



WRIGHT-PATTERSON DEFENSE TECH PORTFOLIO

3 BUILDINGS | 140,578 SF CLASS A OFFICE | BEAVERCREEK, OH 45431

NEWMARK

DISCLAIMER AND LIMITING CONDITIONS

Newmark (the “Agent”) has been engaged as the exclusive sales representative for the sale of the Wright-Patterson Defense Tech Portfolio (the “Property”) by ‘the owner’ (the “Seller”).

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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EXECUTIVE SUMMARY

WRIGHT-PATTERSON DEFENSE TECH PORTFOLIO

Opportunity to acquire a 140,578 square foot, three-building portfolio located near Wright-Patterson Air Force Base. Currently 100% leased with 7.5 years of weighted-average lease term (WALT) remaining; the portfolio possesses a number of high value government contractors including KBR and Parallax Advanced Research. The portfolio's proximity to Wright-Patterson Air Force Base creates a nucleus of mission critical operations and a hub for department of defense contractor work. The various properties are outfitted with SCIF capabilities, advanced technology systems, and high-end security measures.

- Diverse tenant pool of Department of War contractors
- 7.5-year WALT
- Strategically located near Wright-Patterson Air Force Base
- Substantial SCIF space in these facilities
- Lack of supply of SCIF space in the market
- Recent expansion and heavy tenant investment by Parallax



SALE PRICE:
Contact Brokers



NOI:
\$2,892,676



CAP RATE:
Contact Brokers



PORTFOLIO SIZE
140,578 SF

PORTFOLIO DEBT ASSUMPTION

The sale of the Wright-Patterson Defense Tech Portfolio is subject to assumption of the in-place debt. The terms of the existing debt are:

Lender	Bank of Montreal (BMO)
Balance	\$21,750,000
Loan Term	5 Years
Interest Only	Full Term
Interest Rate	7.28%
Recourse	No ("Bad Boy" provisions apply)
Maturity Date	July 5, 2030



PROPERTY INFORMATION

Address	2685 Hibiscus Way Beavercreek, OH 45431
Submarket	East Dayton
Building Size	74,956 SF RBA
Land Area	8.4 Acres
Occupancy	100%
Typical Floor	37,478 SF
Number of Stories	2
Year Built	2008 (60%), 2024 (40%)
Parking Ratio	4.00/1,000 SF
Parking Spaces	250



LEASE OVERVIEW

2685 Hibiscus Way



TENANT OVERVIEW:

PARALLAX ADVANCED RESEARCH

Founded in 2007 as the Wright State Research Institute, Parallax Advanced Research is a non-profit 501(c)(3) organization specializing in research and development services, particularly within the defense, technology, and scientific consulting sectors. The company leverages academic, government, and industry collaboration to accelerate innovation, research translation, and advanced solutions for complex security, aerospace, and commercial challenges. Headquartered in close proximity to Wright-Patterson Air Force Base, Parallax serves as a strategic innovation partner to government sponsors by accelerating technology transition from concept to operational capability. The organization specializes in digital transformation, knowledge management, operational experimentation, modeling and simulation, and advanced decision-support tools that enhance mission readiness and warfighter effectiveness. As a nonprofit research institute with strong federal alignment, Parallax maintains stable government funding streams and long-term agency relationships, positioning it as a mission-critical tenant within the national security innovation ecosystem.

LEASE SUMMARY

Tenant:	Parallax Advanced Research
Building Size:	74,956 SF
Lease Commencement:	06/01/2021
Lease Expiration:	02/28/2035
Percentage of Portfolio:	53.32%

PROPERTY INFORMATION

Address	3725 Pentagon Blvd Beavercreek, OH 45431
Submarket	East Dayton
Building Size	51,560 SF RBA
Land Area	3.24 Acres
Occupancy	100% KBR (80%), Mintek (20%)
Typical Floor	25,780 SF
Year Built	2009
Number of Stories	2
Parking Ratio	4.83/1,000 SF
Parking Spaces	250



LEASE OVERVIEW

3725 Pentagon Blvd



TENANT OVERVIEW:

KBR

Headquartered in Houston, TX, KBR (formerly Kellogg Brown & Root) is a global engineering, construction, and professional services company recognized for delivering complex solutions across the energy, government, and technology sectors. With a history dating back to 1901, KBR has evolved to become a trusted partner for a wide range of clients – including government agencies, energy producers, and private industry – offering services that encompass project management, research and development, advanced technologies, logistics support, and consulting. The company's expertise covers both the public and private sectors, with a significant footprint in defense, space operations, hydrocarbons, renewable energy, and sustainable infrastructure.

