

flexible spaces all the right places...



...Keynote Office Centre
981 Keynote Circle, 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.

Keynote Office Centre is conveniently located minutes from I-480, I-77 and the Jennings Freeway (Rt. 176) and within 10.5 miles of Cleveland Hopkins International Airport. Only 7 miles from downtown Cleveland, Keynote Office Centre is immediately west of the I-480/I-77 interchange. The property provides a great alternative to the Rockside corridor, having a similar location, with more convenient “park outside your door” 24-hour access. Suites are self contained.



“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

Keynote Office Centre

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

- 5.14 acre site in the Valley Business Park, Brooklyn Heights, Ohio
- Visible from I-480
- Just South of Brookpark Rd./Granger Rd. (Rt. 17)
- Access to I-480 at Brookpark Rd.
- Access to I-77 at Rockside Rd.
- 7.5 miles South of Public Square via I-77
- 10.5 miles from Cleveland Hopkins International Airport via I-480 or Brookpark Rd.

PROPERTY DATA

- 56,329 SF (One story, multiple tenant office building)

CEILING HEIGHT

- 9' (under-grid clearance)

COLUMN SPACING

- 40' x 36'

ROOF

- Single membrane rubber roof
- Rigid insulation, metal deck, bar joists

FLOOR

- 5" reinforced concrete

SPRINKLER SYSTEM

- Wet / Ordinary hazard

EXTERIOR WALLS

- Load bearing precast wall panels

DIMISING WALLS

- 8" concrete block
- Metal studs and drywall with 3" fiberglass batt insulation

HVAC

- 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

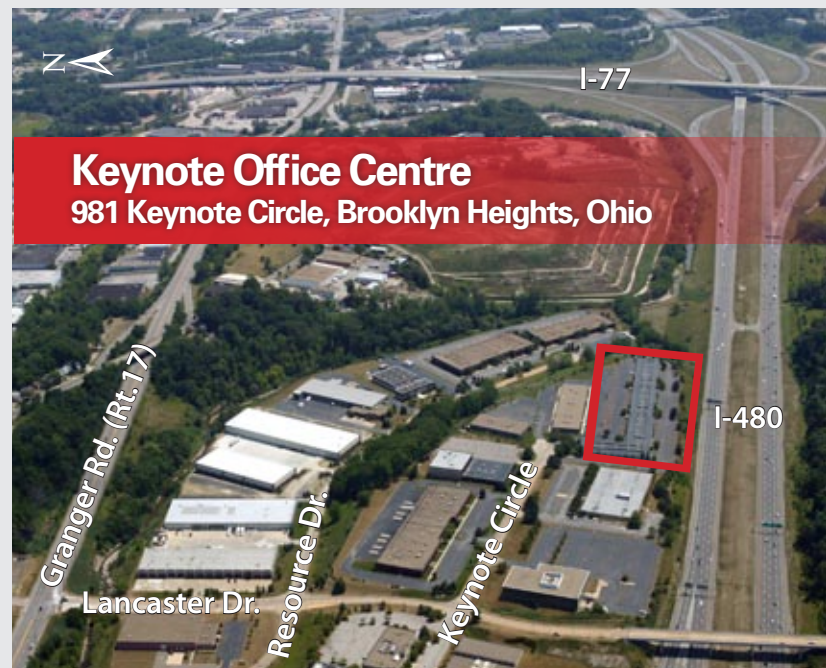
- Partitions: 5/8" drywall on 3-5/8" metal studs
- Ceiling: 2' x 4' acoustical tile on suspended T-grid system
- Floor: commercial grade carpeting or vinyl tile (VCT)
- Entrance Doors: glass with aluminum tubular frames
- Interior Doors: 1-3/8" flush birch doors
- Windows: insulated glass with aluminum tubular frames
- Paint: two coats of Latex drywall; enamel on door frames
- Plumbing: surface mounted water closets and lavatories

PARKING & DRIVES

- Automobile Parking: asphalt
- Allowance: 5-spaces per 1,000 SF of space

UTILITIES

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



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FOR LEASE
1,503 Sq. Ft. – Office
981 Keynote Circle, Brooklyn Heights, Ohio

Individual Space Specifications

Office Area:	1,503 SF - Total
Unit Number:	20
Ceiling Height:	9'
Electricity:	120/208 Volt, 100 Amp, 3 phase, 4 wire service
Sprinklers:	Wet / Ordinary Hazard
Annual Rental Includes:	I. Suite Rental II. Base Year Expenses: <ul style="list-style-type: none">• Real Estate Taxes• Building Insurance• Snow Plowing• Lawn Maintenance• Parking Lot Maintenance• Parking Lot Lights• Normal HVAC Maintenance• 5-day per week Cleaning Service• Paper Supplies for Restrooms• Rubbish Removal• Water & Sewer• Fireline and Backflow Prevention Tests

Services are based upon normal occupancy and office use
(5 people per 1,000 Sq. Ft.)

Each Suite has separate gas and electric services payable by Tenant
directly to utility companies.

