

# 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.



“We have been a partner with Ray Fogg Corporate Properties since 2021. I say partner, and not tenant, as we both take pride and responsibility in our facility. The building is well constructed and meets all of our distribution needs. The team at Fogg is quick to respond to any issue, no matter how small, and I will tell you they have all been small. I foresee our corporation remaining with team Fogg for years to come.” **-Veritiv Corporation**

“Our company has been a tenant of Ray Fogg Corporate Properties for nearly 30 years. We’ve grown with Fogg during this time into larger spaces. The team is always responsive to our needs and easy to work with. I’ve found Fogg to be a great partner!” - **Motion Industries**



**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.



**flexible spaces**  
all the right places.

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



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***FOR LEASE***  
1,438 Sq. Ft. – Office  
981 Keynote Circle, Brooklyn Heights, Ohio

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**Individual Space Specifications  
Keynote Office Centre**

<b>Office Area:</b>	1,438 SF - Total
<b>Unit Number:</b>	9
<b>Ceiling Height:</b>	9'
<b>Electricity:</b>	120/208 Volt, 100 Amp, 3 phase, 4 wire service
<b>Sprinklers:</b>	Wet / Ordinary Hazard
<b>Annual Rental Includes:</b>	I. Suite Rental II. Base Year Expenses: <ul style="list-style-type: none"><li>• Real Estate Taxes</li><li>• Building Insurance</li><li>• Snow Plowing</li><li>• Lawn Maintenance</li><li>• Parking Lot Maintenance</li><li>• Parking Lot Lights</li><li>• Normal HVAC Maintenance</li><li>• 5-day per week Cleaning Service</li><li>• Paper Supplies for Restrooms</li><li>• Rubbish Removal</li><li>• Water &amp; Sewer</li><li>• Fireline and Backflow Prevention Tests</li></ul>

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.

