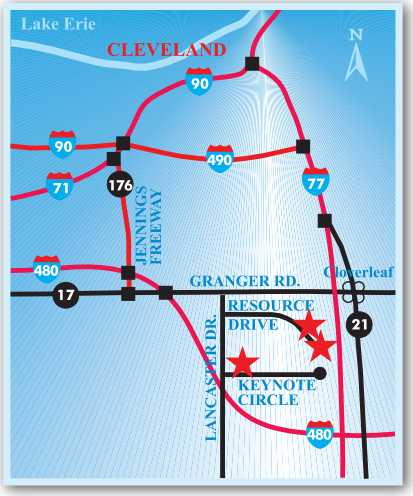
# flexible spaces
## all the right places...

...Brooklyn Heights Business Centre I
950 Keynote Cir., Brooklyn Heights, Ohio

...Brooklyn Heights Business Centre II & III
1100 & 1200 Resource Dr., Brooklyn Heights, Ohio

**"Flexible Spaces in All the Right Places"** is what Fogg had in mind when designing their large portfolio of office, industrial and office/warehouse (flex) properties. Strategically located near major freeways in northeast Ohio, Fogg's properties offer flexible floor plans, truck access and lease terms, as well as expansion opportunities for their growing customers.

Centrally located, these properties in Brooklyn Heights, Ohio, offer modern office, warehouse and flex space with great freeway access. The buildings are exceptionally attractive and well landscaped, resulting in a high profile image. Brooklyn Heights Business Centre I, II & III are located minutes from I-480, I-77, Jennings Freeway (Rt. 176), downtown Cleveland and Cleveland Hopkins International Airport.




"I have worked with various property managers finding corporate expansion facilities for the last twenty-five years in five different States and by far Ray Fogg Corporate Properties management services has the smoothest operations and the nicest people to work with."
**- E & R Industrial**

"We have been pleased with the responsiveness of the entire Fogg organization. They are professional and a straightforward business partner." **- Virginia Tile Company**

FOGG
CORPORATE PROPERTIES

**216.351.7976**
**fogg.com**

# STANDARD BUILDING SPECIFICATIONS

## Brooklyn Heights Business Centre I, II & III

*The following information is a general description of the project. Please see the Individual Space Specifications for more details on each available space.*

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### LOCATION & ACCESS

<u>Brooklyn Heights Business Centres I, II & III</u>

- Minutes from I-480, I-77 and Jennings Freeway Rt. 176 North
- Seven (7) miles from downtown Cleveland
- Within 10.5 miles of Cleveland Hopkins International Airport
- Immediately east of the I-480/Granger interchange and west of Rt. 21 Cloverleaf with access to I-77

### PROPERTY DATA

- Brooklyn Heights Business Centre I: 49,773 SF
- Brooklyn Heights Business Centre II: 49,082 SF
- Brooklyn Heights Business Centre III: 36,290 SF

### CLEAR HEIGHT

- Brooklyn Heights Business Centre I: 13′ 8″ to 14′ 5″
- Brooklyn Heights Business Centre II: 16′ 8″ to 18′
- Brooklyn Heights Business Centre III: 11′ 8″ to 12′

### COLUMN SPACING

- Brooklyn Heights Business Centre I, II & III: 30′ x 30′

### TRUCK ACCESS/DOORS

- Truck docks with insulated metal industrial doors
- Drive-Ins with insulated metal industrial doors
- Personnel Door: 20-gauge flush hollow metal door

### ROOF

- 3-ply, pea gravel, built-up roof

### EXTERIOR WALLS

- Brick and mortar

### FLOOR

- 5″ concrete slab

### WAREHOUSE LIGHTING

- Fluorescent fixtures

### SPRINKLER SYSTEM

- Wet / Ordinary hazard

### HVAC

- Warehouse: gas-fired unit heaters (Heating 60°F temperature difference at 0°F outside)
- Office: gas-fired furnace with electric air conditioner (Heating 68°F temperature difference at 0°F outside; Air Conditioning 15°F temperature difference at 90°F outside)