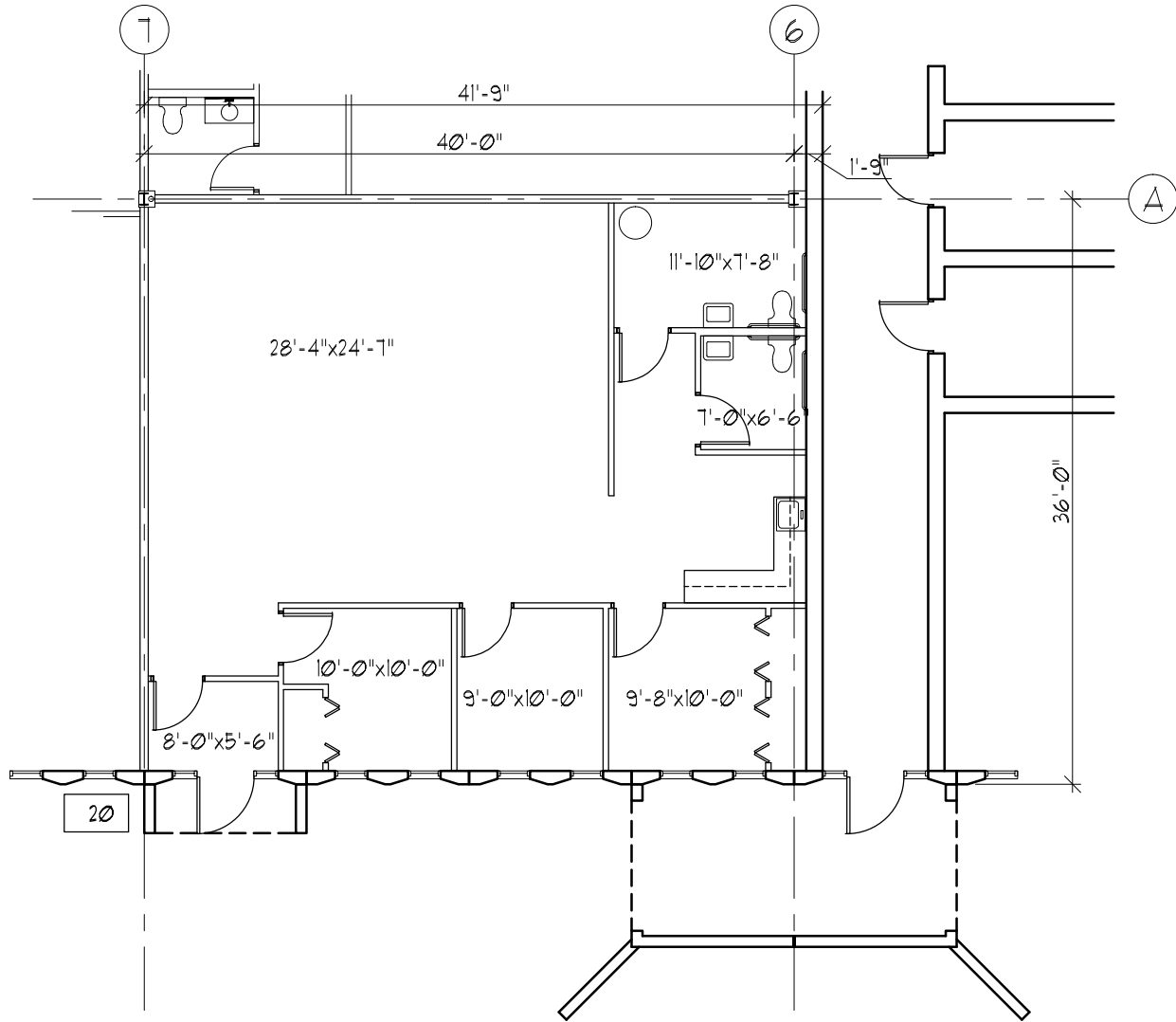


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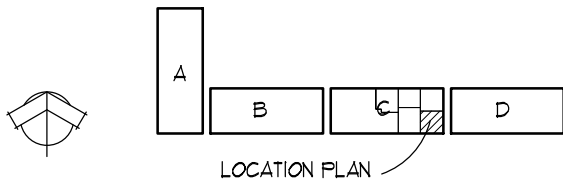
Mark Ray, Vice President
216-351-7976, ext. 244
markray@fogg.com

Chris Moore, Leasing Associate
216-351-7976, ext. 273
chrismoore@fogg.com

fogg.com



FLOOR PLAN
1,503 SF



KEYNOTE BUSINESS CENTRE I
981 KEYNOTE CIRCLE, SUITE 20
BROOKLYN HEIGHTS, OHIO 44131

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


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

FOGG
ARCHITECTURE • INTERIORS • RENOVATIONS

RAY FOGG BUILDING DESIGN, INC.
ONE BRIDGEWAY SQUARE, SUITE 115, BROOKLYN HEIGHTS, OHIO 44131
PHONE: (216) 351-7976

PROJECT NO.	DATE	DATE	DATE	DATE
D715	11-22-2010			A-1

KEYNOTE OFFICE CENTRE
981 KEYNOTE CIRCLE
BROOKLYN HEIGHTS, OH

 Suite 20
(1,503 SF)

