

flexible spaces all the right places...



...26700 Brookpark Rd. Extension
North Olmsted, 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.

Our property is located in the thriving Greater Cleveland suburb of North Olmsted, Ohio which is only 15 minutes from downtown Cleveland. It is also within minutes of the I-480 Great Northern Blvd. Exit, Great Northern Mall and Cleveland Hopkins International Airport. This building provides ground floor access and ample parking.



“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



216.351.7976
fogg.com

STANDARD BUILDING SPECIFICATIONS

26700 Brookpark Rd. Extension

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

- 1.351 acre site fronting onto Brookpark Road Extension, north of Lorain Road, east of Dover Center Road and west of Great Northern Blvd., in North Olmsted, Ohio
- 1/4 mile from Great Northern Mall
- 4 miles from Cleveland Hopkins Airport
- 15 miles from Downtown Cleveland
- Access at I-480 (Great Northern Blvd. Exit)

PROPERTY DATA

- | | | |
|------------------------|--------|-----------|
| • Initial Construction | (1981) | 10,000 SF |
| • Expansion | (1984) | 7,548 SF |
| • Total Project | | 17,548 SF |

EAVE HEIGHT

- Exterior - 14' 8"

ROOF

- Single ply rubber roof
- Insulated (R = 15)

FLOOR

- 4" reinforced concrete

EXTERIOR WALLS

- Modern design using dryvit and rough sawn wood
- Insulated (R = 12)

HVAC

- Natural gas, rooftop mounted units; 50-tons
- 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: 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 (V.C.T.)
- Entrance Doors: glass with aluminum tubular frames
- Interior Doors: 1-3/8" flush birch on hollow metal doors with hardware
- Paint: two coats of Latex paint on drywall; enamel on door frames
- Plumbing: surface mounted water closets and lavatories
- Lighting: fluorescent fixtures (2' x 4')

PARKING & DRIVES

- Automobile Parking: asphalt
- Landscaping: all open areas have grass lawns and shrubbery surrounding the building

UTILITIES

- Electric: The Illuminating Company (600 amps, 120/208 volts, 3-phase, 4 wire)
- Gas: Dominion East Ohio
- Telephone: At&t
- Water: City of Cleveland (12" line)
- Sanitary & Storm Sewer: City of Cleveland (4" line)
- Sewer: Lake County Department of Utilities