### OFFICE AREAS

- Partitions: 1/2″ drywall on 3-5/8″ metal studs
- Ceiling: 5/8″ (2′ x 4′) acoustical tile on a suspended T- grid system
- Floors: commercial grade carpeting or vinyl tile (VCT)
- Entrance Doors: glass with aluminum tubular frames
- Interior Doors: 1-3/8″ flush birch doors with hardware
- Windows: insulated glass with aluminum tubular frames
- Paint: two coats of Latex Paint on drywall
- Plumbing: surface mounted water closets and lavatories
- Lighting: fluorescent fixtures

### PARKING & DRIVES

- Automobile Parking: asphalt
- Truck Drive / Ramps: asphalt and concrete

### UTILITIES

- Electric: The Illuminating Co.
- Gas: Dominion East Ohio
- Telephone: AT&T
- Water: City of Cleveland
- Sanitary & Storm: City of Cleveland

**216.351.7976**
**fogg.com**

# *FOR LEASE*

## 1,904 Sq. Ft. Office

950 Keynote Circle, Brooklyn Heights, Ohio

### Individual Space Specifications

| | |
|---|---|
| **Office Area:** | 1,904 SF - Total |
| **Suite Number:** | 20 |
| **Features:** | - Private Entry<br>- Park at your door<br>- 24 / 7 tenant access<br>- Tenant controlled HVAC |
| **Electricity:** | 277/480 Volt, 400 Amp, 3 phase, 4 wire service and<br>120/208 Volt, 200 Amp, 3 phase, 4 wire service |
| **Lighting:** | High lumen T8 lamps and instant start, electronic ballasts:<br>• Energy efficient (50% less consumption than traditional T12 lighting)<br>• Only 7% luminary depreciation over the life of the bulb |
| **Estimated Operating Costs:** | $3.51/SF/YR based upon actual expenses for 2014.<br><br>Operating cost estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for the year and the square footage listed above. Costs may vary in the future. Common Area Maintenance includes only the maintenance items performed by the owner for the benefit of the entire project, such as snowplowing, lawn care, backflow prevention test and general exterior maintenance, etc. |

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**flexible spaces**
**all the right places.**


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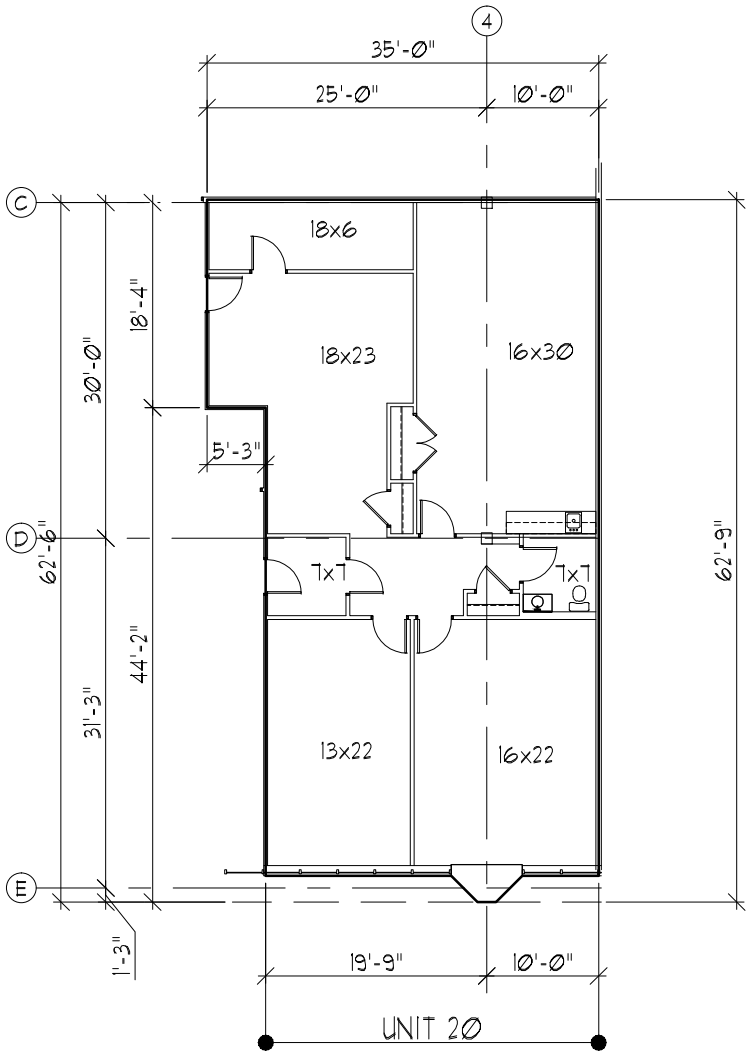
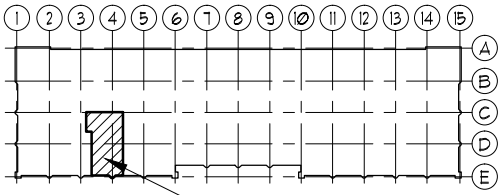
The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy hereof.




