

***FOR SALE OR LEASE***  
**27,155 Sq. Ft. Office**  
1000 Resource Drive, Brooklyn Heights, Ohio

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**Individual Space Specifications**

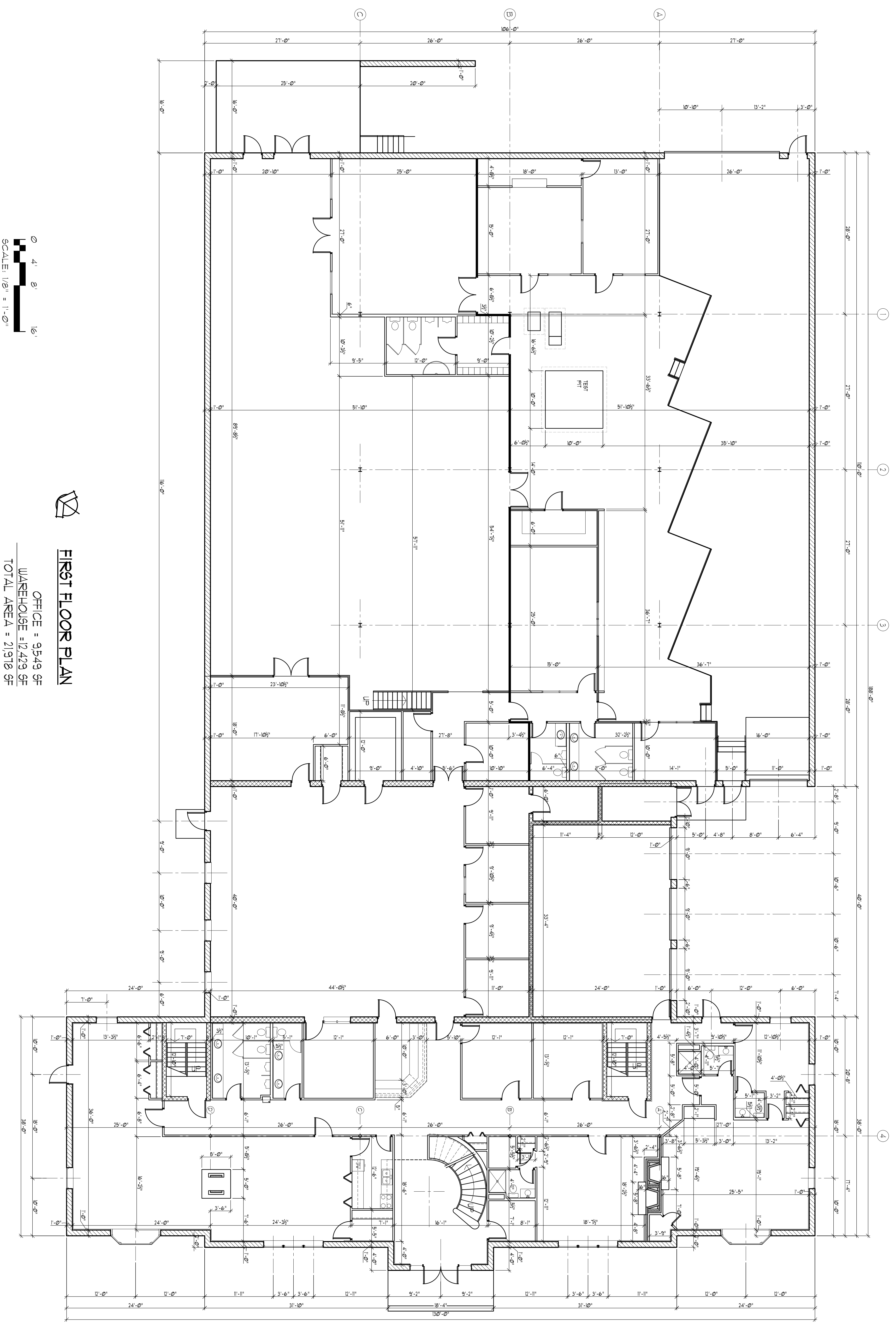
<b>Office Area:</b>	1st Floor Office Area: 9,549 SF 2nd Floor Office Area: 5,177 SF Warehouse: <u>12,429 SF</u> 27,155 SF
<b>Zoning</b>	Light Industrial
<b>Drive-in doors:</b>	One (1) 20' x 14' overhead door One (1) 12' x 12' overhead door One (1) 10' x 14' overhead door Includes three (3) 9' x 8' door indoor parking garage
<b>Truck Docks:</b>	One (1) 4' recessed dock w/no overhead door
<b>Electricity:</b>	High lumen T8 lamps and instant start, electronic ballasts: • Energy efficient (50% less consumption than traditional T12 lighting) • Only 7% luminary depreciation over the life of the bulb
<b>Sprinklers:</b>	Wet / Ordinary Hazard
<b>Est. Operating Costs:</b>	\$1.80/SF/YR based upon 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. <b>The tenant is directly responsible for snowplowing and landscaping, etc.</b>



