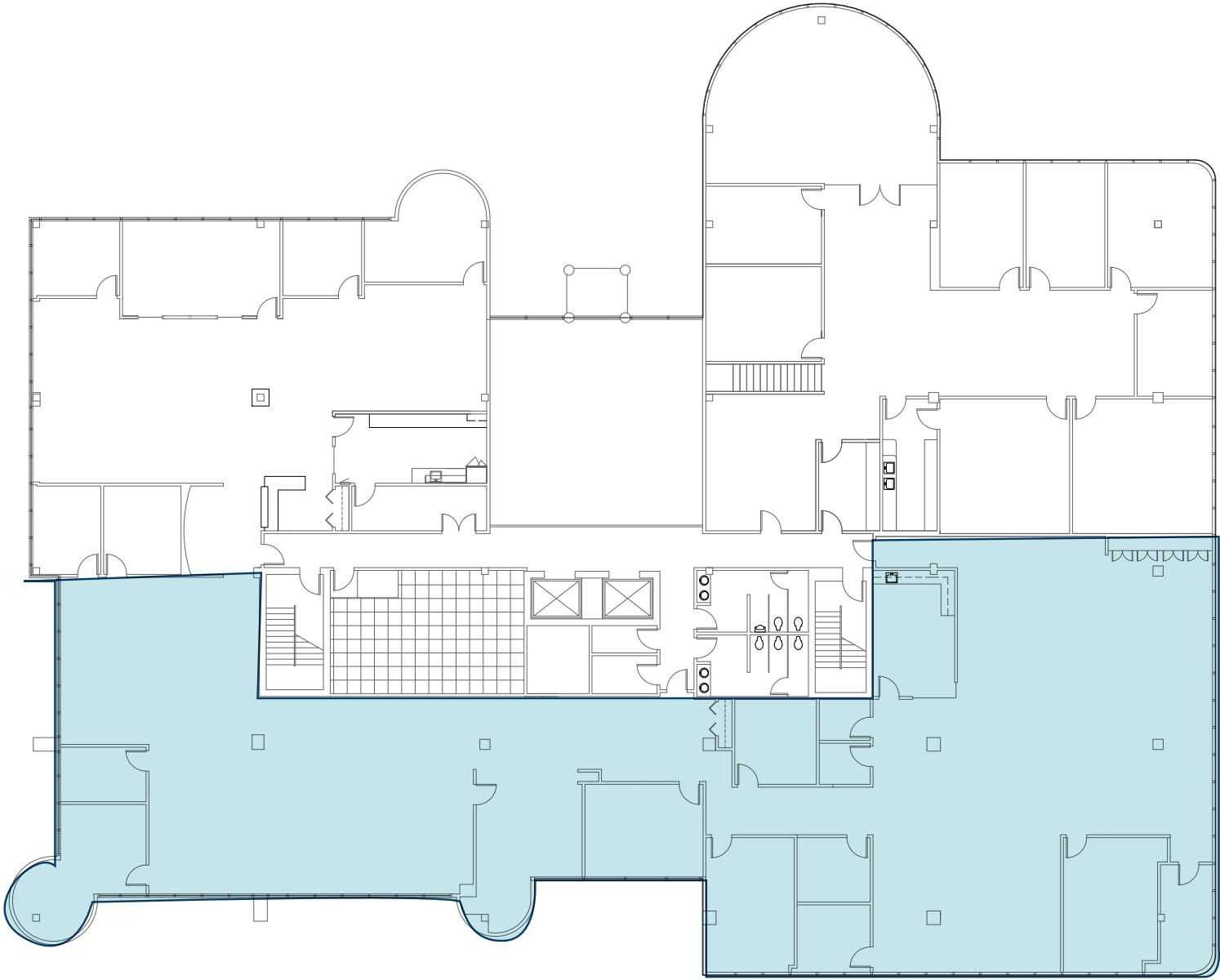
Paragon Center I - 3rd Floor

Paragon Center I | 6140 Parkland Blvd