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



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FOR SALE OR LEASE

8,369 Sq. Ft. Office

26700 Brookpark Road Extension, North Olmsted, Ohio

Individual Space Specifications

Office Area:	8,369 SF
Unit Number:	7
Features:	<ul style="list-style-type: none">- Ground Floor Private Office- Ample Parking- Zoned for General Business, Retail- Private Entrance- 1/4 mile from Great Northern Mall- 4 miles from Cleveland Hopkins International Airport- 15 miles from Downtown Cleveland- Easy Access via I-480
Electricity	200 Volt, 600 Amp and 240 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
Estimated Operating Costs:	\$4.76/SF/YR based on budget costs 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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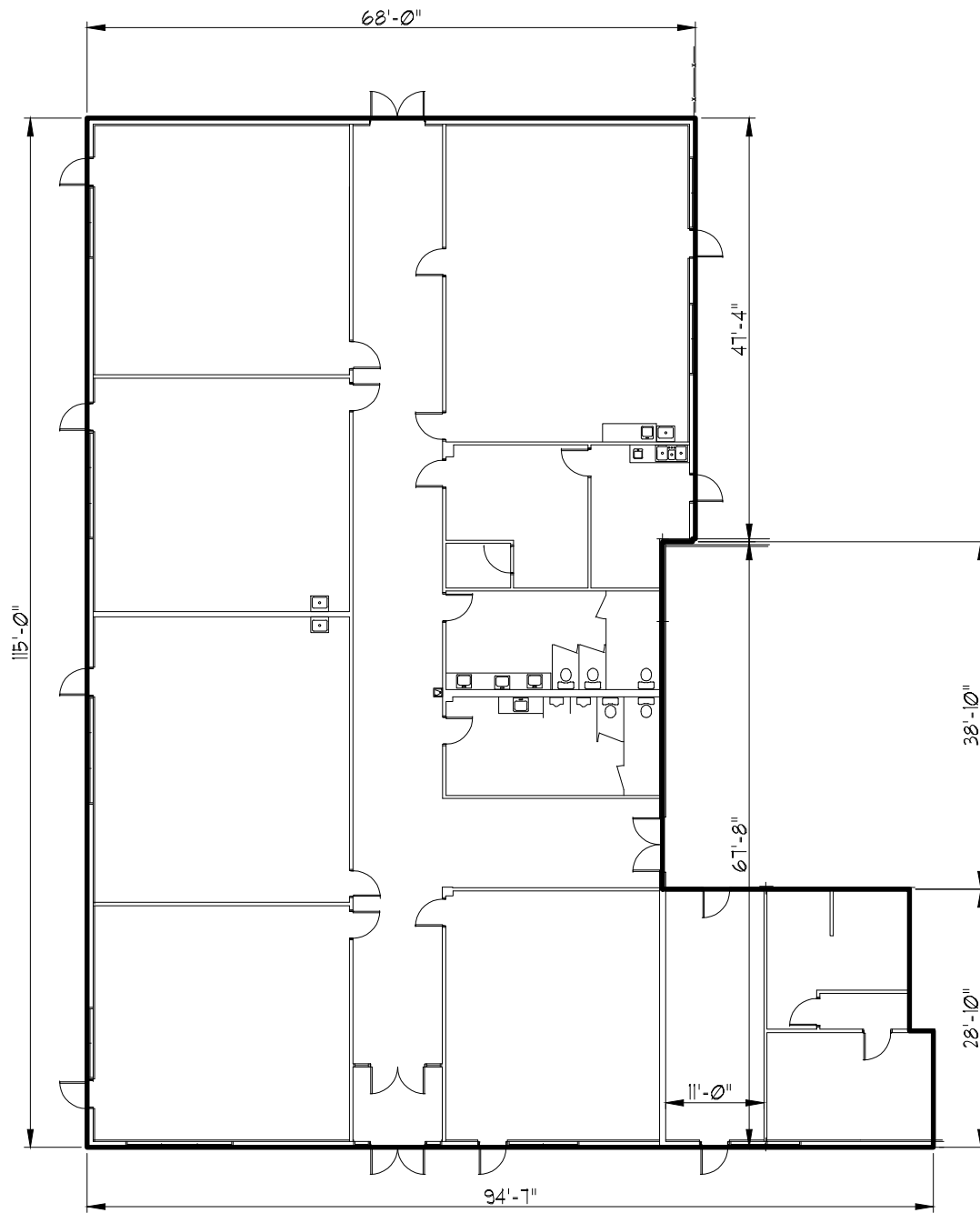
Mark Ray, Vice President
216-351-7976, ext. 244
markray@fogg.com