LEASE SUMMARY

Tenant:	KBR Wyle Services
Lease Size:	41,660 SF
Lease Commencement:	01/01/2022
Lease Expiration:	05/31/2032
Percentage of Portfolio:	29.63%

LEASE OVERVIEW

3725 Pentagon Blvd



TENANT OVERVIEW:

MINTEK

Since 1994, Mintek Resources, Inc. provides solutions to the Environmental, Construction, Agricultural, Oil and Gas, Wastewater Treatment, Industrial markets and more. Mintek Resources is a leading supplier and processor of mineral-based industrial materials. The company specializes in bulk material supply, handling and distribution, with an emphasis on high-quality lime, gypsum, and specialty mineral products.

Headquartered in Beavercreek, OH, Mintek Resources is a subsidiary of Carmeuse, a Belgian mining company. Carmeuse reported revenues in 2022 of nearly \$2 billion.

LEASE SUMMARY

Tenant:	Mintek Resources
Lease Size:	9,900 SF
Lease Commencement:	04/21/2019
Lease Expiration:	03/31/2033
Percentage of Portfolio:	7.04%

PROPERTY INFORMATION

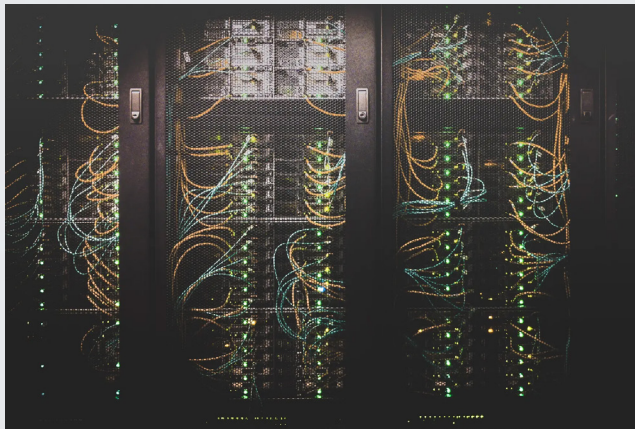
Address	2601 Commons Blvd Beavercreek, OH 45431
Submarket	East Dayton
Building Size	14,062 SF RBA
Land Area	1.79 Acres
Occupancy	100% Awetomaton (72%), Marisa Borgert (28%)*
Typical Floor	14,063 SF
Number of Stories	1
Year Built	2006
Parking Ratio	7.21/1,000 SF
Parking Spaces	100

*Marisa Borgert, Psy.D.

Lease Size:	3,935 SF
Lease Commencement:	09/01/2021
Lease Expiration:	08/31/2027
Percentage of Portfolio:	2.80%



2601 Commons Blvd



Awetomaton is a Dayton, Ohio–based advanced technology firm supporting U.S. Department of Defense and federal customers with innovative digital engineering, artificial intelligence, and mission automation solutions. The company specializes in developing advanced software, modeling and simulation tools, and data-driven decision support systems designed to enhance operational effectiveness and accelerate technology transition for national security applications.

Located within the Wright-Patterson Air Force Base innovation corridor, Awetomaton partners closely with government research laboratories, program offices, and defense stakeholders to deliver agile, mission-focused capabilities. Its technically specialized workforce and alignment with long-term federal modernization initiatives position the company as a stable, defense-oriented tenant within the regional aerospace and defense ecosystem.

Tenant:	Awetomaton
Lease Size:	10,127 SF
Lease Commencement:	03/01/2023
Lease Expiration:	02/28/2028
Percentage of Portfolio:	7.20%

ABOUT THE AREA

BEAVERCREEK, OH (DAYTON MSA)

The Wright-Patterson Air Force Base area in southwest Ohio is one of the nation's most significant centers of defense, aerospace, and advanced technology activity. Anchored by Wright-Patterson Air Force Base, the Air Force Research Laboratory, and Air Force Materiel Command, the region supports mission engineering, acquisition management, intelligence programs, and next-generation research that drive sustained federal investment. This concentration of defense operations has cultivated a highly specialized ecosystem of aerospace manufacturers, cleared government contractors, research institutions, and technology firms operating in close coordination with federal stakeholders. As mission requirements continue to expand-particularly in intelligence, cyber, and advanced weapons systems-there is growing demand for additional Secure Compartmented Information Facility (SCIF) space to support classified programs and cleared personnel.

Strategic proximity to Wright-Patterson Air Force Base provides companies with a meaningful competitive advantage when pursuing federal contracts, as close physical access to program offices, contracting authorities, and mission partners enhances collaboration, responsiveness, and credibility. The area's historically low vacancy limited speculative development, and stable defense-driven employment creates a supply-constrained environment, particularly secure and mission-critical facilities. Supported by strong regional connectivity, a skilled workforce pipeline, and a business climate aligned with federal priorities, the Wright-Patterson Air Force Base area offers long-term operational stability while positioning firms to capture additional government contracting opportunities.



