



FOR LEASE

# **PARKLAND TERRACE MOVE-IN READY OFFICE SPACE**

6120 PARKLAND DRIVE, MAYFIELD HEIGHTS, OHIO 44124

# 6120 PARKLAND DR

## MAYFIELD HEIGHTS, OHIO

### OVERVIEW

- Three story move-in ready office space in park setting for lease
- Multiple suite sizes available (1,200 SF - 7,600 SF)
- Building is magnificently wrapped in granite and tinted glass, and features a beautiful lobby and elegant common areas
- Less than 5 minutes to I-271 provides easy access to multiple geographies in NE Ohio and has plenty of dining/amenity options within a 10 minute drive
- Ample surface parking on site
- Open to JV structure

### AVAILABLE SPACE

Suite 110	4,400 SF
Suite 206	2,349 SF
Suite 220	3,668 SF
Suite 302	7,671 SF

### LEASE RATE

\$18.00/RSF modified gross



## DEMOGRAPHICS

**135,678**

Population  
(2022 | 5 Mile)

**43.9**

Median Age  
(2022 | 5 Mile)

**57,453**

Households  
(2022 | 5 Mile)

**\$111,338**

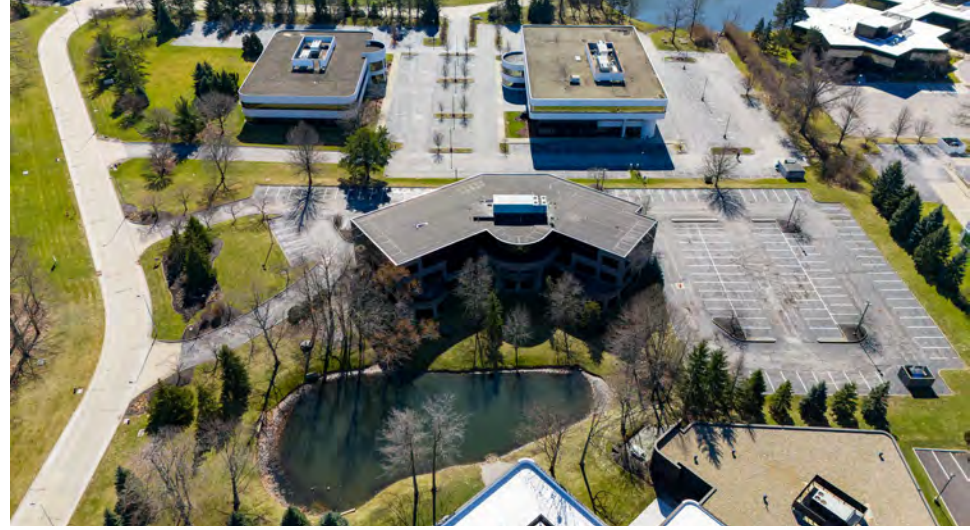
Household Income  
(2022 | 5 Mile)

**6,991**

Total Businesses  
(2022 | 5 Mile)