Tom Blaz, Leasing Associate
216-351-7976, ext. 273
tblaz@fogg.com

fogg.com

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

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FLOOR PLAN



AVAILABLE SPACE
8,369 SF

FOGG NORTH OLMSTED
26100 BROOKPARK ROAD EXT.
NORTH OLMSTED, OH

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

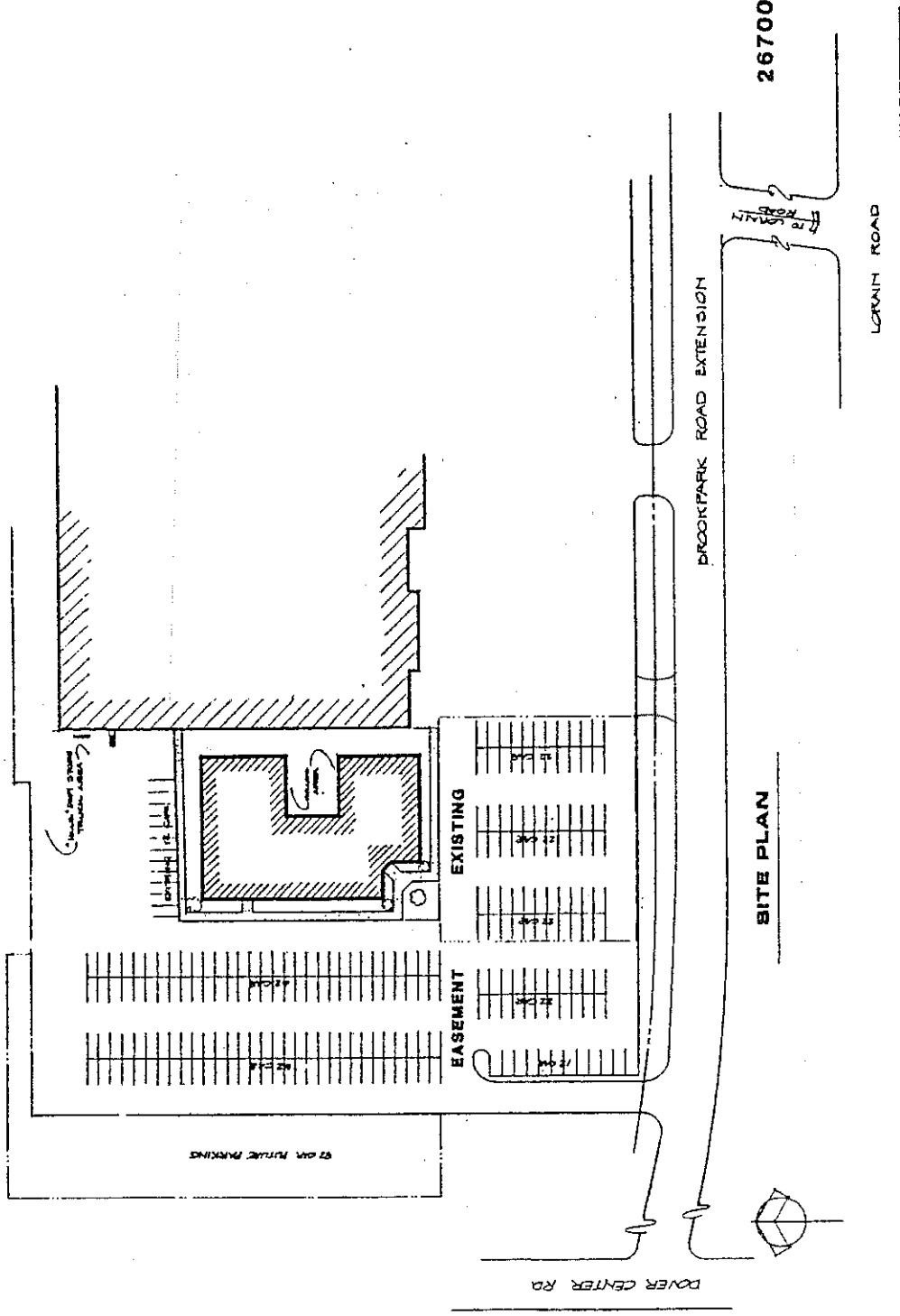
(216) 351-7976
1-877-729-3644

RAY FOGG BUILDING METHODS, INC.
26100 BROOKPARK ROAD EXT. NORTH OLMSTED, OH 44131
PHONE (216) 351-7976

DATE	BY	APP'D	REVISION	SCALE
DWS	KLK	02-03-2010		A-1



**26700 BROOKPARK RD. EXTENSION
NORTH OLMSTED**



SITE PLAN