

Overall parcel and building size, 2.716 acres, 37,200 SF, (Owner PuskarCo.)

Spaces from 500 sf to 37,000 sf available, sale or lease, flexible lease terms with shared amenities.

11699 Brookpark Rd. History and Features

CEC Centre, located at 11699 Brookpark rd. was originally constructed by General Motors to be one of their training centers. The facility was built by their Argonaut Facilities division and as such was built as a heavy duty Industrial facility. The first part of the building was erected in 1958 with an addition in 1966.

It is my understanding that this facility was a prototype for 14 additional sites. The site served as a training facility for auto mechanics from all over northeast Ohio. The various classrooms were configured according to the type of curriculum to be taught such as engines, transmissions, etc.

The facility accommodated dozens of people daily for classes and periodic company events for the manufacturing facility across the street. It also had a full cafeteria and served lunch daily.

John R. Puskar purchased the facility in 2000 from General Motors. It has been vacant for several years prior to the purchase. Mr. Puskar moved his company into about 8,000 sf of the overall 37,000 sf. Facility. Each of the classrooms had rolling garage doors. These were converted to aluminum storefronts with man doors in 2001 when Cuyahoga County leased much of the facility, (about 29,000 sf), as work force development offices. In 2008 a major renovation took place eliminating the old stage area and auditorium. This was a \$600,000 project in which there were multi-purpose rooms created, new carpeting was installed and fresh paint throughout.

The following is a description of the various features of this facility:

Roof

The roof is a built-up asphalt roof with stone coating. The roof has been sealed at the parapet walls with Polyurethane foam. There is no first hand knowledge of the age of the roof although it appears to be the original roof.

Walls

The walls are masonry block with face brick.

Interior doors

Most of the interior doors are heavy duty steel fire rated doors.

Electrical Systems

The building is served with 204V- 3 phase. The facility has its own transformers located on the west side of the building. This service is approximately 1000 amps. It can easily be upgraded to a high voltage if needed. There are key panels located throughout that served the various loads from when it was a training facility.

The mechanical room contains a motor control center that was part of an air conditioning system upgrade complete sometime in the 1990's.

Lawn Sprinkler System

The small front grass area and landscaping in front of the building is served by a sprinkler system controlled by a timer.

HVAC Systems

Building heat is from a low pressure steam firetube boiler installed in about 2008. This replaced a boiler that was original to the building. The boiler installed in 2008 was a refurbished Cleaver Brooks 100 HP boiler. The boiler is fired by natural gas.

Steam from this boiler serves the boiler room heat exchanger, air handlers in the boiler room and the south east mechanical room heat exchanger. Heat is provided from a recirculated hot water (hydronic) perimeter finned tube and wall convector system throughout the building. Heated air is submitted to the auditorium multi-purpose rooms and air handlers located in the boiler room and the southeast mechanical room. The buildings air handlers were new in the 1990's installed for the air conditioning system upgrade project.

The boiler is served from a water softener. The boiler does not require an operator. It requires only periodic review and minor regular care.

Cooling is provided by two 40 ton roof top chiller units. Each of these has 4 – 10 ton compressors. One of the units normally operates, the other is a spare. Chilled water/glycol coils are installed in all the air handlers. Each of the classrooms has its own air handler and temperature control.

The building control system is a web enabled Honeywell Webvision system. This replaced a Johnson Metasys system in about 2006. This Honeywell system is simple to program and replacement components are inexpensive. Building temperatures, pumps, and air handlers can be controlled and monitored remotely anywhere from anywhere in the world with this system in seconds.

Security

A camera system is installed throughout the entire inside and outside of the facility. The building is alarmed and split into multiple zones. Security lighting is installed around the entire perimeter. The building is fenced on all sides with an automatic gate system.

Fire Protection

The building is fully sprinklered throughout with two riser zones. The facility features non-combustible construction with masonry block walls and a rattle slab concrete roof deck.

