



Mission Point 2.0

Mission Point Boulevard
Beavercreek, Ohio 45431

**FLEX
LEASE RATE:**
UPON REQUEST

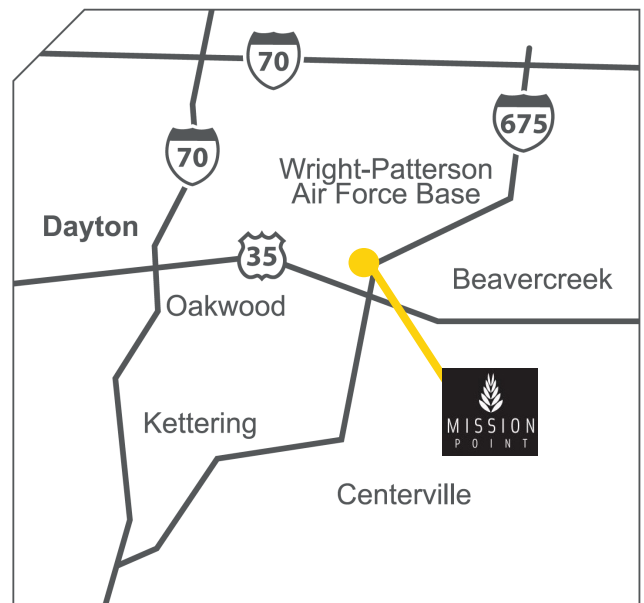
**OFFICE
LEASE RATE:**
\$27.50 PSF NNN

Property Highlights

- 7 Proposed Buildings
 - Building A - 80,000 SF Office
 - Building B - 70,000 SF Office
 - Building C - 30,000 SF Office
 - Building D - 50,000 SF Office
 - Buildings E, F & G - 60,000 SF Flex
- Large floor plates allow for many office uses
- Build to Suit varies based on Tenant Specifications
- Building signage available for qualified tenants

Park Highlights

- Amenities such as hotels, restaurants, shopping malls, and many other services are within a 2.5 mile radius.
- Only minutes from Wright-Patterson Air Force Base and Wright State University
- The I-675 highway interchange (Exit #18) is approximately 500 feet from the Mission Point entrance
- Located in the City of Beavercreek (no local income tax)



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Principal

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Building Specifications

Office Space

Buildings A, B, C, D

Building SF:	30,000 to 80,000 SF
Available SF:	30,000 to 80,000 SF
Submarket:	Beavercreek/Dayton
Built:	To Tenant's Specifications
No. Floors:	2
Floor Plate SF:	30,000 SF
Parking Ratio:	3/1,000 SF
Ceiling Height:	Minimum 9'
Building Class:	A
Load Factor %:	14.5%
Construction:	Steel Frame Masonry
No. Elevators:	2
Sprinklered:	Yes
HVAC:	Multi-Zone System
Fiber:	Two Providers
Lease Type:	NNN
Rent/SF:	\$27.50 psf
Op. Expense Est.:	\$9.50 psf

Flex Space

Buildings E, F, G

Building SF:	60,000 SF
Available SF:	60,000 SF
Submarket:	Beavercreek/Dayton
Built:	To Tenant's Specifications
No. Floors:	1
Floor Plate SF:	60,000 SF
Parking Ratio:	3/1,000 SF
Ceiling Height:	Varies based on Tenant's Specifications
Building Class:	A
Construction:	Tilt-up Construction
Truck Doors:	To Tenant's Specifications
Drive-in Doors:	To Tenant's Specifications
Power:	To Tenant's Specifications
HVAC:	To Tenant's Specifications
Uses:	R&D, Prototyping, Light Assembly

Flex space based on Tenant's specific ratio of office/lab/light industrial/warehouse.