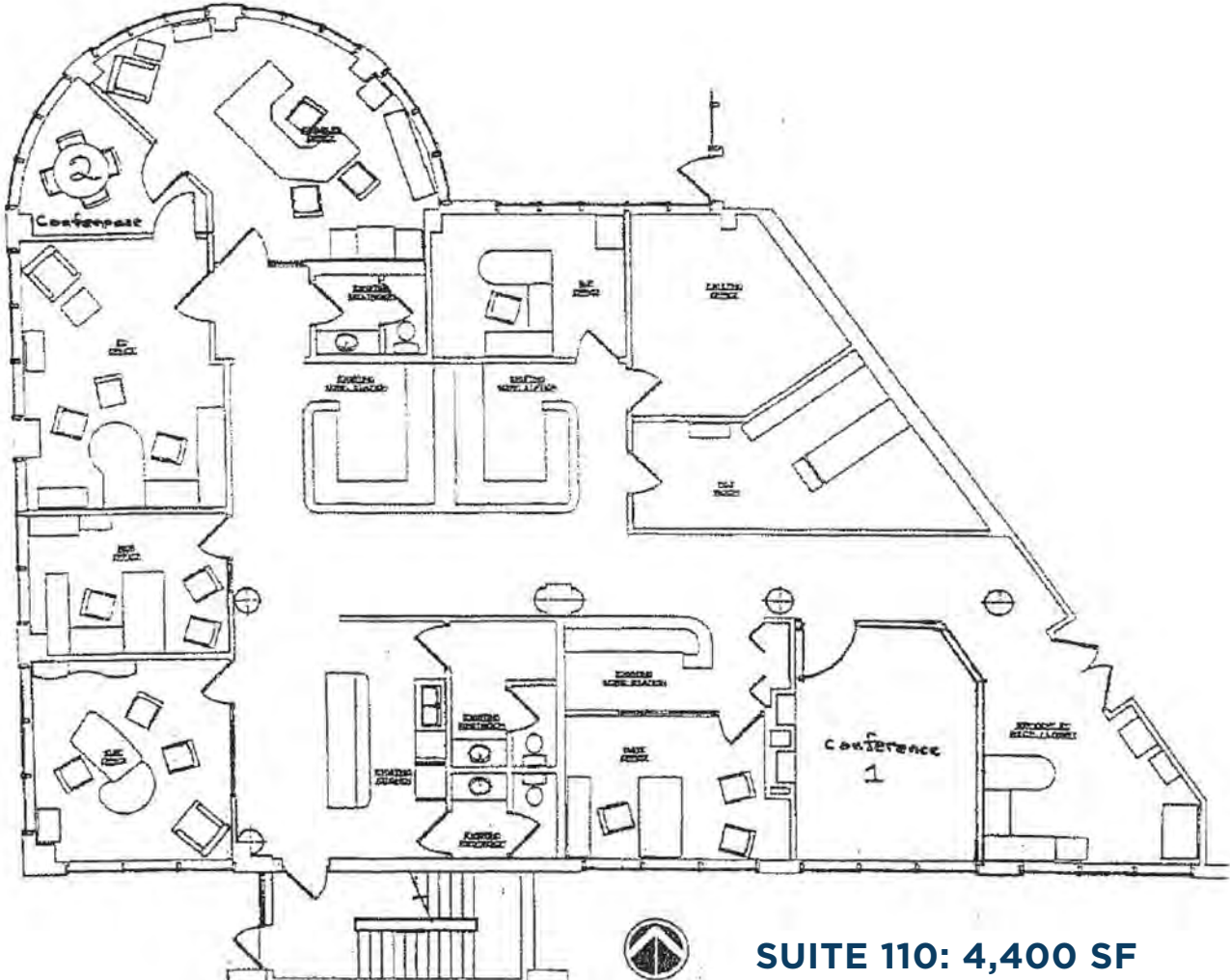
**103,793**

Total Employees  
(2022 | 5 Mile)



