

# 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.



“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**

“We have been pleased with the responsiveness of the entire Fogg organization. They are professional and a straightforward business partner.” - **Virginia Tile Company**



**216.351.7976**  
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# 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***

6,836 Sq. Ft. Warehouse – Office  
1100 Resource Drive, Brooklyn Heights, Ohio

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## **Individual Space Specifications Brooklyn Heights Business Centre 2**

<b>Office Area:</b>	4,000 SF
<b>Warehouse Area:</b>	<u>2,836</u> SF
<b>Total Area:</b>	6,836 SF
<b>Unit Number:</b>	8
<b>Drive-in Doors:</b>	One (1) 8' x 10' overhead door
<b>Truck Docks:</b>	One (1) 8' x 10' overhead door
<b>Eave Height:</b>	16'-10" to 18'-3" in warehouse
<b>Column Spacing:</b>	30' x 30'
<b>Electricity:</b>	277/480 Volt, 125Amp, 3 phase, 4 wire service & 120/208 Volt, 100 Amp, 3 phase, 4 wire service
<b>Sprinklers:</b>	Wet / Ordinary Hazard
<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>Estimated Operating Costs:</b>	\$2.48/SF/YR based upon budget costs for 2021.

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.



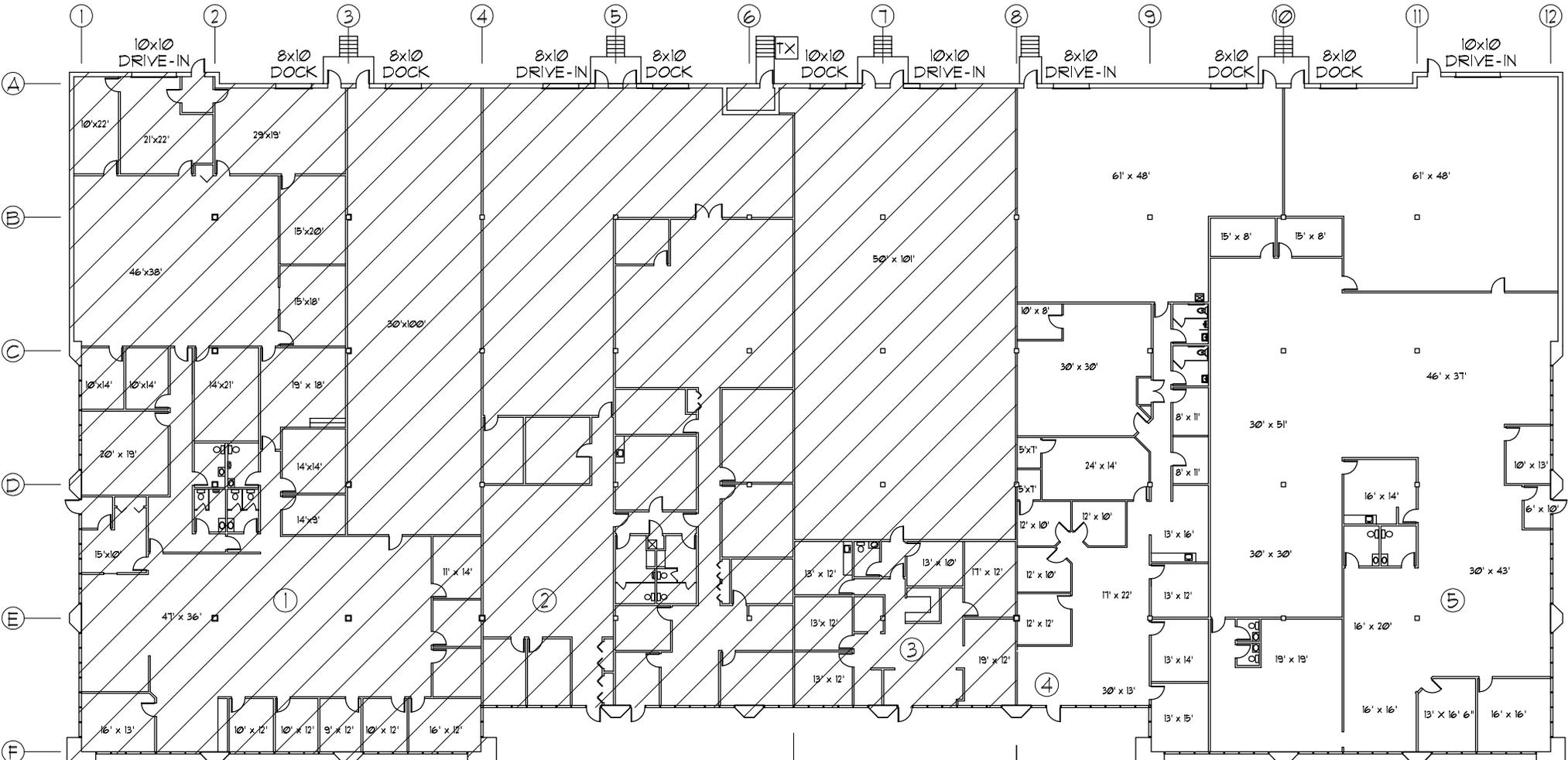
**flexible spaces**  
**all the right places.**

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UNIT 1051 - AVAILABLE  
 9,759 SF OFFICE  
 4,200 SF WAREHOUSE  
 13,959 SF TOTAL

UNIT 1050 - LEASED

UNIT 1020 - AVAILABLE  
 1,800 SF OFFICE  
 5,322 SF WAREHOUSE  
 7,122 SF TOTAL

UNIT 1010 - AVAILABLE  
 4,000 SF OFFICE  
 2,836 SF WAREHOUSE  
 6,836 SF TOTAL

UNIT -1031 - AVAILABLE  
 8,700 SF OFFICE  
 2,671 SF WAREHOUSE  
 11,371 SF TOTAL



GRAPHIC SCALE

EXISTING CONDITIONS FLOOR PLAN - 1100 RESOURCE DRIVE