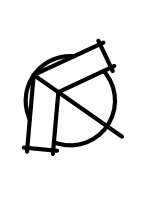
**flexible spaces**  
**all the right places.**

Mark Ray, Vice President      Tom Blaz, Leasing Associate  
216-351-7976, ext 244      216-351-7976, ext 273  
Email: markray@fogg.com      Email: tblaz@fogg.com

**fogg.com**



0 4' 8' 16'  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**

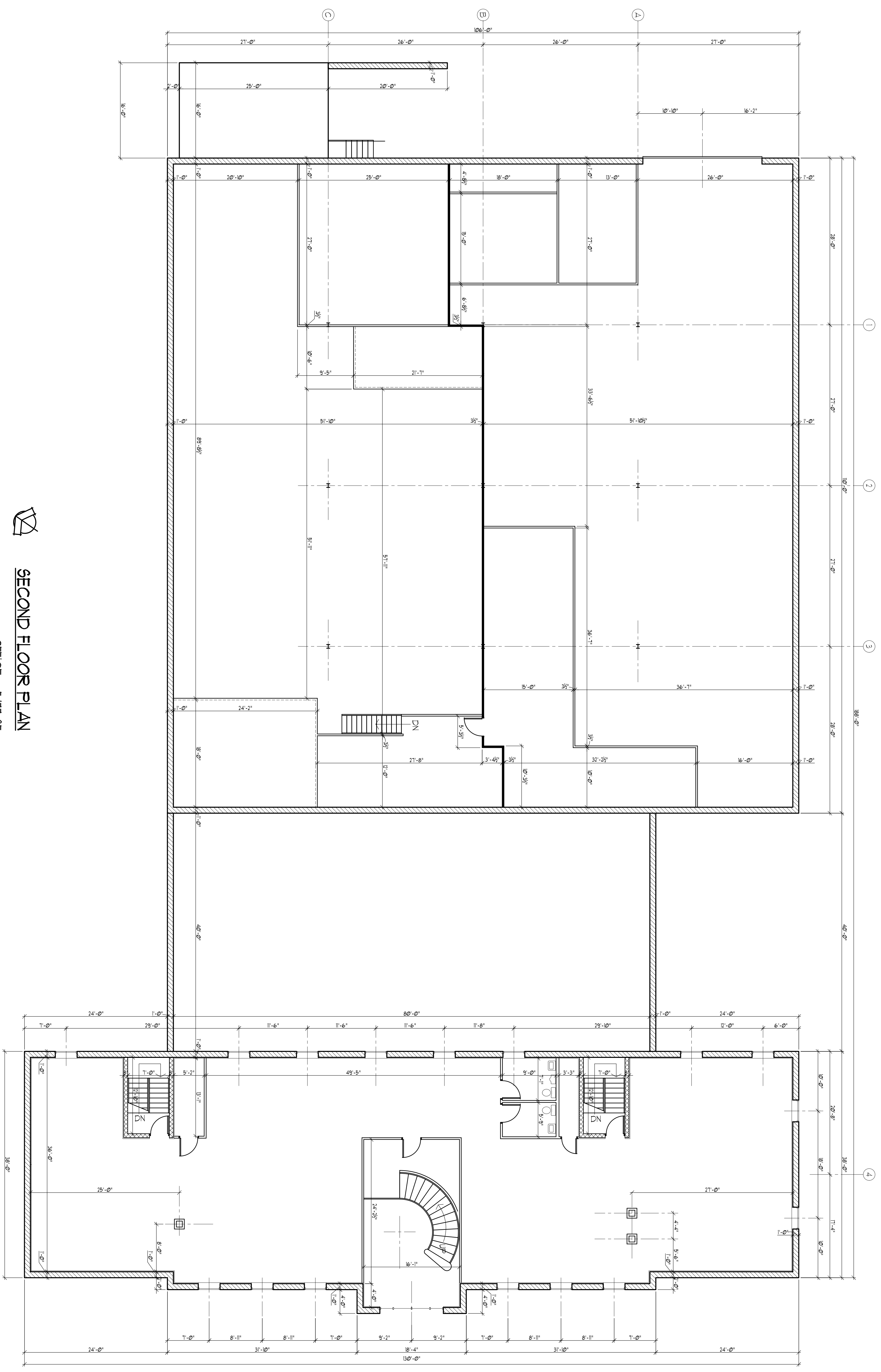
OFFICE = 9549 SF  
WAREHOUSE = 12429 SF  
TOTAL AREA = 21978 SF