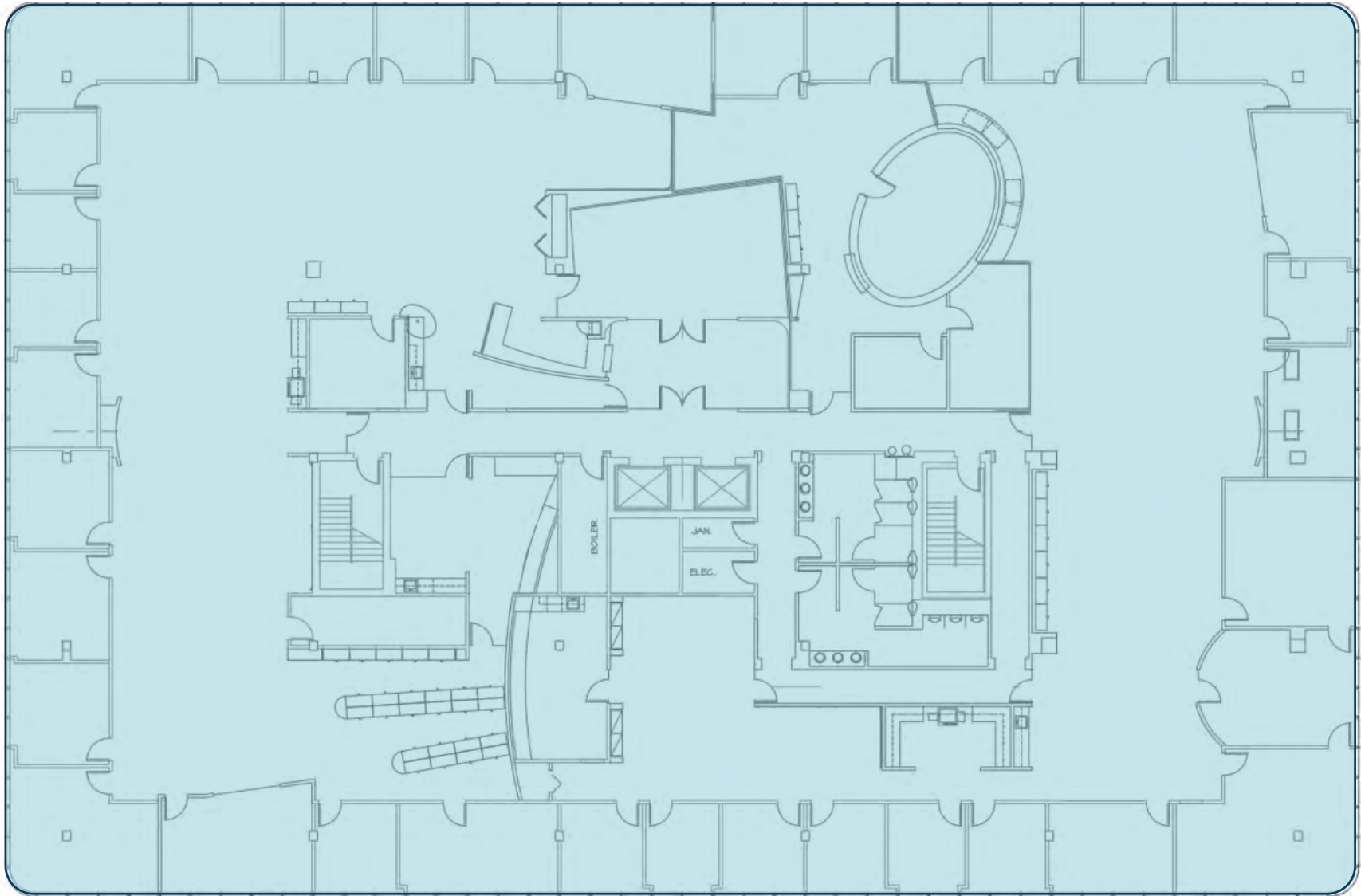
First Floor - 5,415 RSF

Paragon Center I | 6140 Parkland Blvd



