

# 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.



**CORPORATE PROPERTIES**

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

“Partnering with Fogg for our new manufacturing and distribution center was a fantastic experience. Their team demonstrated exceptional project management, knowledge, and attention to detail throughout the project. They delivered a facility that met our operational needs, and their commitment to quality and collaboration truly stood out. We wouldn’t hesitate to work with them again.” **-Haydon Corporation**

# 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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all the right places.

### 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: Enbridge
- Telephone: AT&T
- Water: City of Cleveland
- Sanitary & Storm: City of Cleveland



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# FOR LEASE

10,224 Sq. Ft. Warehouse – Office  
950 Keynote Circle, Brooklyn Heights, Ohio

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## Individual Space Specifications

### Brooklyn Heights Business Center 1

<b>Office Area:</b>	10,224 SF
<b>Warehouse Area:</b>	<u>0 SF</u>
<b>Total Area:</b>	10,224 SF
<b>Unit Number:</b>	10
<b>Drive-in Doors:</b>	Windows currently ramp in place
<b>Truck Docks:</b>	One (1) with an 8' x 10' door
<b>Clear Height:</b>	13'- 8" to 14'- 10" warehouse clear height
<b>Column Spacing:</b>	30' x 30'
<b>Electricity:</b>	277/480 Volt, and 120/208 volt, 225 amp and 100 amp services
<b>Lighting:</b>	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none"><li>• Energy efficient (50% less consumption than traditional T12 lighting)</li><li>• Only 7% luminary depreciation over the life of the bulb</li></ul>
<b>Sprinkler:</b>	Wet/Ordinary Hazard
<b>Est. Operating Costs:</b>	\$3.89/SF/YR based upon budget costs for 2026

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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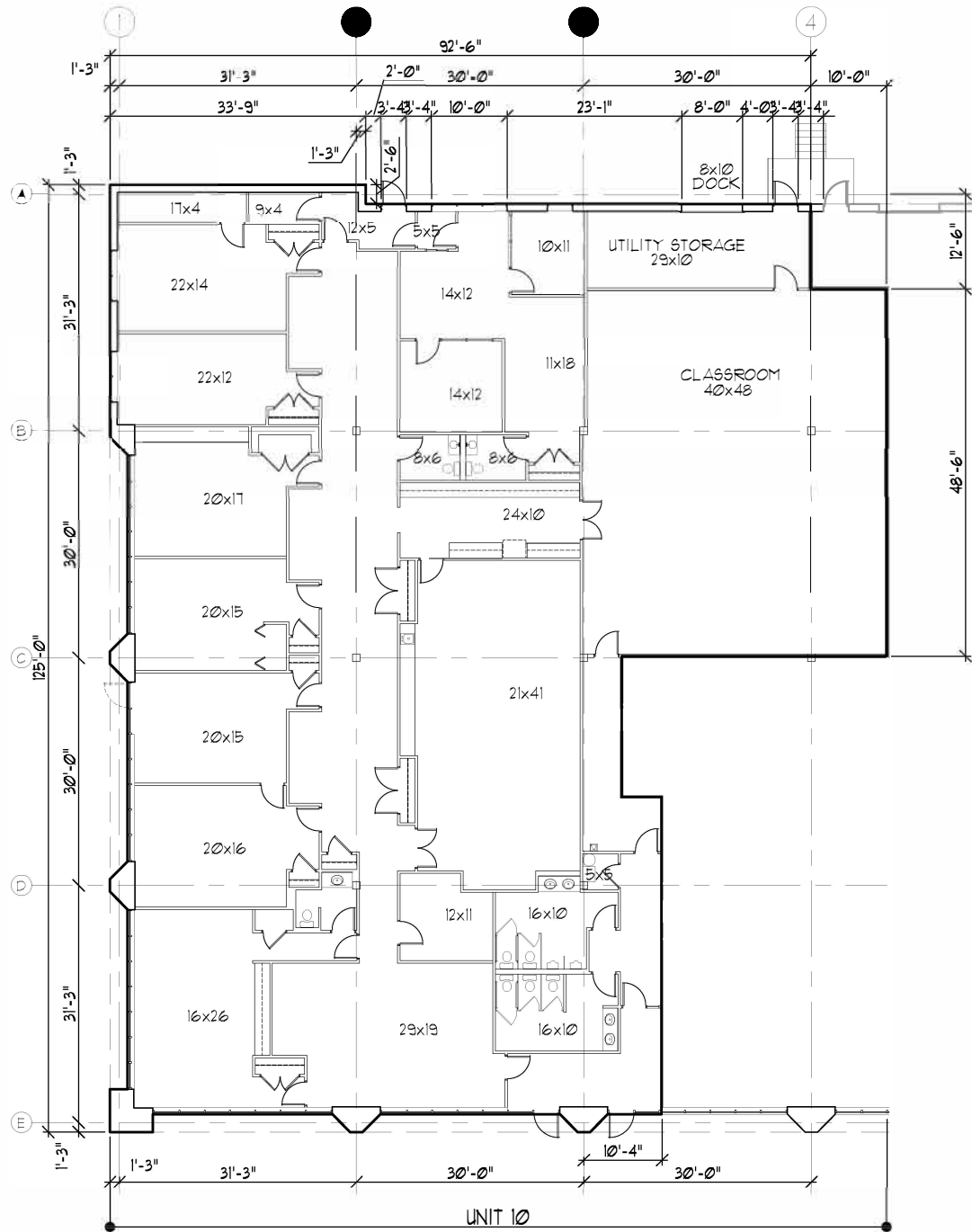
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RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131