* ISSUE A-1	SHEET TITLE <b>FIRST FLOOR PLAN</b>	REVISIONS		DATE 00/00/00	AUTHORIZED USE: <input type="checkbox"/> SCHEMATIC DESIGN <input type="checkbox"/> DESIGN DEVELOPMENT <input type="checkbox"/> PROGRESS <input type="checkbox"/> BIDDING PERMIT <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> REFERENCE <input type="checkbox"/> RECORD	STAMP	 <b>RAY FOGG BUILDING METHODS, INC.</b> 981 KEYNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44131 PHONE (216) 351-7976
	PROJECT TITLE <b>FALLEN TIMBERS</b>	DATE	DESCRIPTION	REV.			
	1000 RESOURCE DRIVE BROOKLYN HEIGHTS, OHIO 44131						

SCALE: 1/8" = 1'-0"

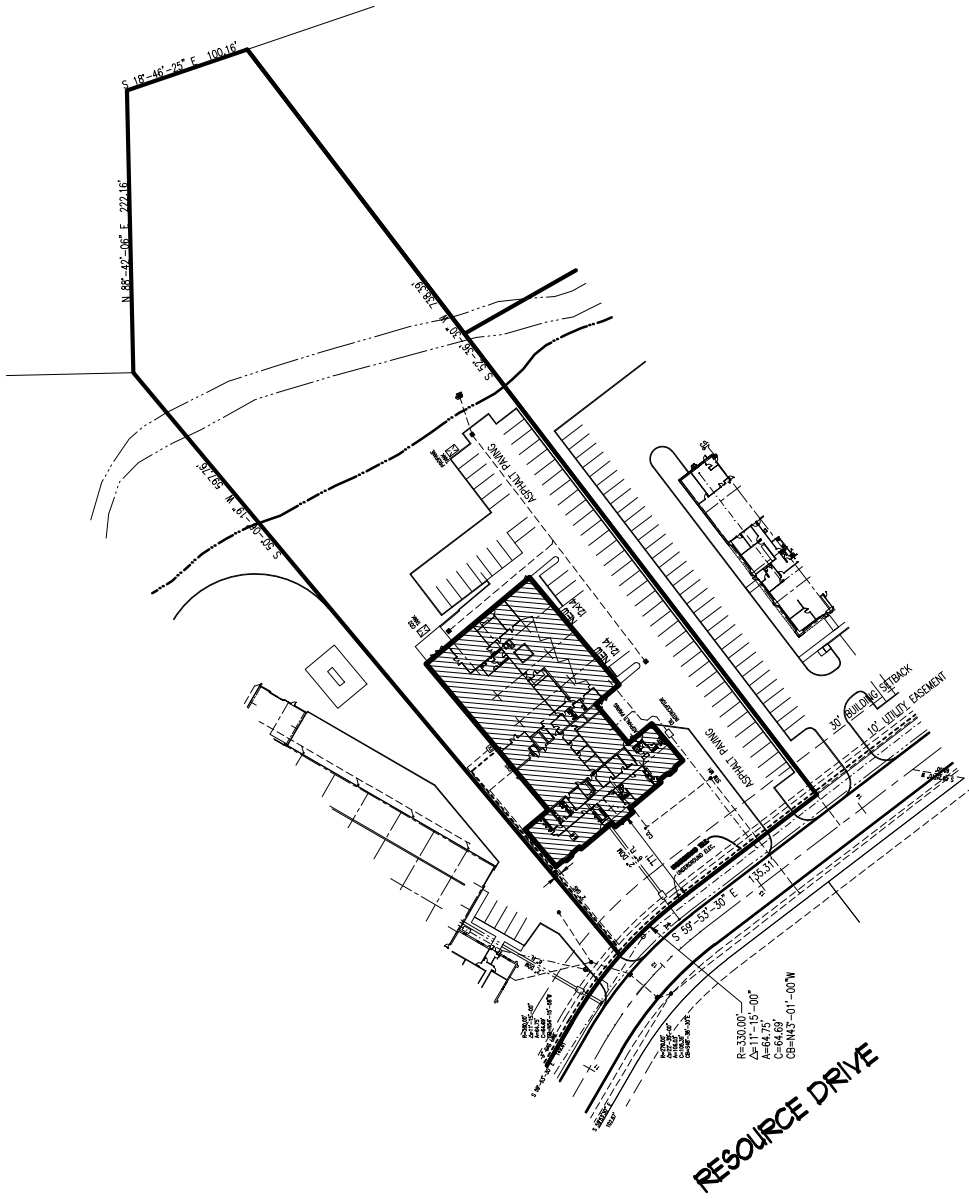


**SECOND FLOOR PLAN**  
OFFICE - 5,177 SF



* ISSUE SHEET NO. A-2	SHEET TITLE <b>SECOND FLOOR PLAN</b>	REVISIONS		DATE: 00/00/00	AUTHORIZED USE: <input type="checkbox"/> SCHEMATIC DESIGN <input type="checkbox"/> DESIGN DEVELOPMENT <input type="checkbox"/> PROGRESS <input type="checkbox"/> BIDDING <input type="checkbox"/> BUILDING PERMIT <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> REFERENCE <input type="checkbox"/> RECORD	STAMP:	 <b>RAY FOGG BUILDING METHODS, INC.</b> ENGINEERS • CONTRACTORS • DEVELOPERS 981 KEYNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44131 PHONE (216) 351-7976
	PROJECT TITLE <b>FALLING TIMBERS</b>	DATE	DESCRIPTION	REV.			
	1000 RESOURCE DRIVE BROOKLYN HEIGHTS, OHIO 44131						

NO.	DATE



### SITE PLAN



1000 RESOURCE DRIVE  
BROOKLYN HEIGHTS, OHIO



RAY FOGG CORPORATE PROPERTIES, LLC  
381 KEYNOTE CIRCLE, SUITE 15  
BROOKLYN HEIGHTS, OHIO 44130

PROJECT NO.	101137	DATE	07-07
SCALE	AS SHOWN	DRAWN BY	2006

RAY FOGG CORPORATE PROPERTIES, LLC  
(216) 351-1976  
1-811-729-3644

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