

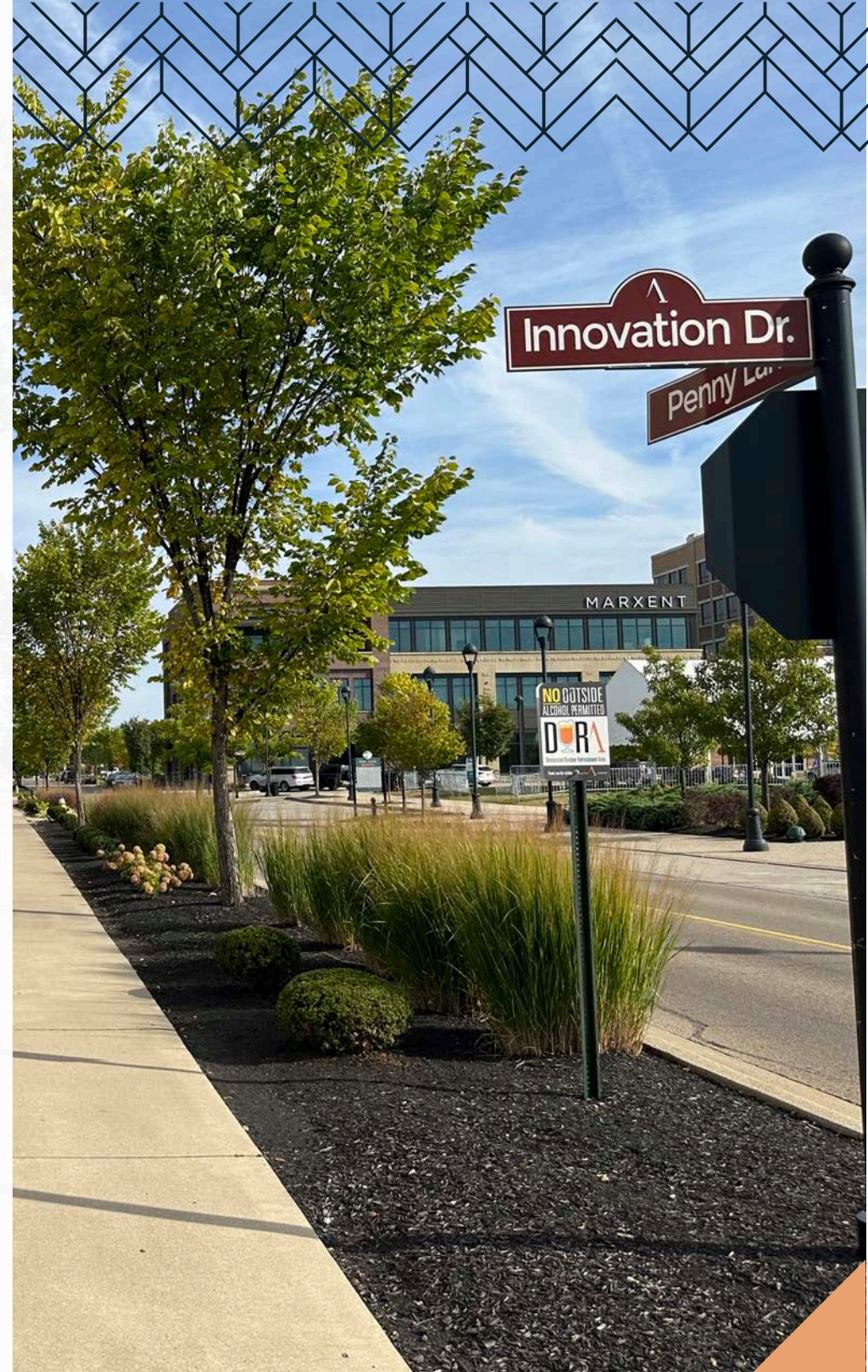


INNOVATION POINT @ AUSTIN LANDING

10000 INNOVATION DR, MIAMISBURG, OH

BUILDING FEATURES

- + Rare, 60,000 SF Class A Headquarters Space Available in Austin Landing
 - Austin Landing is Dayton's Central Hub for entertainment, dining & Class A office space
- + Building signage/ naming rights available
- + Office Tenants are not subject to local income tax
- + Ample Parking: 396 surface spaces
- + Wholly reusable 2nd generation space
 - Existing furniture negotiable
- + Immediate occupancy
- + Turnkey buildouts negotiable
- + Easy access to I-75 & 675
- + High speed data
- + Located in Dayton's bustling South submarket
- + Efficient layout for open plan users
- + Well capitalized & attentive ownership



ABOUT THE AREA

ON-SITE RESTAURANTS

- 1 Another Broken Egg
- 2 Five Guys
- 3 Big Chicken
- 4 BJ's Restaurant
- 5 Chipotle
- 6 Chuy's
- 7 Coldstone Creamery
- 8 Dewey's Pizza
- 9 Ele cake Bistro & Wine Bar
- 10 Firebirds Wood Fired Grill
- 11 Frutta Bowls
- 12 Noodles & Co
- 13 Panera Bread