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

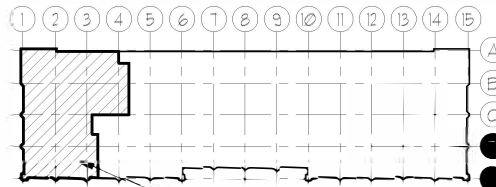


# FLOOR PLAN

UNIT 10



OFFICE AREA= 10,224 SF



KEY PLAN

LOCATION

**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

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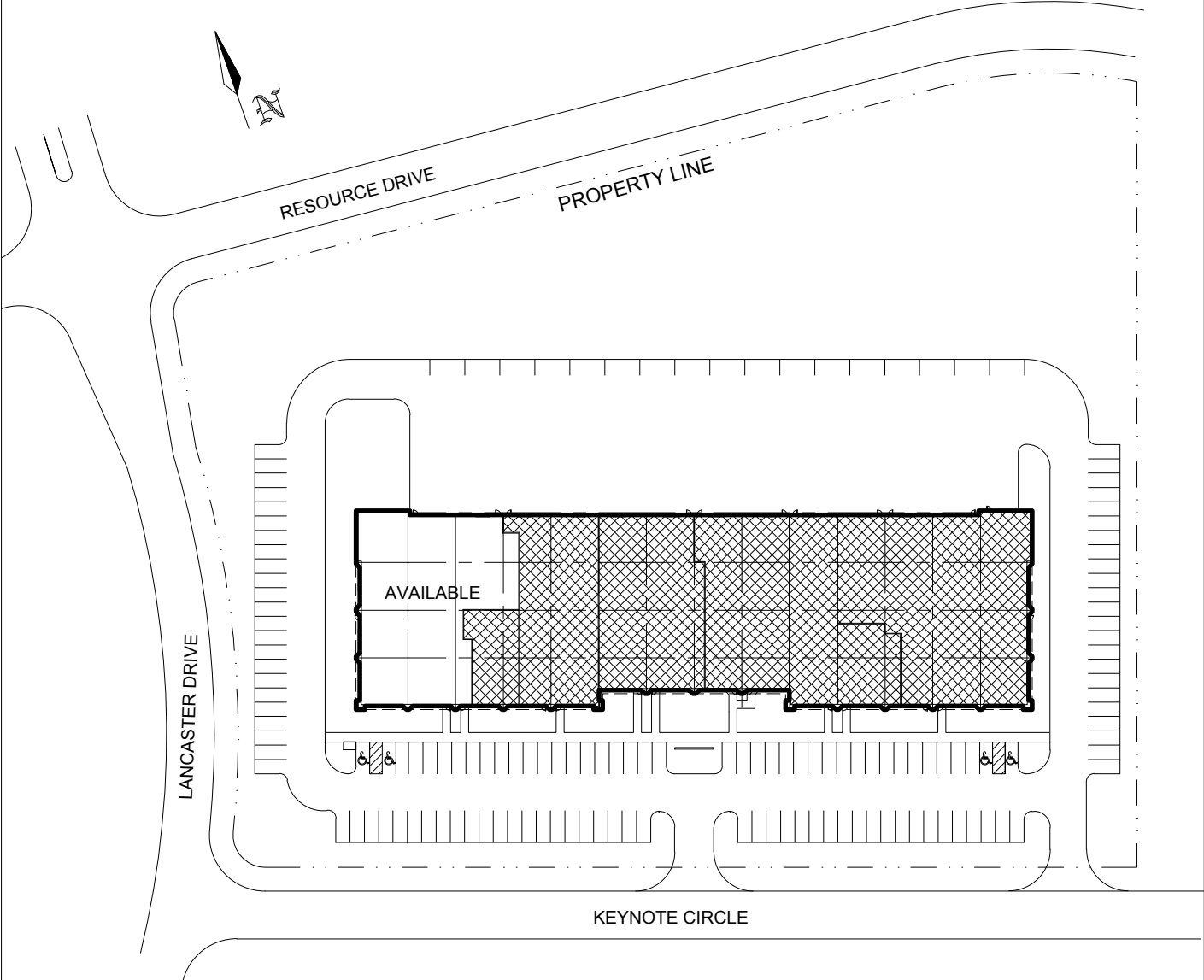


ENGINEERS • CONTRACTORS • DEVELOPERS

**RAY FOGG BUILDING METHODS, INC.**  
981 KEYNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44131  
PHONE (216) 351-7976

DRAWN BY	CHECKED	DATE	CONTRACT NO.	CHG. NO.
TDG	KLK	3-28 2025		

**BROOKLYN HEIGHTS BUSINESS CENTRE I**  
950 KEYNOTE CIRCLE  
BROOKLYN HEIGHTS, OHIO 44131



**AVAILABLE:**  
OFFICE: 10,224 S.F.



ENGINEERS CONTRACTORS DEVELOPERS

DRAWN BY	CHECKED	DATE	DRAWING NO.
TDG		3-28-25	950KEYNT