# FLOOR PLAN

UNIT 20

OFFICE AREA = 1,904 SF

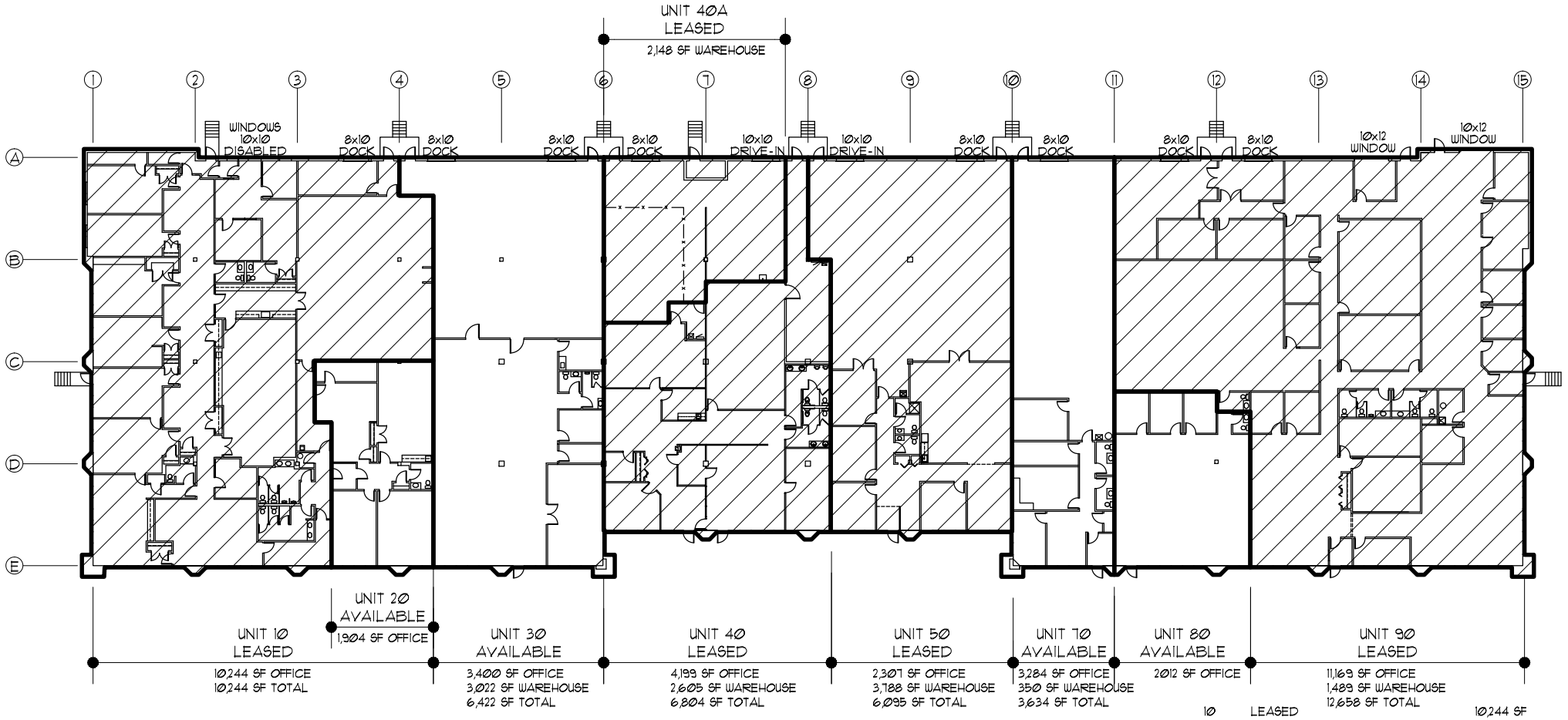
BROOKLYN HEIGHTS
BUSINESS CENTER I
950 KEYNOTE CIRCLE
BROOKLYN HGTS., OHIO, 44131