Environmental Considerations

The building has had a complete environmental remediation study done including soil sampling. No tanks were identified to be on the site. There is a small amount of asbestos containing insulation on some of the heating piping. Much of it has been remediated by professionals throughout the years. Copies of environmental remediation studies are available for review.

Furniture & Cubicles

Many of the spaces are available fully furnished and configured for immediate move in.

Public Bus Routes

The building is served from several different public bus routes, (from both Brookpark rd. and Chevrolet Blvd.).

Data Cable and Internet

The building is served with Cox Cable high speed business internet.

Overhead Doors

The boiler room has access for a vehicle for storage through an overhead door with a powered opener. The southeast corner bay also has an overhead door for access and drive in vehicle storage.

Keying and Personnel Access

The keying systems are all coordinated to provide limited access to certain areas with master and sub-master keys. The system is easy to maintain and serviced by a local locksmith. Replacement keys are a couple of dollars each, but they cannot be copied at any hardware or big box store.

The building is also configured for remote keypad access from the southwest corner with a magnetic door lock

Lighting

The lighting is all fluorescent. There are some minor LED retrofits accomplished inside and outside for exterior security lighting.

Parking Spaces

The facility has 150 parking spaces which includes 5 ADA spaces. It can be reconfigured to get a few more depending on needs.

Building Access from Public Streets

The building has an automatic gate that makes for access from Brookpark rd. This gate is accessible from a key pad, a number pad, and remote clickers. There is also a gate, not automated, from Chevrolet Blvd.

Unique Spaces and Capabilities**Vehicle Service and Repair Bay**

The southeast corner of the building contains an automotive paint booth, paint mixing room with some hazardous area rated electrical accommodations and a vehicle lift.

Public Reception Area & Lobby

The building has a double door air lock vestibule that opens to a lobby/reception area with a pass window to accommodate control to the facility. Data cable and mounting hardware exists for a lobby message monitor.

Multi-Purpose Rooms (3) for large meetings or as lecture halls.

Each of the multi-purpose rooms has movable partitions. These can easily accommodate 60 to 75 people sitting at two person tables. There are cables and data connections for large drop down projectors. Each of these rooms has individual temperature control.

Class Room Configurations

7 class rooms exist on the east side of the building. These make for great office areas that can be configured with approximately 12 traditional partition cube spaces. They can also be used as individual offices.

Class Room #6 (Room 600), is wired to be a computer lab. It has power and data accommodations for about 20 students at PC's.

Class Room #7 (Room 700), is wired to facilitate group presentations and remote video meetings.

Break Room/Kitchen Area

The building features two kitchen/break rooms. Each break room has sinks and refrigerators with garbage disposals.

Storage areas

There are numerous storage spaces throughout the building. These include at the back of each classroom, (Rooms 100 through 600), at the back of the multi-purpose rooms, boiler room, mechanical room, and also dedicated storage near the west entrance.

Restrooms

There is a mens room with 3 stalls, and 4 urinals and two sinks and a ladies room with 4 stalls and two sinks. Each has hand towel dispensers and point of use hot water heaters. The mens room also has a shower attached.

ADA Access

Cuyahoga county and the state of Ohio have reviewed and approved of the access issues for this facility. There are regular drop offs and pick-ups of clients with special needs. There are required parking spaces in the front of the building, the front doors have remote openers/closers, a special needs restroom exists with all required accommodations and special sink requirements.

Location, Location, Location!!!

Distance to Downtown Cleveland, (10 miles, just 15 minutes via one of 3 major freeways)

Access to I-480 (.5 mile from two directions), I-77, I-71 and Rt. 176 within 5 miles of the facility.

Distance to the airport, (4 miles, just 6 minutes via one of several routes)

Car Dealerships & Trucking Facilities, (less than 3 miles to at least 10 major car dealerships and at least 4 major trucking terminals and truck repair facilities within 5 miles).

Ford & GM plants, (directly adjacent to General Motors Metal Stamping Facility, (1,370 employees), and 3 miles to Ford Brookpark Engine Facility, (1570 employees), numerous other suppliers near.

