Signature Centre Office Space

For Lease | 5885 Landerbrook Boulevard, Mayfield Heights, Ohio 44124














About Ownership

ABOUT REALIFE GROUP

Founded in 2014 by Yaron Kandelker, Realife Group is a leading real estate investment and asset management company. With over $358 million in real estate assets under management, Realife Group has built an impressive portfolio of office, retail, multi-family, and industrial properties across Ohio and Florida, with plans to expand into surrounding areas.

Realife Group's investment strategy is built on partnering with experienced real estate investors to acquire and manage irreplaceable properties in growing markets. Their local presence and in-depth knowledge of the real estate market allow them to:

- Identify high-quality, off-market opportunities.
- Interview prospective tenants in person.
- Provide accurate property demand and supply analysis.

This hands-on approach ensures Realife Group maintains a thorough due diligence process, delivering valuable market insights and advantages to their investors.

Realife REAL ESTATE GROUP

Signature Centre

- New interior lobby renovations completed 2023
- Amenities include building conference room with kitchenette, new workout facility Zero Doubt with locker rooms, showers, and saunas
- Underground parking and storage available
- Minutes from Mayfield Road and I-271, dining, & shopping
- Under new ownership and management

Lease Rate: $21.00/SF Gross



Eliminates CAM Reconciliations

No Capital Improvement Surprises

Property Maintenance You Know & Trust

Cost Certainty (Including HVAC)

Simplified Leasing Process

LEASE COMPARISON

(Exclusive of Property Taxes)

	Industry Standard	Realife EZ Lease
CAM (HVAC, Common Utilities, Parking & Landscaping, ect.)	Variable & Estimated Annually Over Base Year	Included
Management Fees	Variable & Based on Building's Gross Revenue	Fixed & Included
Staffing Costs	Variable & Estimated Annually at Landlord & Property Manager's Discretion	Fixed & Included
Insurance	Variable & Estimated Annually	Fixed & Included
Tenant's Lights & Plugs	Not Controllable. Estimated from Total Building Usage. Not Transparent	Submetered - Tenant Controls Their Costs OR Fixed for the Term of the Lease, Property Dependent
Reconciliations	All Expenses Annually. Surprise End of Year True-Up Charges are Common	Property Taxes Only Estimated Based on Existing Tax Bill. Very Rare True-Use Charges

Available Suites

Suite 130	2,756 SF
Suite 140	4,744 SF
Suite 205	5,519 SF
Suite 301	1,863 SF



$500,000 Lobby Modernization Completed in 2023







ZERO DOUBT CLUB
RESULTS THROUGH COACHING

Zero Doubt Club is an exlusive community focused on empowering individuals to reach their full potential through personal growth, professional development, and unwavering selfconfidence. The club offers a variety of respources including mentorship, workshops, and networking opportunities, designed to help members overcome obstacles and achieve their goals. Through collaborations with local entrepreneurs and professionals, Zero Doubt Club helps cultivate a more resilient and empowered community, equipping members with the tools they need to succeed and make a lasting impact.