RAY FOGG CORPORATE PROPERTIES, LLC
981 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO 44131

(216) 351-7976
1-877-729-3644

FOGG
RAY FOGG BUILDING RESTORE, INC.

| DRAWN BY | CHECKED | DATE | CONTRACT NO. | DWG. NO. |
|---|---|---|---|---|
| DMS | KLK | 2-21 2012 | | |




0 32 64 128 FEET

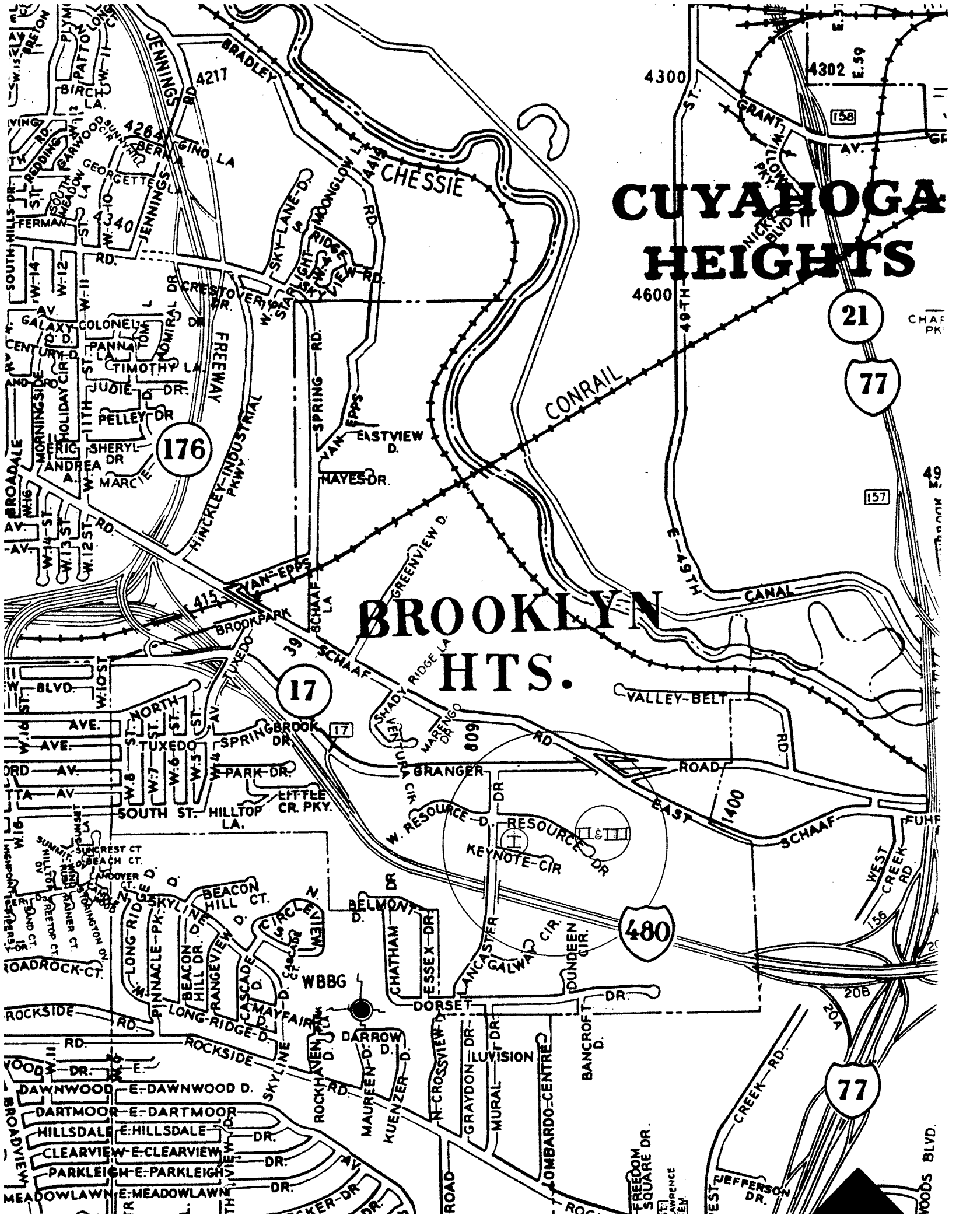
GRAPHIC SCALE

| | | |
|---|---|---|
| 10 | LEASED | 10,244 SF |
| 20 | AVAILABLE | 1,904 SF |
| 30 | AVAILABLE | 6,422 SF |
| 40 | LEASED | 4,656 SF |
| 40A | LEASED | 2,148 SF |
| 50 | LEASED | 6,095 SF |
| 70 | AVAILABLE | 3,634 SF |
| 80 | AVAILABLE | 2,012 SF |
| 90 | LEASED | 14,658 SF |
| | TOTAL | 49,773 SF |

# EXISTING CONDITIONS FLOOR PLAN - 950 KEYNOTE CIRCLE

MKTG. 02-21-2012

North


CUYAHOGA HEIGHTS
BROOKLYN HTS.
CHESSIE
CONRAIL
BRADLEY
JENNINGS RD.
FREEWAY
HINCKLEY-INDUSTRIAL PKWY.
SPRING RD.
SKY LANE D.
STARLIGHT D.
MOONGLOW LA.
RIDGE VIEW RD.
CRESTOVER DR.
EASTVIEW D.
HAYES DR.
VAN EPPS
SCHAAF
SCHAAF LA.
GREENVIEW D.
BROOKPARK
TUXEDO
SHADY RIDGE LA
VENTURA
MARENGO DR.
VALLEY-BELT RD.
GRANGER ROAD
EAST 14TH-E 49TH
CANAL
GRANT AV.
WILLOW PKY.
NICKEL PLATE BLVD.
4300 ST.
4302 E.59
4600
49
