

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**



216.351.7976
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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.



LOCATION & ACCESS

Brooklyn Heights Business Centres I, II & III

- 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



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FOR LEASE
2,012 Sq. Ft. Office
950 Keynote Circle, Brooklyn Heights, Ohio

Individual Space Specifications

Office Area:	2,012 SF - Total
Suite Number:	80
Features:	<ul style="list-style-type: none">- Private Entry- Park at your door- 24 / 7 tenant access- Tenant controlled HVAC
Electricity:	277/480 Volt, 400 Amp, 3 phase, 4 wire service and 120/208 Volt, 200 Amp, 3 phase, 4 wire service
Lighting:	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none">• Energy efficient (50% less consumption than traditional T12 Lighting)• Only 7% luminary depreciation over the life of the bulb
Estimated Operating Costs:	\$3.44/SF/YR based on actual costs for 2017.

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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all the right places.

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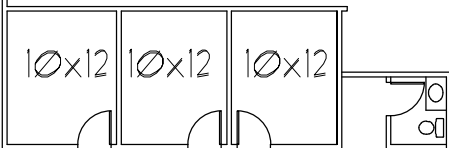
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BROOKLYN HEIGHTS BUSINESS CENTER
950 KEYNOTE CIRCLE

COL. W/
ELECT PNL.

40x38

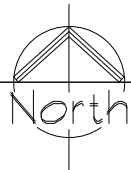
2,012 SF OFFICE



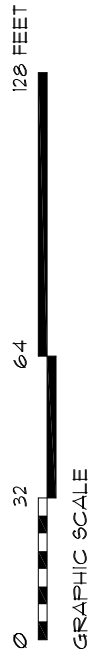
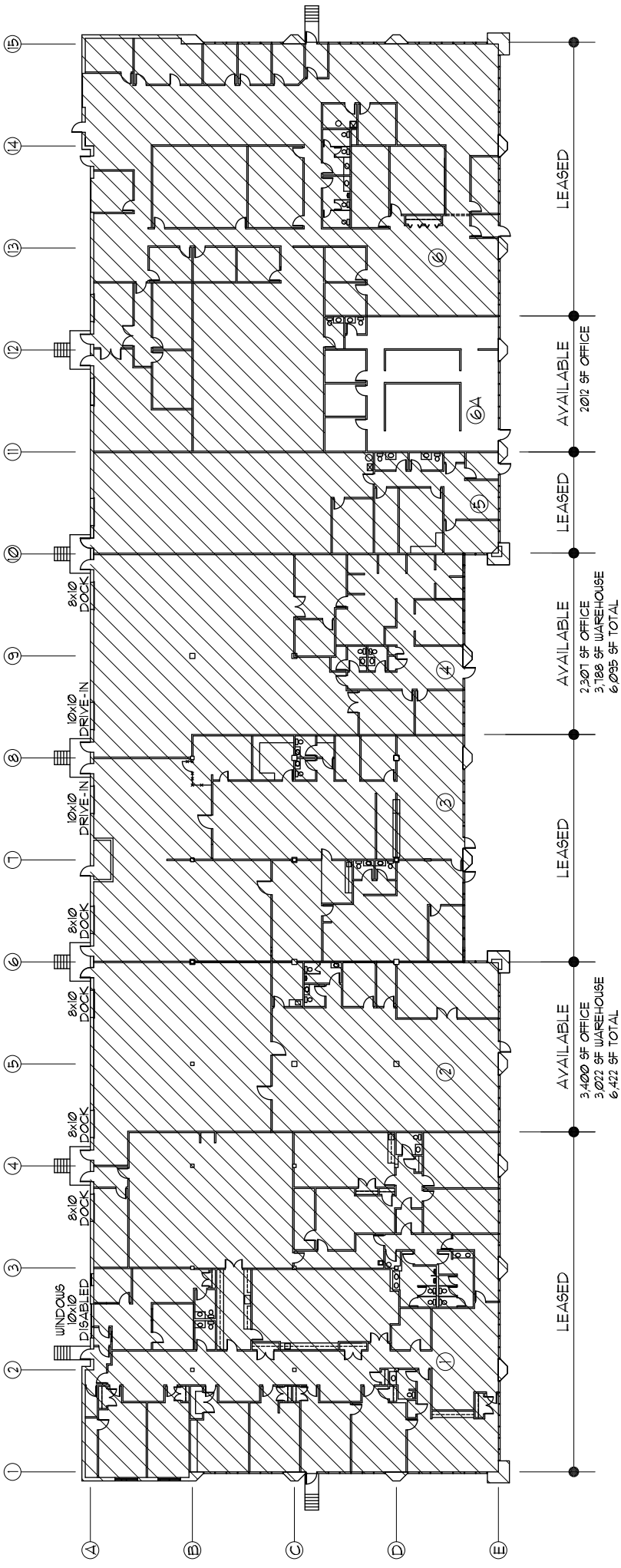
GRAPHIC SCALE

SUITE 80 - FLOOR PLAN

02-21-2012



North



EXISTING CONDITIONS FLOOR PLAN - 950 KEYNOTE CIRCLE