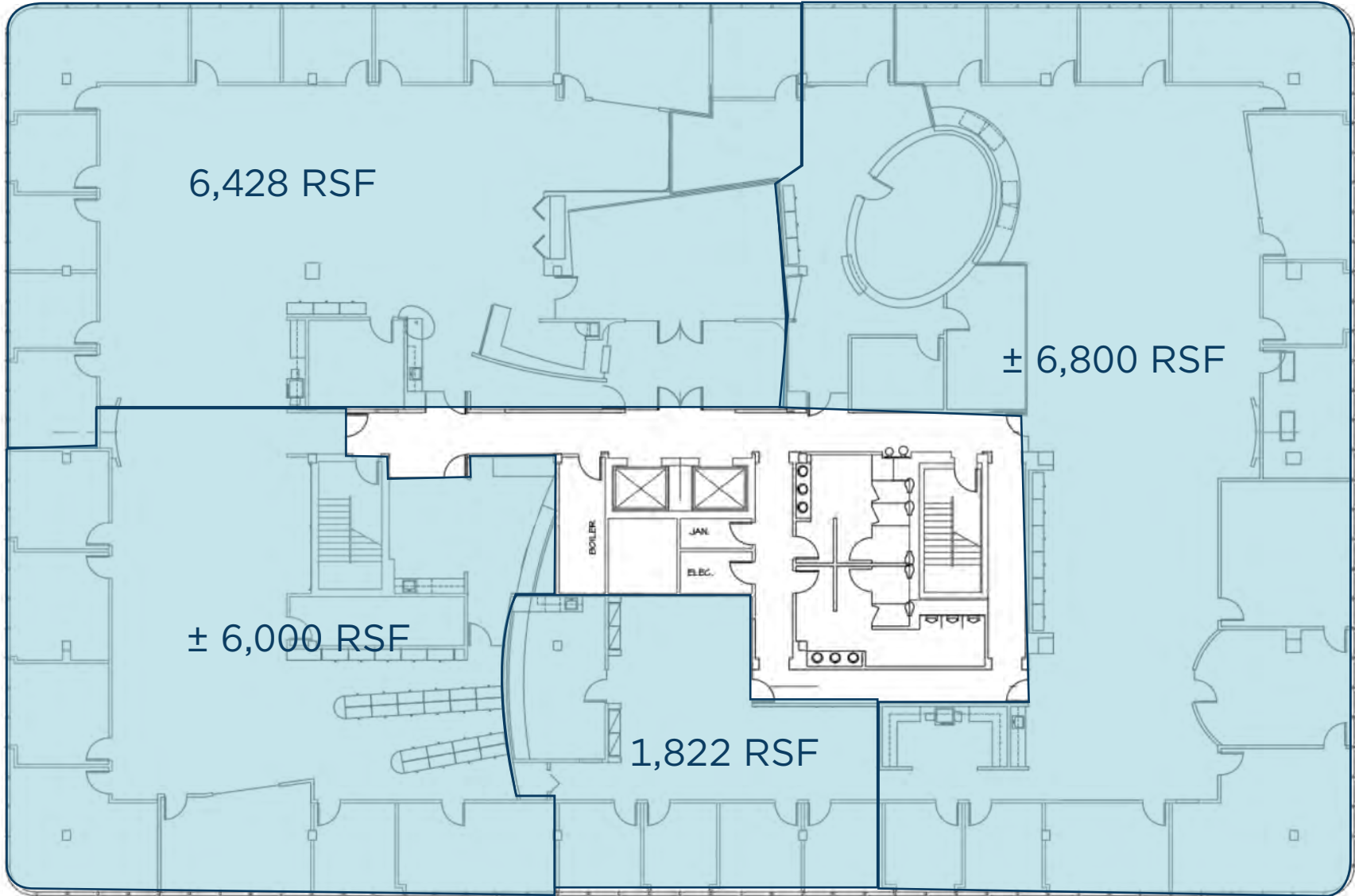
Second Floor - Contiguous 8,530 RSF
Divisible to 3,000 RSF