CHAGRIN PKY.
W. RESOURCE D.
RESOURCE DR.
KEYNOTE CIR.
EAST SCHAAF
WEST CREEK RD.
CREEK RD.
SUNSET LA.
SUNCREST CT.
BEACH CT.
ANDOVER CT.
BEACON HILL CT.
SKYLINE D.
LONG RIDGE D.
PINNACLE PK.
BEACON HILL DR.
RANGEVIEW D.
CIRCLE VIEW D.
CASCADE D.
CASCADE CT.
MAYFAIR D.
LONG RIDGE D.
ROCKSIDE RD.
SKY LINE D.
ROCKHAVEN D.
DARROW D.
MAUREEN D.
KUENZER D.
BELMONT D.
CHATHAM D.
ESSEX DR.
LANCASTER CIR.
GALWAY CIR.
DUNDEEN CIR.
DORSET DR.
BANCROFT D.
N. CROSSVIEW D.
GRAYDON DR.
MURAL DR.
LUVISION DR.
LOMBARDO CENTRE
FREEDOM SQUARE DR.
JEFFERSON DR.
WOODS BLVD.
ROADROCK CT.
DAWNWOOD E-DAWNWOOD D.
DARTMOOR E-DARTMOOR
HILLSDALE E-HILLSDALE DR.
CLEARVIEW E-CLEARVIEW DR.
PARKLEIGH E-PARKLEIGH DR.
MEADOWLAWN E-MEADOWLAWN DR.
WBBG
SOUTH ST.
HILLTOP LA.
LITTLE CR. PKY.
PARK DR.
SPRINGBROOK DR.
NORTH TUXEDO AVE.
BLVD.
ROCKSIDE RD.
BROADVIEW
MORNINGSIDE
HOLIDAY CIR.
CENTURY D.
GALAXY D.
COLONEL TOM PANNA LA.
ADMIRAL DR.
TIMOTHY LA.
JUDIE DR.
PELLEY DR.
SHERYL DR.
ERIC ANDREA A.
MARCIE
SOUTH HILLS DR.
FERMAN ST.
MEADOW LA.
GEORGETTE LA.
SUNNYHILL CIR.
GINO LA.
BERNA
PARKWOOD CIR.
REDDING RD.
BIRCH LA.
PATTON
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