# PARKLAND TERRACE

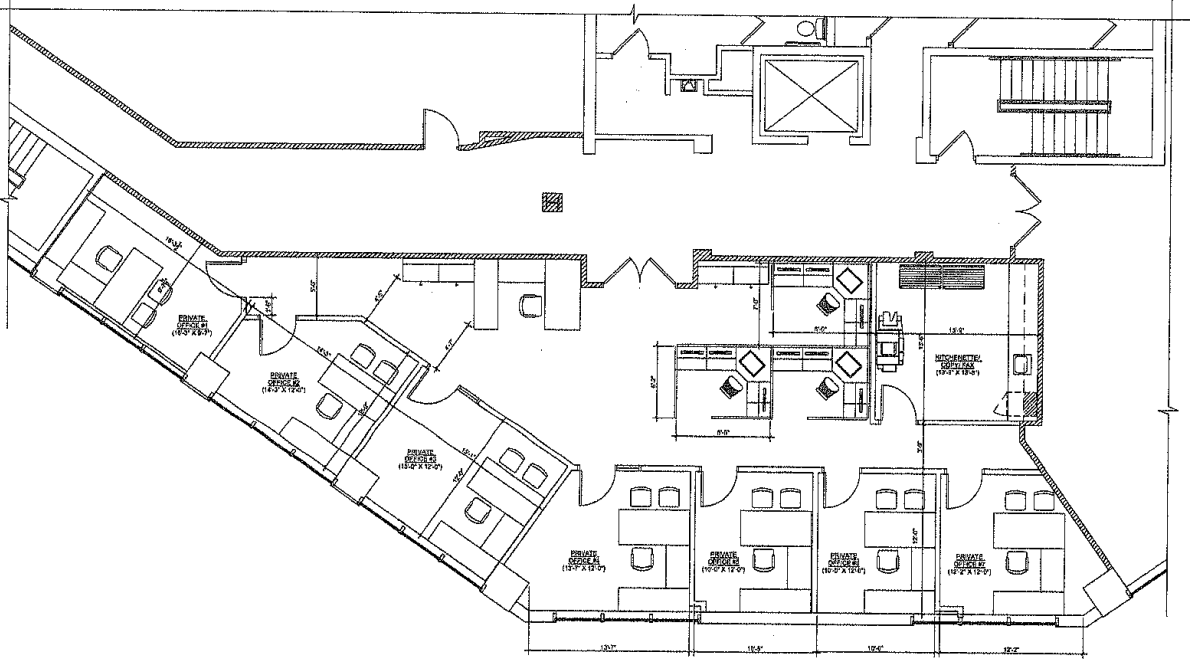
FLOOR PLANS



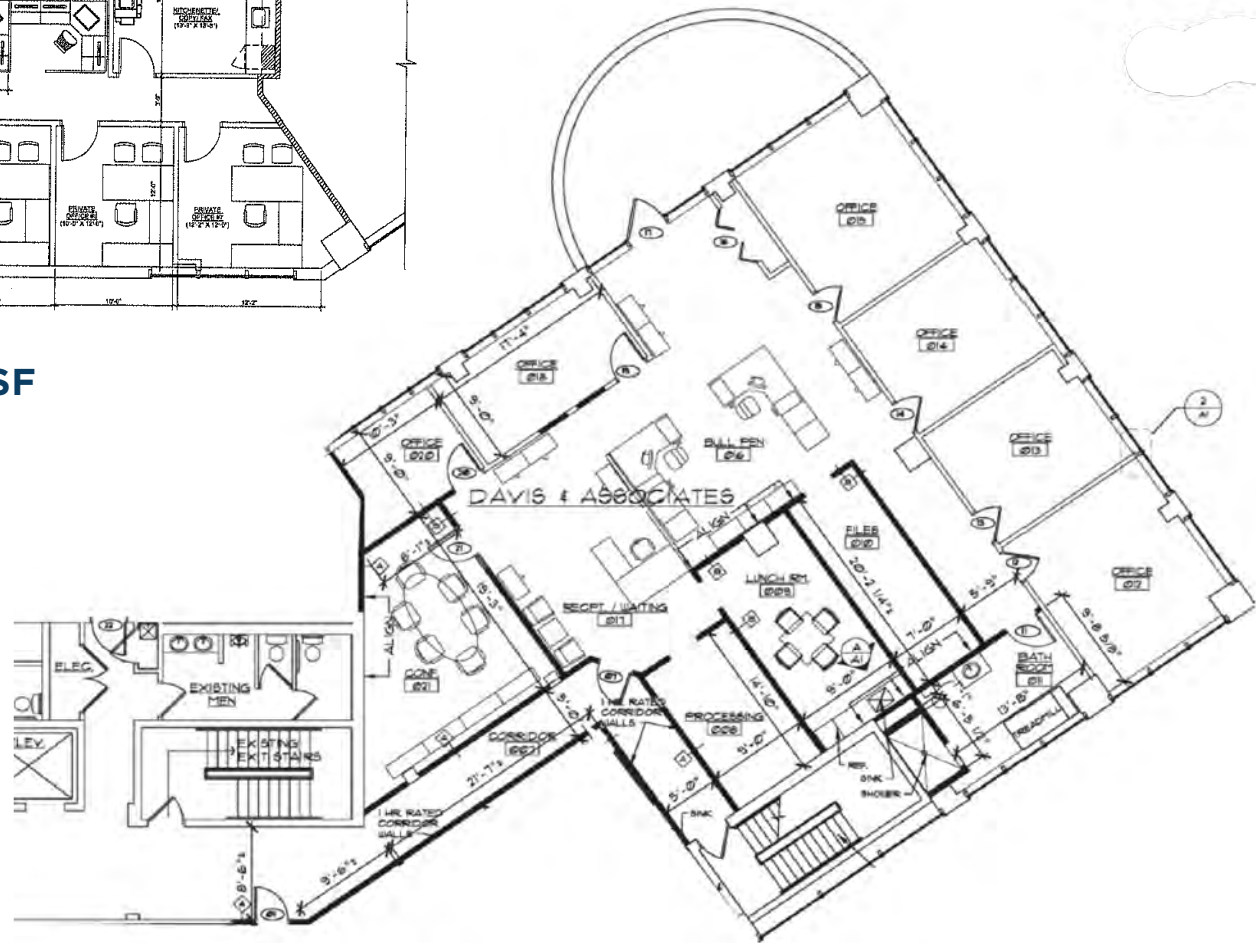
**SUITE 110: 4,400 SF**

