

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
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.



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

6,422 Sq. Ft. Warehouse – Office
950 Keynote Circle, Brooklyn Heights, Ohio

Individual Space Specifications

Office Area:	3,762 SF
Warehouse Area:	<u>2,660</u> SF
Total Area:	6,422 SF
Suite Number:	30
Drive-in Doors:	One (1) 12' x 10' Drive-in
Truck Docks:	One (1) 8' x 10' dock doors
Eave Height:	13'-8" to 14'-5" warehouse clear height
Column Spacing:	30' x 30'
Electricity:	277/480 Volt, 100 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
Sprinklers:	Wet / Ordinary Hazard
Estimated Operating Costs:	\$2.59/SF/YR based upon actual expenses for 2016.

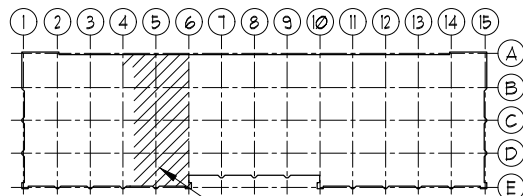
Operating cost estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for the year and the square footage listed above. Costs may vary in the future. Common Area Maintenance includes only the maintenance items performed by the owner for the benefit of the entire project, such as snowplowing, lawn care, backflow prevention test and general exterior maintenance, etc.



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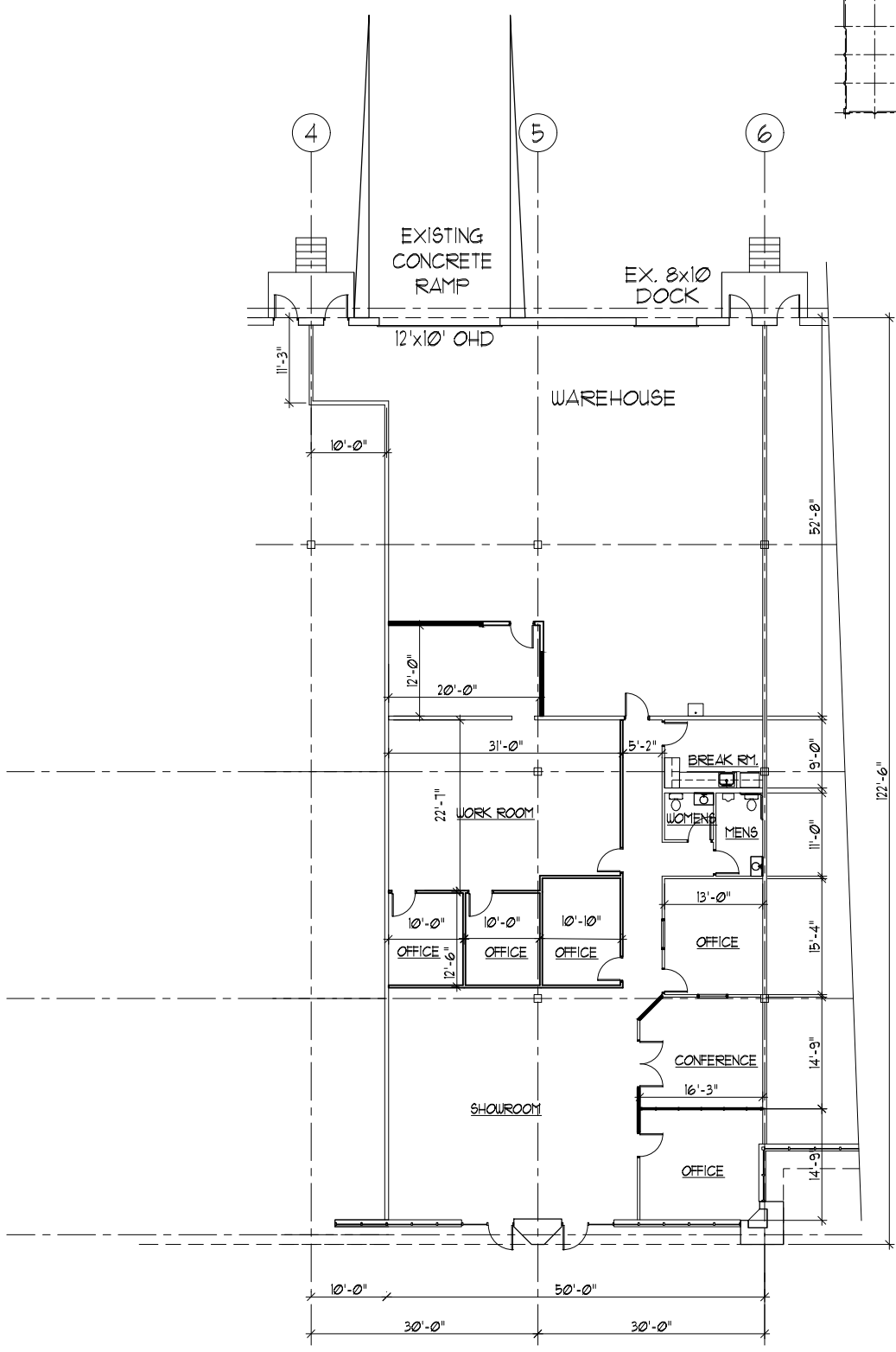
Mark Ray, Vice President
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KEY PLAN