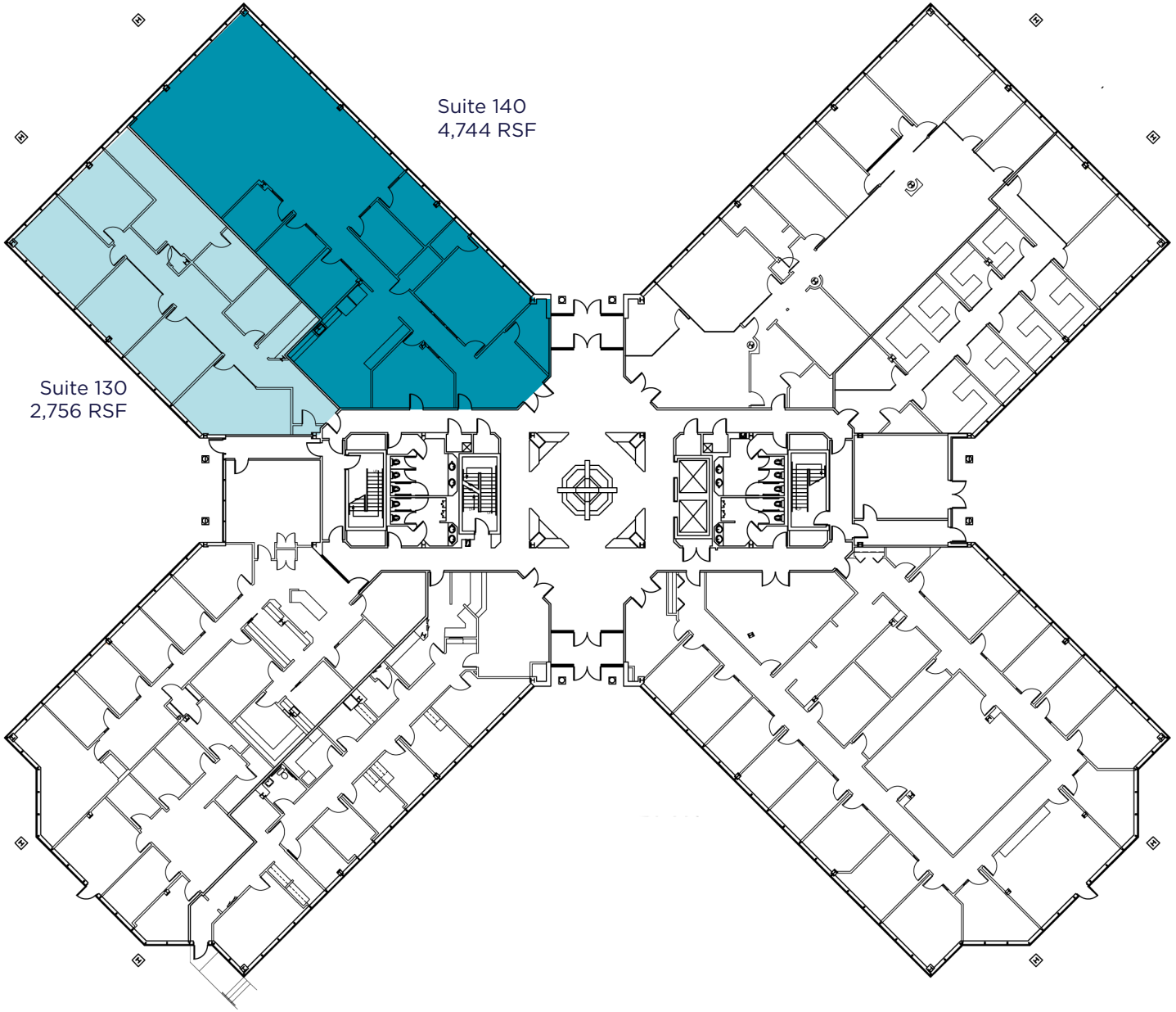




Services:

- Success focused through coaching
- life coaching
- meditation, yoga, stretch
- Semi-private bootcamps, circuits, HIIT, boxing, outdoor workouts
- Healthy eating pre/post workout meal plans