# PARKLAND TERRACE

FLOOR PLANS



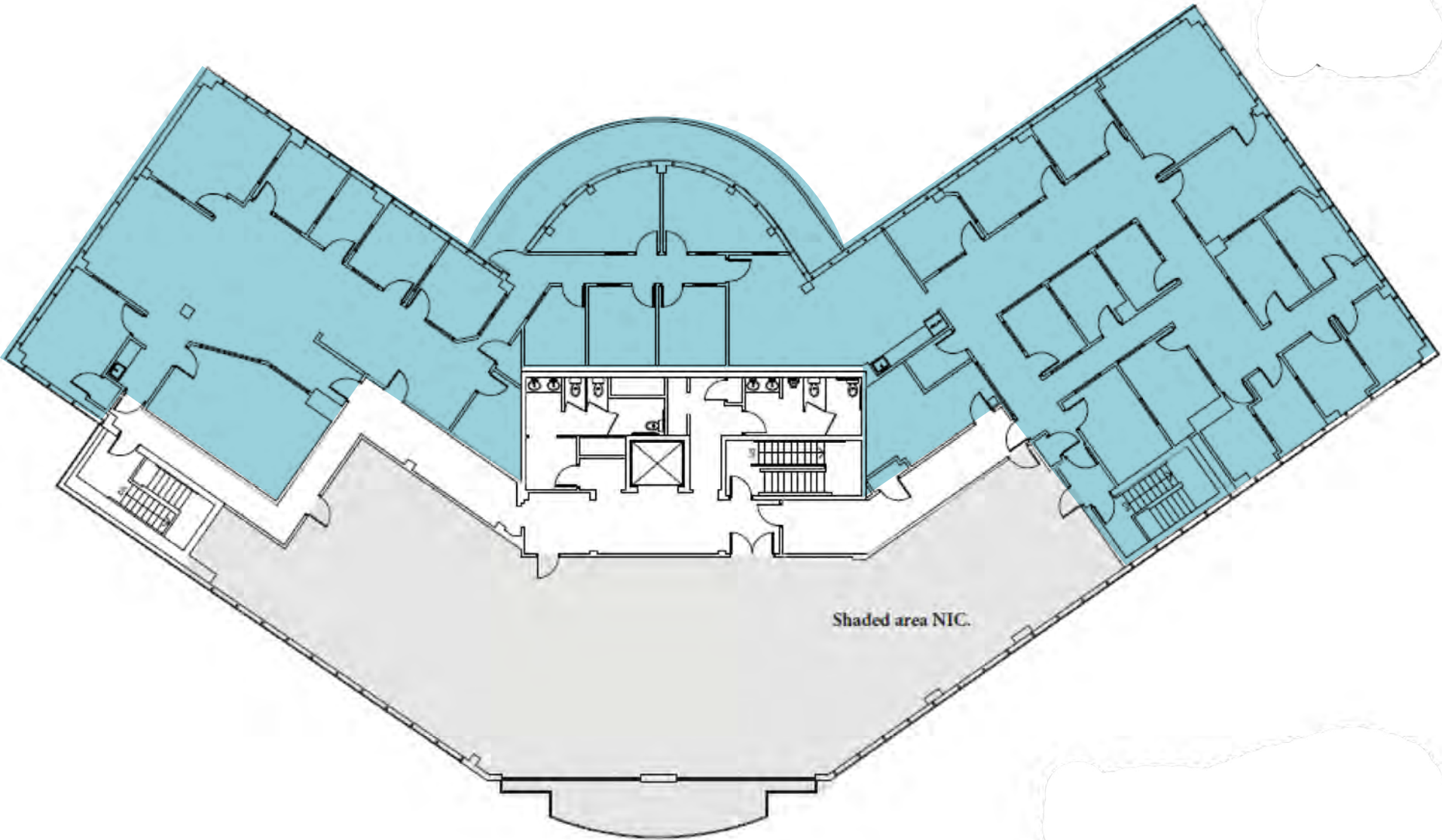
**SUITE 206: 2,349 SF**



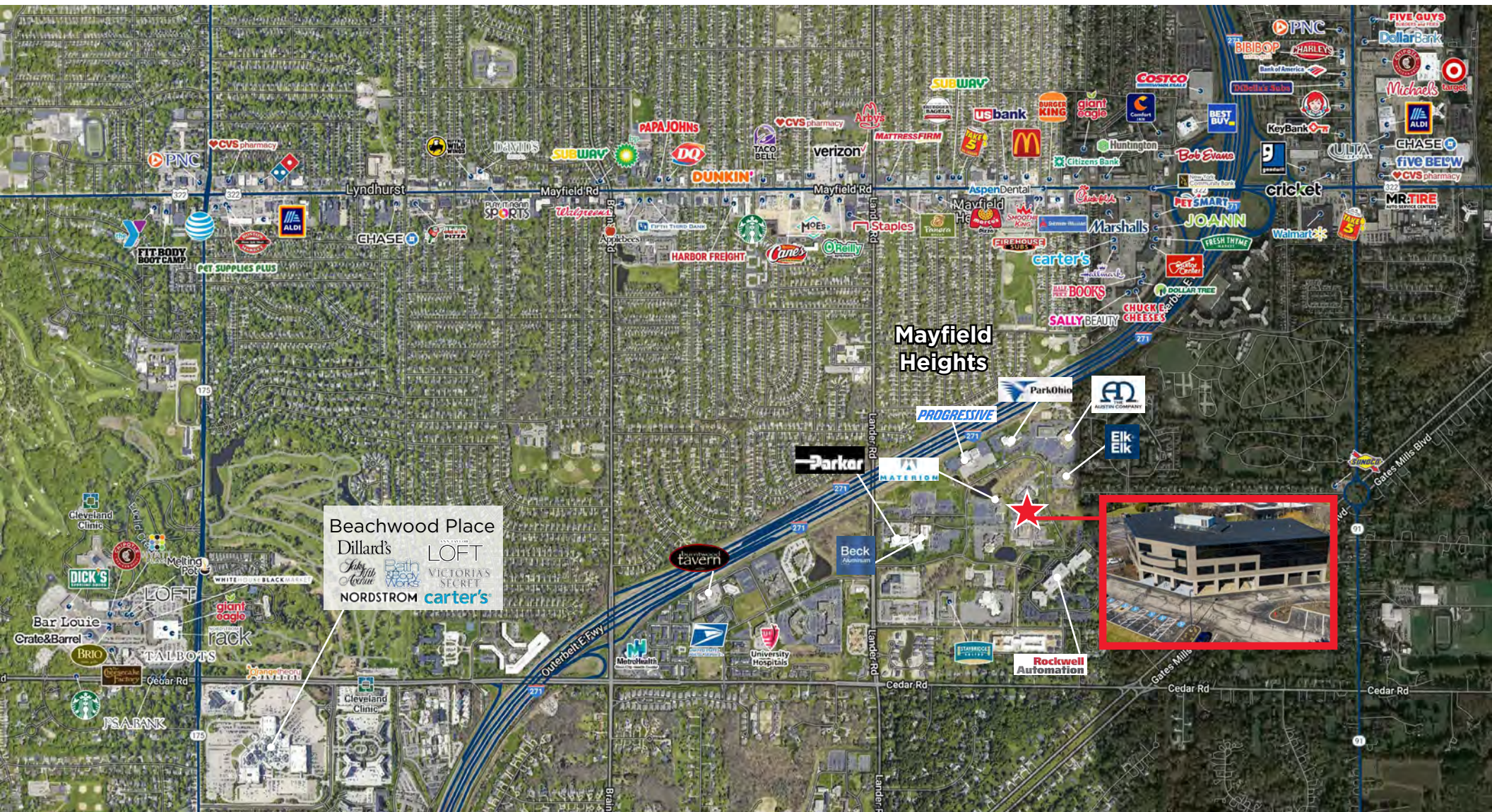
**SUITE 220: 3,668 SF**

# PARKLAND TERRACE

FLOOR PLANS



**SUITE 302: 7,671 SF**





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