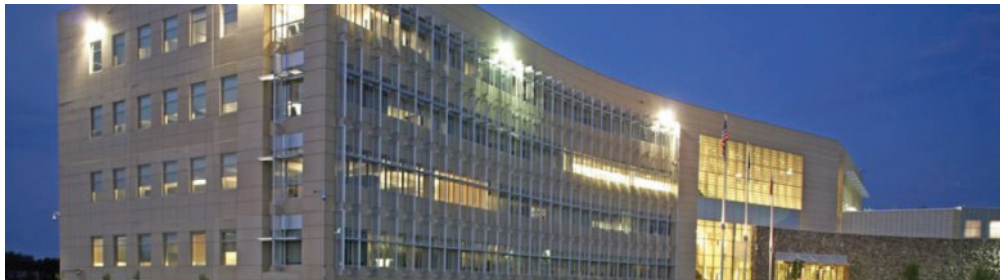
SAMPLE TEAM CLOSINGS



FBI Field Office | Dallas, TX (±230,000 SF)



Northrop Grumman | Aurora, CO (±104,000 SF)



FEMA Disaster Operations Center | Winchester, VA (±135,000 SF)



Lockheed Martin Portfolio | Hanover, MD (±127,000 SF)

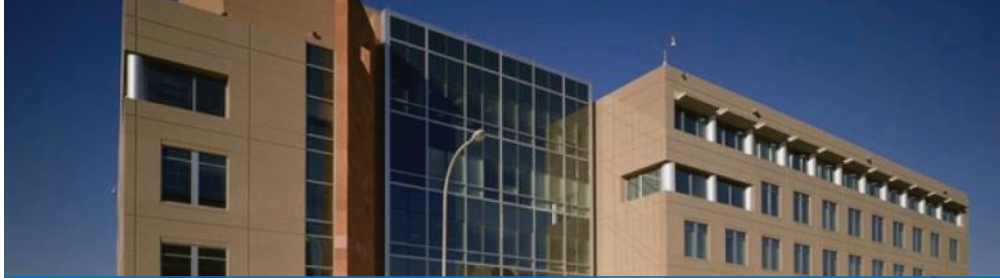


State Government Office | Clinton, MS (±400,000 SF)



FBI Facility | McAllen, TX (±80,000 SF)

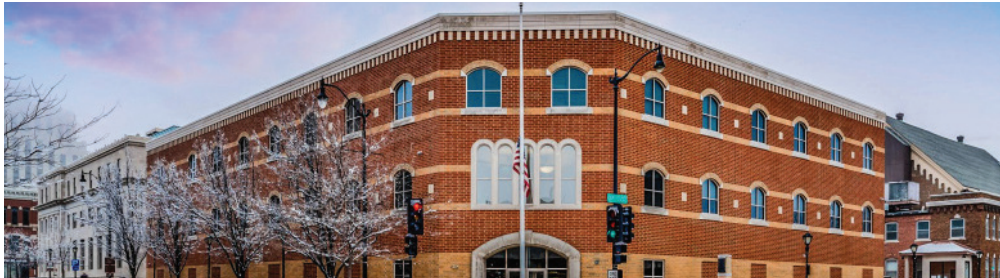
SAMPLE TEAM CLOSINGS



SSA Mega Teleservice Center | Albuquerque, NM (±155,000 SF)



Government Contractor Facility | Peachtree City, GA (±163,000 SF)



U.S. Attorney's Office | Springfield, IL (±44,000 SF)



Western Passport Center | Tucson, AZ (±75,000 SF)



Tampa Air Force Medical Clinic | Tampa, FL (±45,000 SF)



Florida Department of Financial Services | Tallahassee, FL (±78,000 SF)

GLOBAL REACH

Newmark by The Numbers

Newmark's company-owned offices and business partner as of January 30, 2025.

8,000+

PROFESSIONALS

~170

OFFICE LOCATIONS

\$2.8B+

ANNUAL REVENUES*

A Smarter, Seamless Platform

Newmark Group, Inc. (Nasdaq: NMRK), together with its subsidiaries("Newmark"), is a world leader in commercial real estate, seamlessly powering every phase of the property life cycle.

Newmark enhances its services and products through innovative real estate technology solutions and data analytics designed to enable its clients to increase their efficiency and profits by optimizing their real estate portfolio.

Integrated Services Platform

Our integrated platform gives clients a single source for all their real estate needs, with an emphasis on anticipating the future.



Capital
Markets



Landlord
Representation



Tenant
Representation



Global Corporate
Services



Project
Management



Valuation &
Advisory

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DISCLAIMERS

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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