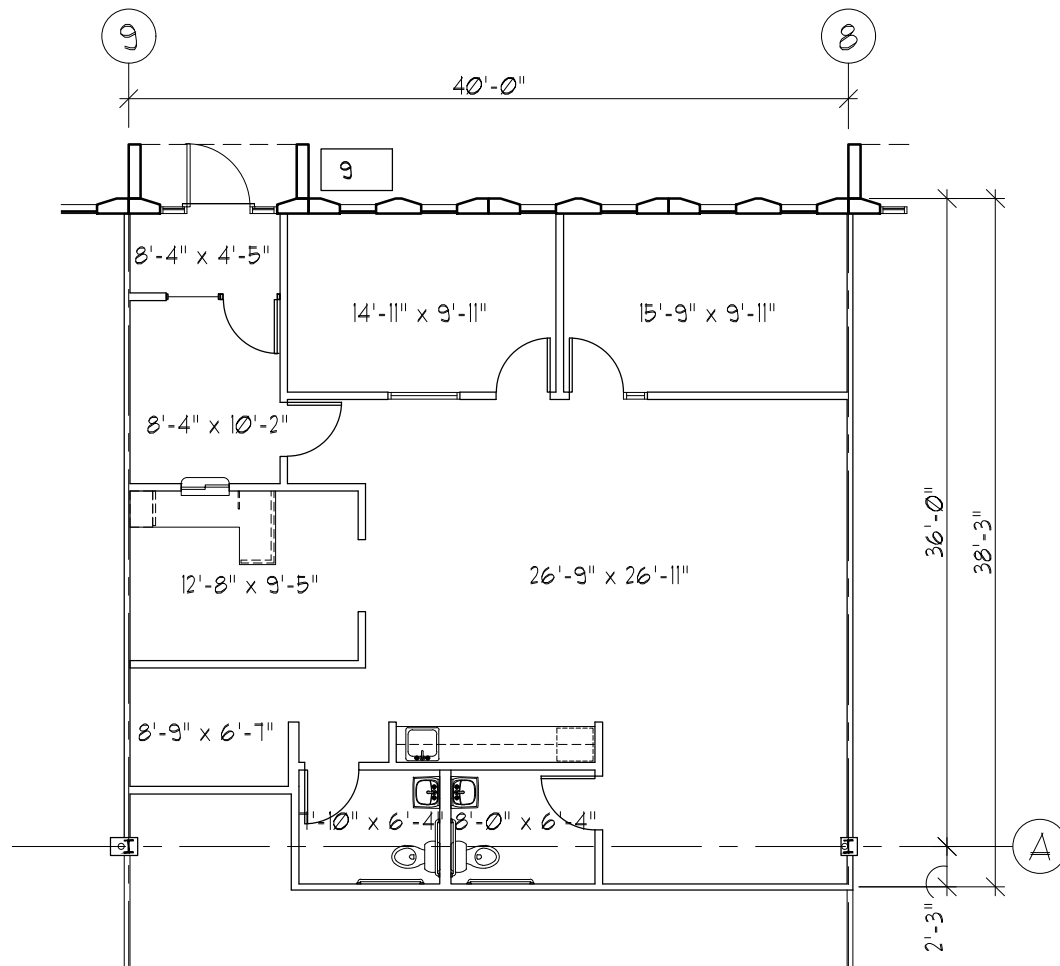


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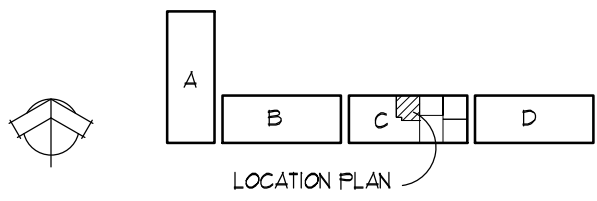
Tom Blaz, Vice President  
216-351-7976, ext. 273  
tblaz@fogg.com

Mark Ray, Chief Operating Officer  
216-351-7976, ext. 244  
markray@fogg.com

**fogg.com**



**FLOOR PLAN**  
1,438 SF



**KEYNOTE BUSINESS CENTRE I**  
981 KEYNOTE CIRCLE, SUITE 9  
BROOKLYN HEIGHTS, OHIO 44131


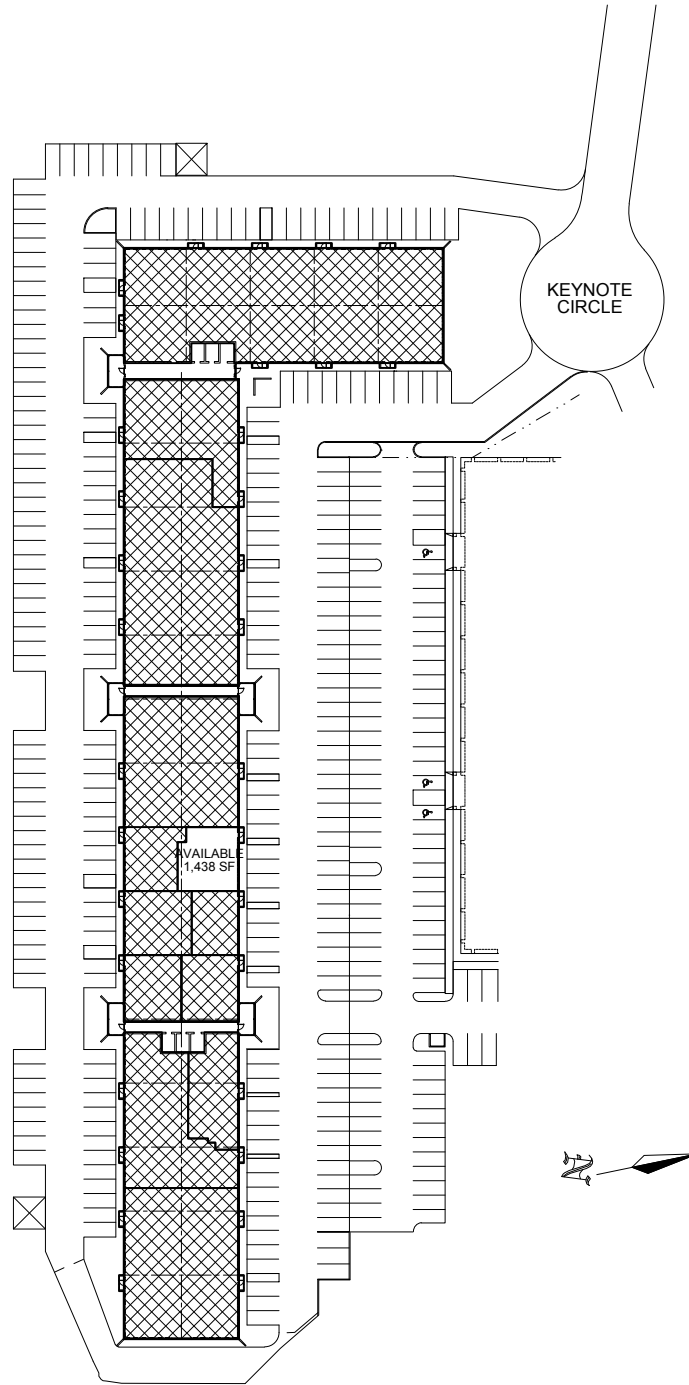
**RAY FOGG BUILDING METHODS, INC.**  
RESIDENTIAL COMMERCIAL INDUSTRIAL  
77000 CLEVELAND BOULEVARD

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

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

REVISION	DATE	BY	APP. NO.	REV. NO.
TDG	3-30-2022			A-1

KEYNOTE BUSINESS CENTRE 1  
981 KEYNOTE CIRCLE  
BROOKLYN HEIGHTS, OHIO 44131



ENGINEERS CONTRACTORS DEVELOPERS

DRAWN BY	CHECKED	DATE	DRAWING NO.
TDG		3-30-22	KEY1