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Site Plan

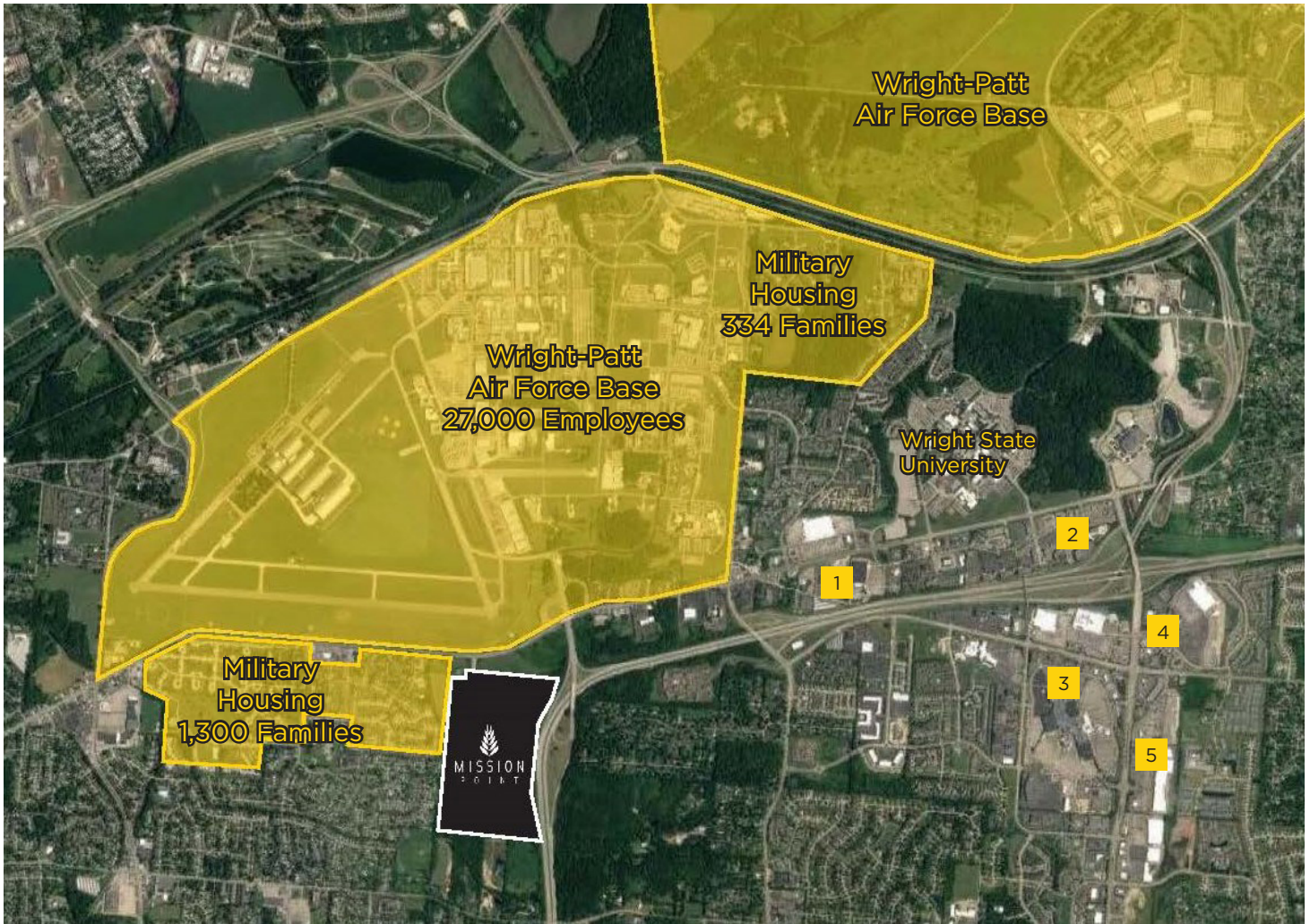


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Aerial and Location Map



1 Restaurants

Chipotle Mexican Grill
Hot Head Burrito
Penn Station
Starbuck's
The Wandering Griffin
Wendy's
Sonic
Hardee's
Waffle House

1 Hotels

Country Inn & Suites
Suburban Extended Stay
La Quinta Inn & Suites

2 Restaurants

Bob Evans
First Watch
Texas Roadhouse
Rapid Fire Pizza
McDonald's
Arby's
Taco Bell

2 Hotels

Holiday Inn - Fairborn
Homewood Suites
Hampton Inn

3 Restaurants

Panera Bread
Black Rock Bar & Grill
MacKenzie River
Starbuck's
BJ's Restaurant
Chuy's
Bravo Cucina Italiana
Melt Bar & Grill
Red Robin
Fox & Hound

3 Hotels

Residence Inn
Courtyard by Marriott
SpringHill Suites

4 Restaurants

Olive Garden
Giordano's
Which Wich Sandwiches
Skyline Chili
Buffalo Wild Wings
McDonald's

5 Restaurants

Chili's Grill & Bar
Rusty Taco
Longhorn Steakhouse
KFC
Primanti Bros
Chick-fil-A
City Barbeque

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