Paragon Center I | 6140 Parkland Blvd



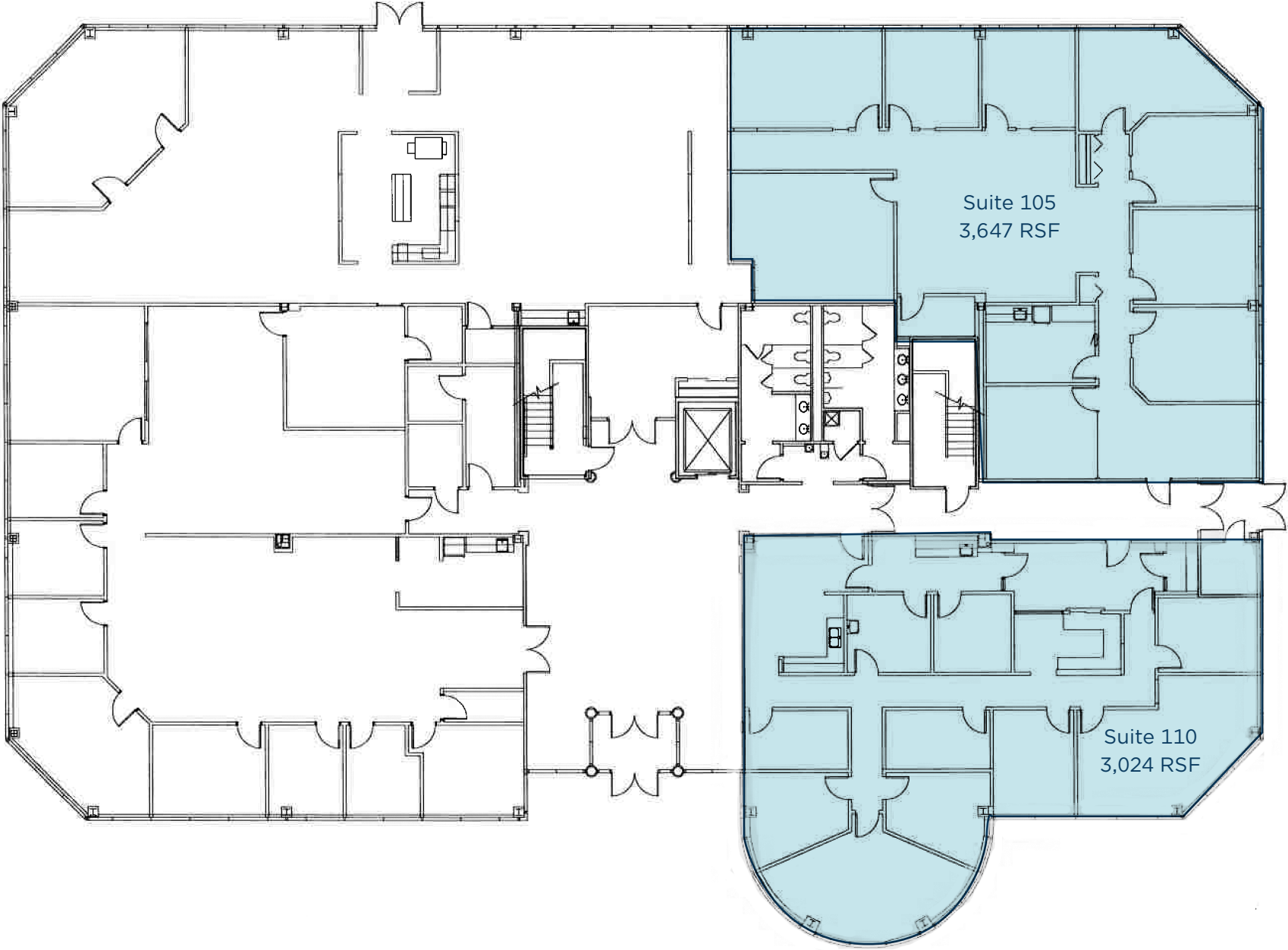
Third Floor - 21,079 RSF | Full Floor

Paragon Center I | 6140 Parkland Blvd



Third Floor - Concept Drawings

Paragon Center II | 6150 Parkland Blvd



First Floor - Suite 105: 3,647 RSF & Suite 110: 3,024 RSF



**6140 & 6150 Parkland Blvd.
Paragon Centre I & II**

LANDER RD

1475 BOEYER ROAD
GREEN, OHIO 44685
PROGRESSIVE

Parker
Global Headquarters

FERRO

STERLING ASSOCIATES

Rockwell Automation

KinderCare

STAYBRIDGE SUITES

LANDERHAVEN driftwood CATERING

Landerhaven

Landerbrook

CEDAR RD

12,212 vpd

14,067 vpd

40,921 vpd

158,298 vpd

5,386 vpd



BRAINARD RD

burntwood tavern



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