OFFICE AREA = 3,806 SF
 WAREHOUSE AREA = 2,616 SF
 TOTAL AREA = 6,422 SF



FLOOR PLAN
 UNIT 30



BROOKLYN HEIGHTS
 BUSINESS CENTER I
 950 KEYNOTE CIRCLE, UNIT 30
 BROOKLYN HGTS., OHIO, 44131

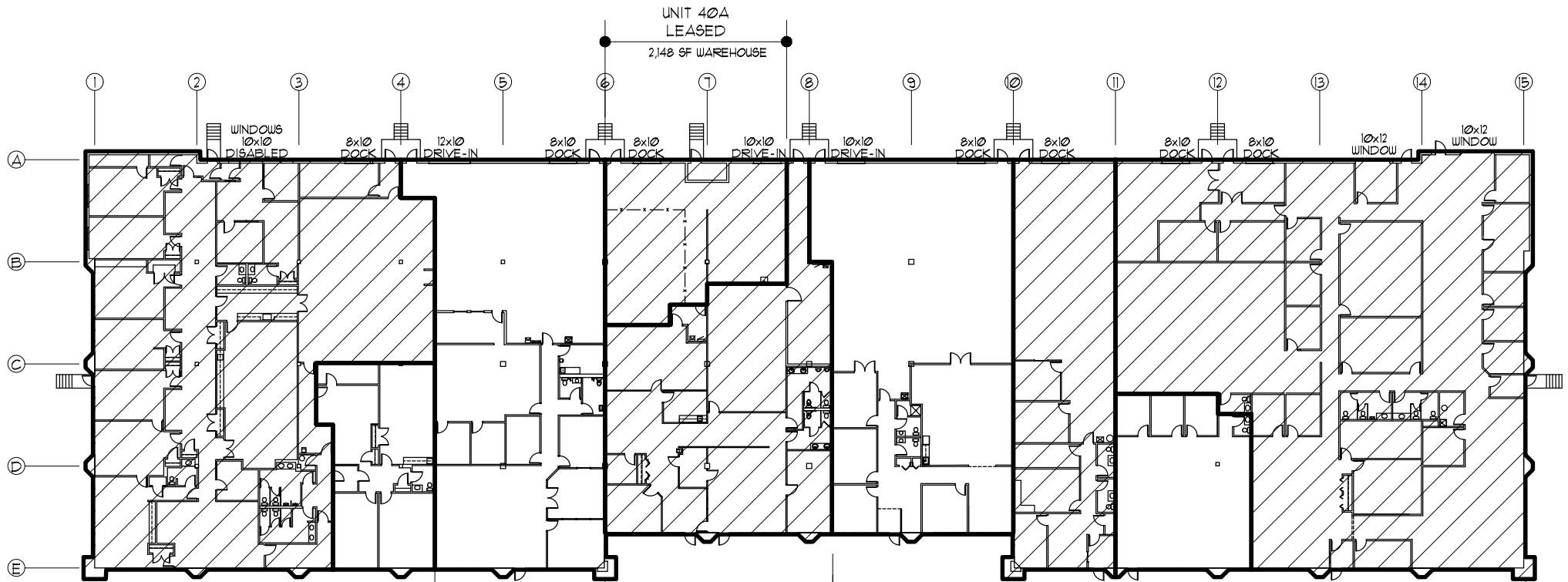


RAY FOGG BUILDING METHODS, INC.
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RAY FOGG CORPORATE PROPERTIES, LLC
 981 KEYNOTE CIRCLE, SUITE 15
 BROOKLYN HEIGHTS, OHIO 44131

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

DESIGNED BY	DRAWN BY	DATE	SCALE	PROJECT NO.
DMS	KLK	4-11-2012		



UNIT 40A
LEASED
2,148 SF WAREHOUSE

UNIT 10
LEASED
10,244 SF OFFICE
10,244 SF TOTAL

UNIT 20
AVAILABLE
1,904 SF OFFICE

UNIT 30
AVAILABLE
3,400 SF OFFICE
3,022 SF WAREHOUSE
6,422 SF TOTAL

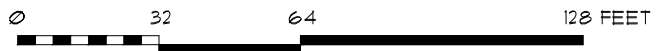
UNIT 40
LEASED
4,199 SF OFFICE
2,605 SF WAREHOUSE
6,804 SF TOTAL

UNIT 50
AVAILABLE
2,301 SF OFFICE
3,788 SF WAREHOUSE
6,095 SF TOTAL

UNIT 70
LEASED
3,284 SF OFFICE
350 SF WAREHOUSE
3,634 SF TOTAL

UNIT 80
AVAILABLE
2,012 SF OFFICE

UNIT 90
LEASED
11,699 SF OFFICE
1,489 SF WAREHOUSE
12,658 SF TOTAL



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	AVAILABLE	6,095 SF
70	LEASED	3,634 SF
80	AVAILABLE	2,012 SF
90	LEASED	14,658 SF
TOTAL		49,113 SF

EXISTING CONDITIONS FLOOR PLAN - 950 KEYNOTE CIRCLE