First Floor | Max Contiguous 7,500 SF



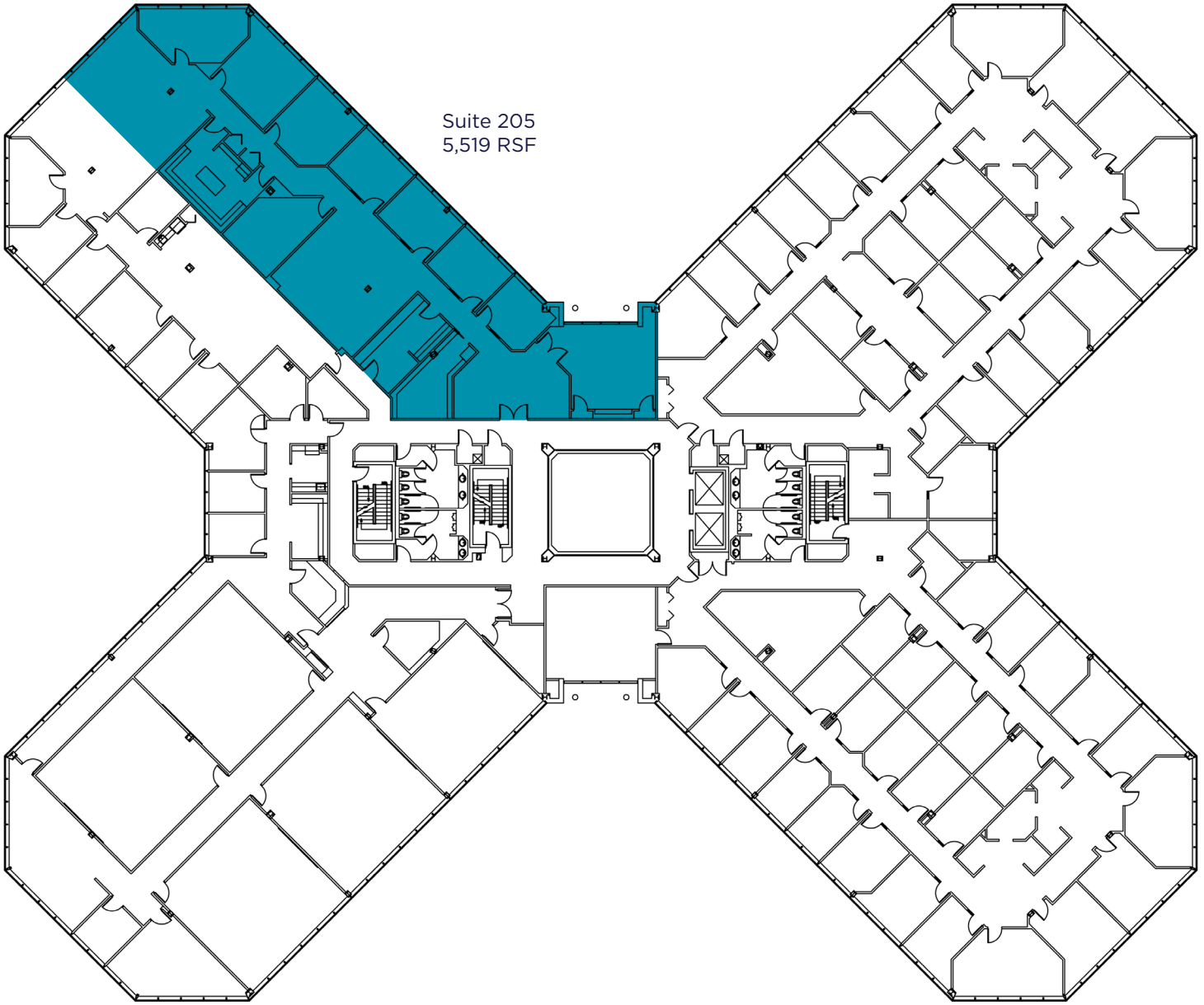




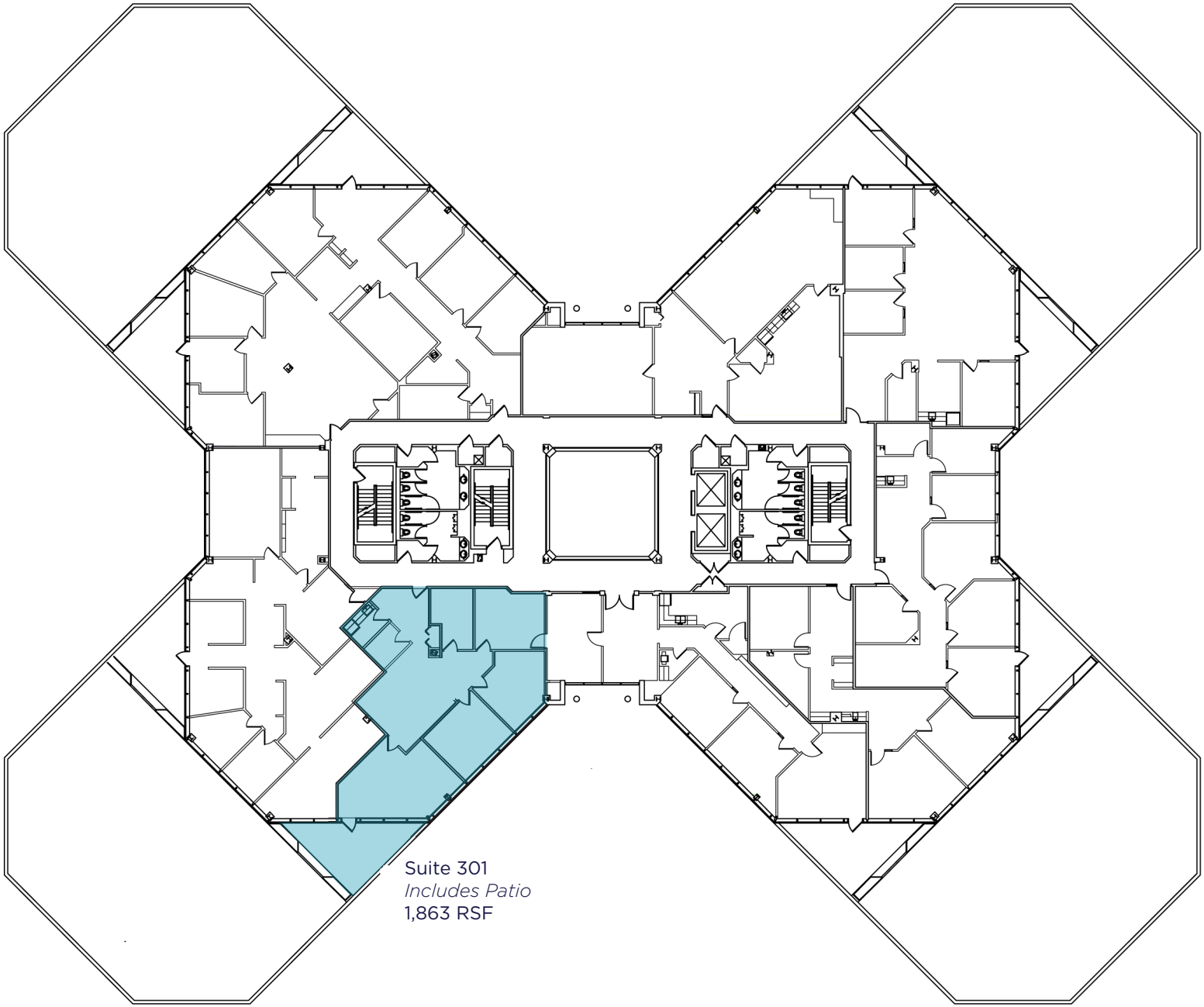




Second Floor | Max Contiguous 5,519 SF



Third Floor | Max Contiguous 1,863 SF





157,043	42	67,865	$144,604	8,442	108,359
Population (2024 | 5 Mile)	Median Age (2024 | 5 Mile)	Households (2024 | 5 Mile)	Household Income (2024 | 5 Mile)	Total Businesses (2024 | 5 Mile)	Total Employees (2024 | 5 Mile)



SIGNATURE CENTRE
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