

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

“The entire Fogg team provided tremendous cooperation during the leasing and construction of our new corporate headquarters and high bay distribution center. We are completely satisfied with the building and with the support that we’ve received from Fogg since we moved into our new facility” - **Guardian Technologies**

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

8,346 Sq. Ft. Warehouse – Office
950 Keynote Circle, Brooklyn Heights, Ohio

Individual Space Specifications

Brooklyn Heights Business Center 1

Office Area:	5,686 SF
Warehouse Area:	<u>2,660</u> SF
Total Area:	8,346 SF
Suite Number:	30
Drive-in Doors:	One (1) 12' x 10' Drive-in
Truck Docks:	One (1) 8' x 10' dock door
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:	\$2.97/SF/YR based upon actual expenses for 2018.

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.

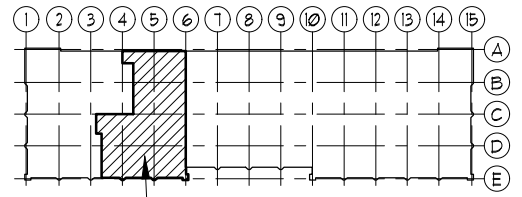


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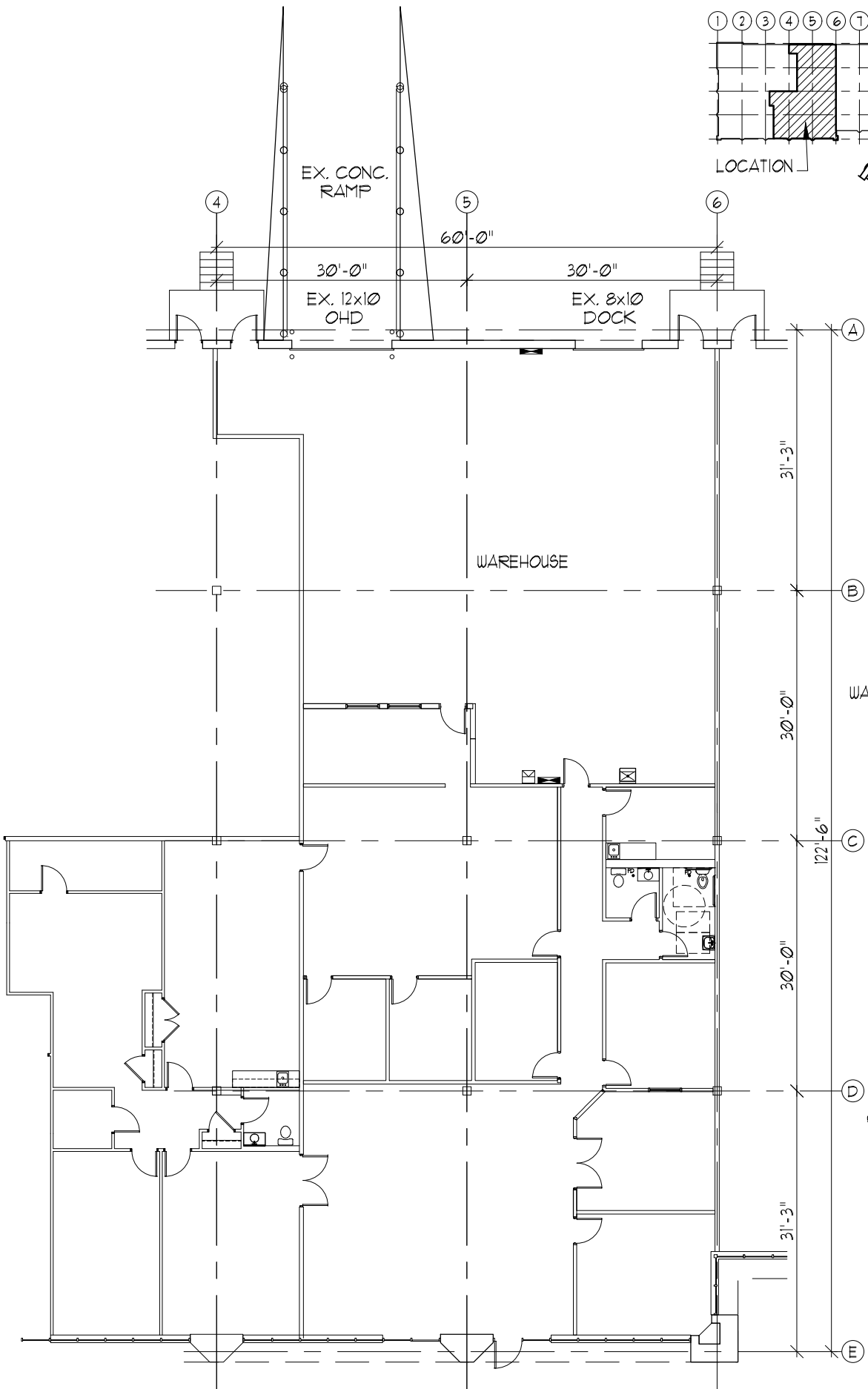
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LOCATION KEY PLAN



OFFICE AREA = 5,686 SF
 WAREHOUSE AREA = 2,660 SF
 OFFICE AREA = 8,346 SF



FLOOR PLAN

UNIT 20-30



BROOKLYN HEIGHTS
 BUSINESS CENTER I
 950 KEYNOTE CIRCLE
 BROOKLYN HGT'S, OHIO, 44131

PROJECT	OWNER	DATE	CONTRACT NO.	ISSUE NO.
TDG	KLK	07/23 2019		

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

(216) 351-1916
 1-877-729-3644

FROM THE MONUMENTS ARE FOUND OR SET AS SHOWN HEREON. DIMENSIONS ARE GIVEN IN FEET AND INCHES. ALL DIMENSIONS ARE TO BE MEASURED FROM THE POINT OF BEGINNING UNLESS OTHERWISE NOTED. THE USER IS ADVISED THAT THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED AND THAT THE USER IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

LEGEND:
- FIRST ELEVATION
- FIRST TREE SIZE
- FIRST SIGN
- FIRST SIDEWALK
- FIRST DRIVEWAY
- FIRST DRIVEWAY
- FIRST DRIVEWAY

GRAPHIC SCALE
1 inch = 30 ft.

NOTE: ALL DIMENSIONS SHOWN ARE RECORD & 60' SIDE & BEAR SETBACK LINES ARE ALL 5' (FEET) FROM PROPERTY LINES.

ENCLOSURE OF CURB AND ASPHALT DRIVEWAY TO BE RECONSTRUCTED AND REPAIRED AS SHOWN ON SHEET 2 OF 2.

PLAN SHOWS 425' OUT TO OUT

1 STORY BRICK BUILDING
PLAN 950 BEHANCE AVENUE
GROSS AREA OF BLDG 51,873 S.F.

PLAN SHOWS 425' OUT TO OUT

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