



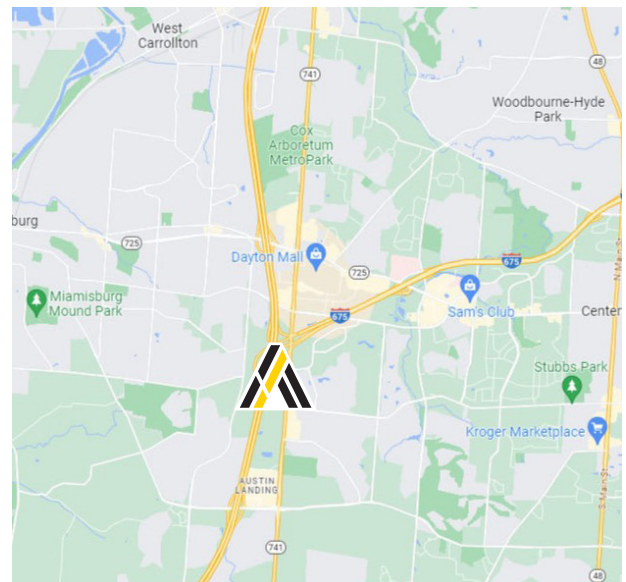
9473-9555 Springboro Pike

Miami Township, Ohio 45342

THE PIKE

Property Highlights

- **Prime Location:** Up to 186,000± SF of office space available in Miami Township, offering the advantage of no city income tax.
- **Renovations Completed:** Refreshed lobby and common area with all new furniture.
- **Renovations Underway:** Current capital improvements include enhanced exterior lighting, a new signage plan with rebranding, and updated landscaping.
- **Flexible Layouts:** Floorplates are designed with flexibility, offering customizable space planning by the Landlord.
- **Tenant-Focused Enhancements:** Generous tenant improvement packages available to meet diverse business needs.
- **Convenient Parking:** High parking ratio available for convenience and accessibility.
- **Strategic Visibility and Accessibility:** Located off State Route 741 with direct frontage on Interstate 75, providing maximum signage exposure for heightened visibility. Only 15 minutes south of Downtown Dayton and 25 minutes from northern Cincinnati, strategically positioned to attract employees from both markets.
- **Proximity to Austin Landing:** Situated within 1 mile of Austin Landing, Dayton's premier "Live, Work, Play" development, and a full highway interchange.



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Recent Lobby Renovations Completed



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Recent Tenant Renovations Completed

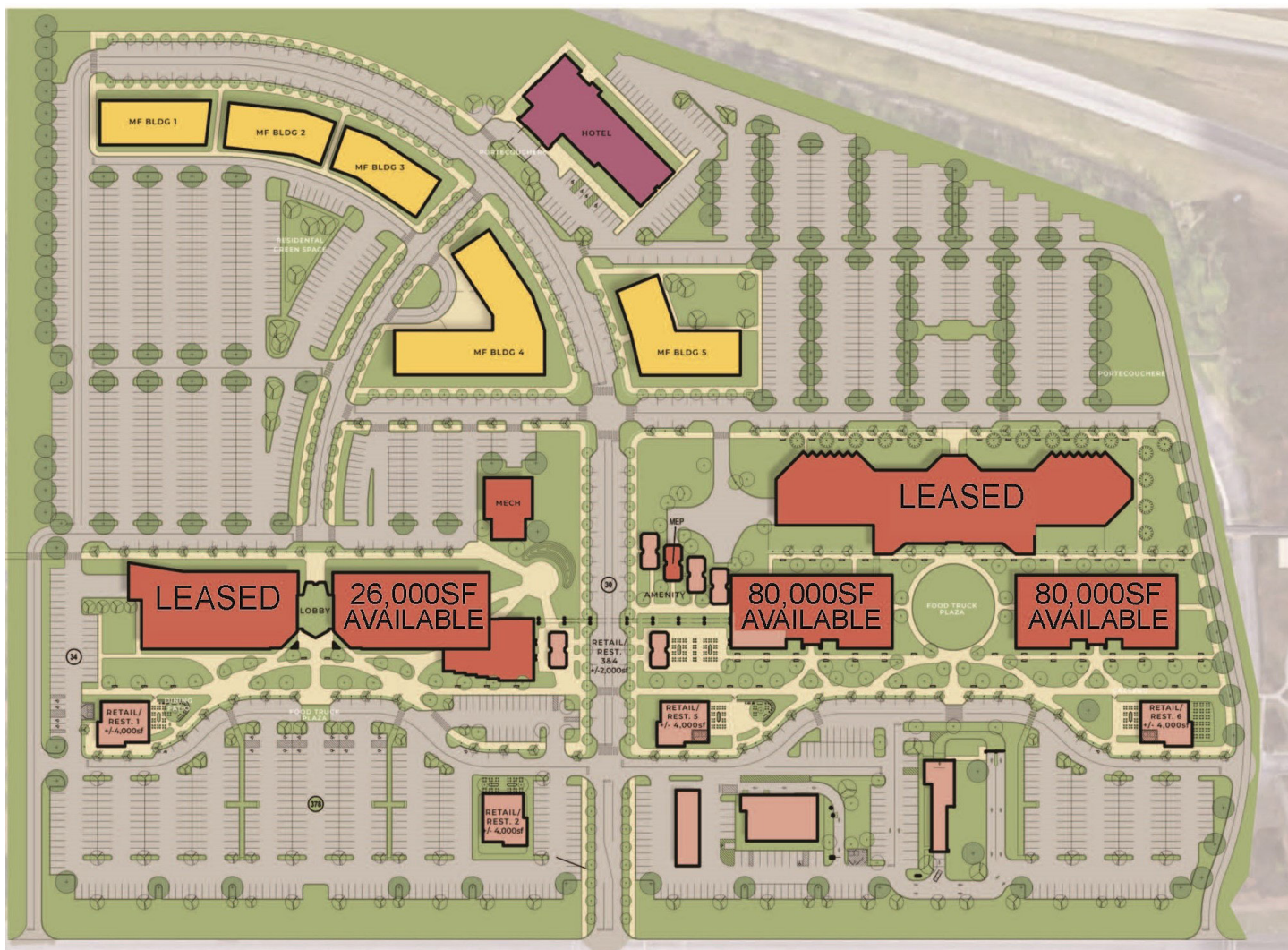


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Planned Mixed-Use Development Including Multi-Family, Hotel and Commercial Amenities



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Aerial



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