

# flexible spaces all the right places...



...Keynote Office Centre III  
984 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 3 is a freestanding office building 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 3 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 and less traffic.



“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



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# STANDARD BUILDING SPECIFICATIONS

## Keynote Office Centre 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

- 2.14 acre site in the Valley Business Park, Brooklyn Heights, Ohio
- South of Brookpark Road/Granger Road (Rt. 17)
- Access to I-480 at Brookpark Road
- Access to I-77 at Rockside Road
- 7-1/2 miles south of Public Square via I-77
- 10-1/2 miles from Cleveland Hopkins Airport via I-480 or Brookpark Road

### PROPERTY DATA

- Keynote Office Centre 3: 12,000 SF

### CEILING HEIGHT

- 9' (under-grid clearance)

### COLUMN SPACING

- 41' x 40'

### ROOF

- Single membrane rubber roof
- 10# river rock ballast
- Rigid insulation, steel deck, bar joists

### FLOOR

- 4" reinforced concrete

### EXTERIOR WALLS

- Split face block
- Brick veneer over concrete masonry units
- Tinted glass windows in aluminum frames

### DEMISING WALLS

- 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, Cooling: 15°F temperature difference at 90°F outside)

### OFFICE AREAS

- Partitions: 5/8" drywall on 3-5/8" metal studs
- Painting: two coats of latex on drywall; enamel on door frames
- Ceiling: 2' x 4' acoustical tile on suspended t-grid system
- Floor: commercial grade carpeting or vinyl tile (V.C.T.)
- Entrance Doors: glass door with aluminum tubular frame and glass "side light"
- Interior Doors: 1-3/8" flush birch doors with hardware; hollow metal frames
- Windows: insulated glass with aluminum tubular frames
- Plumbing: water closet and surface mounted lavatory (at minimum)

### PARKING & DRIVES

- Automobile Parking: asphalt

### UTILITIES

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



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***FOR LEASE***  
**12,000 Sq. Ft. Office**  
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**Individual Space Specifications**

**Keynote Office Centre 3**

<b>Office Area:</b>	12,000 SF - Total
<b>Unit Number:</b>	1
<b>Ceiling Height:</b>	9'
<b>Column Spacing:</b>	41' x 40'
<b>Electricity</b>	120/208 Volt, 400 Amp + 200Amp, 3 phase, 4 wire service
<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>Sprinklers:</b>	N/A
<b>Estimated Operating Costs:</b>	\$4.54/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.

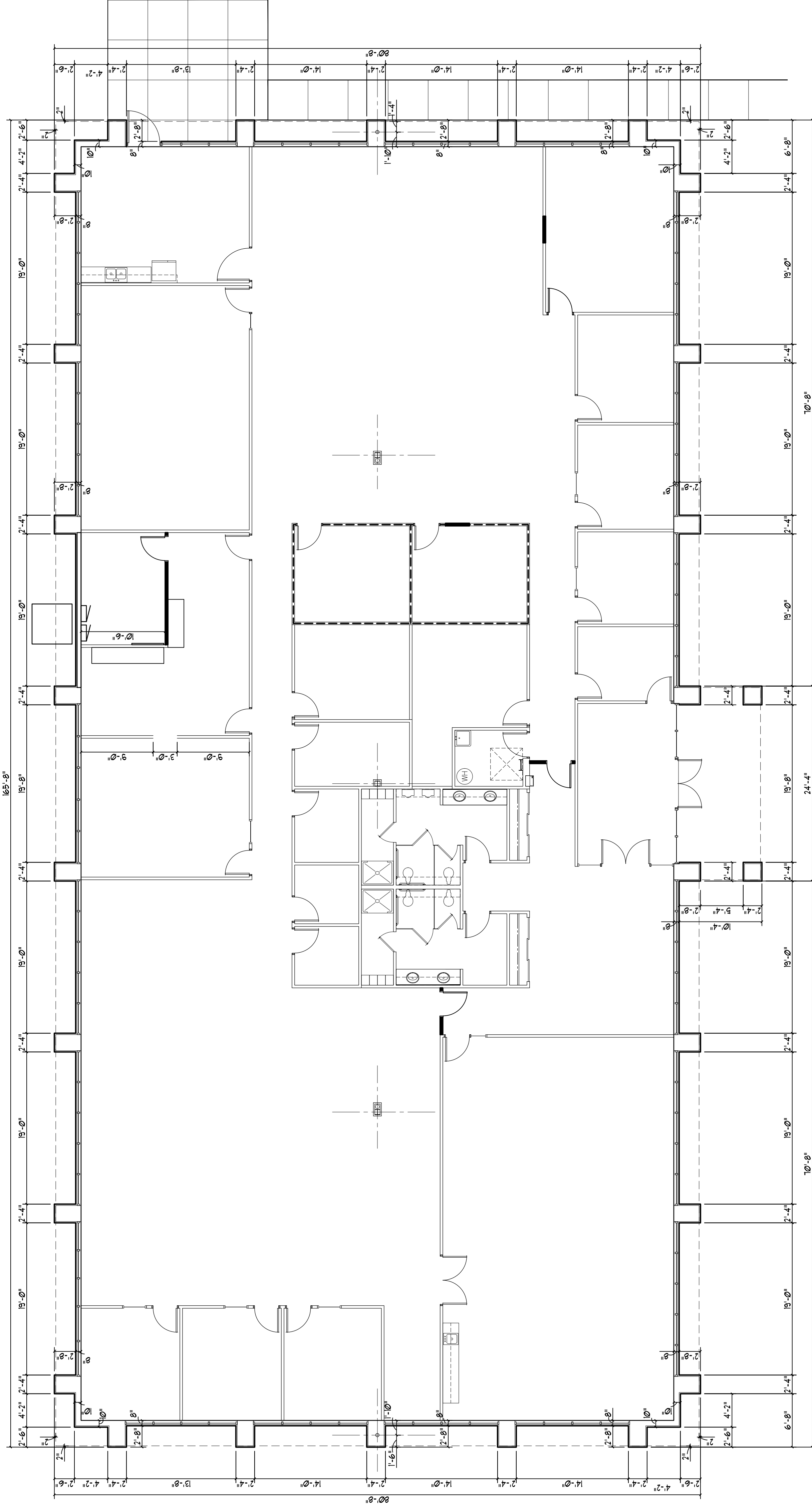


**flexible spaces**  
**all the right places.**

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**FLOOR PLAN**  
1/8" = 1'-0"