ENTERTAINMENT

- 14 Bike Hub
- 15 Cinepolis

RETAIL

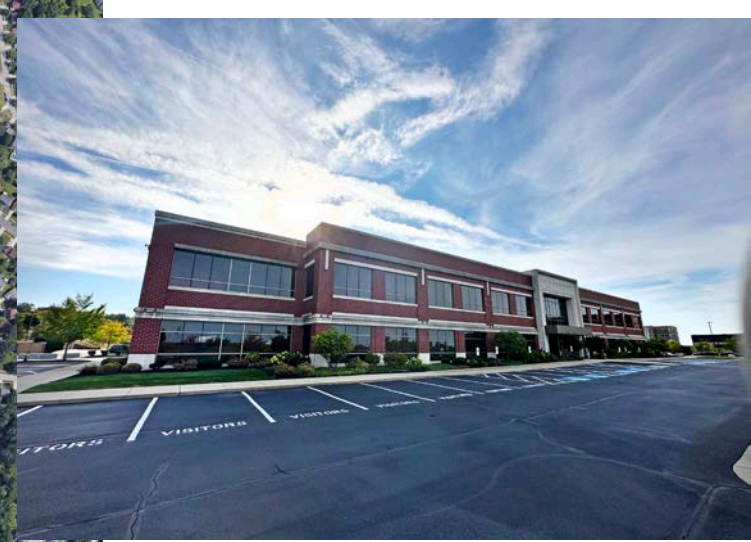
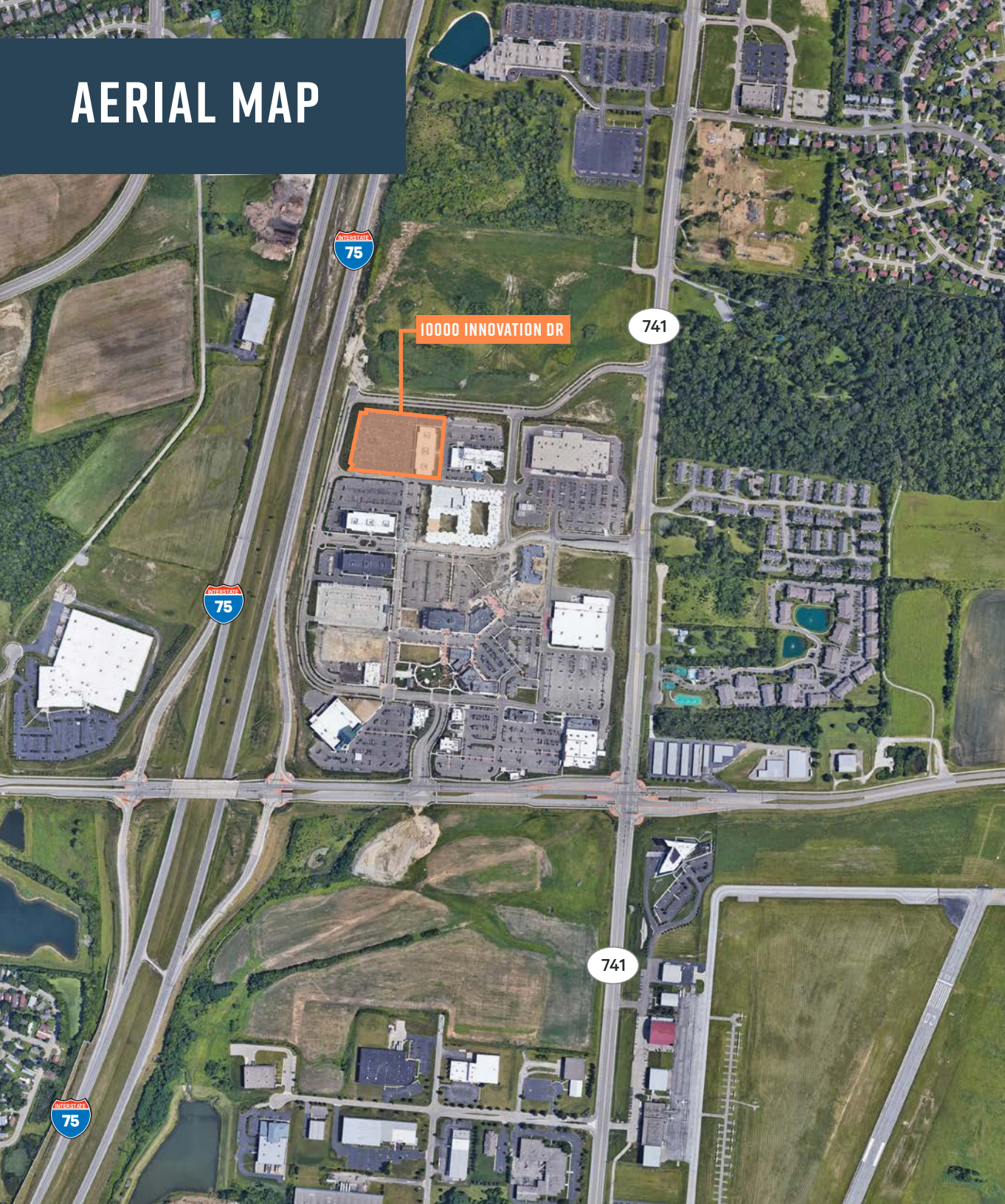
- 16 Dick's Warehouse
- 17 Old Navy
- 18 Home Goods
- 19 Kohl's
- 20 Kroger
- 21 Petland
- 22 TJ Maxx

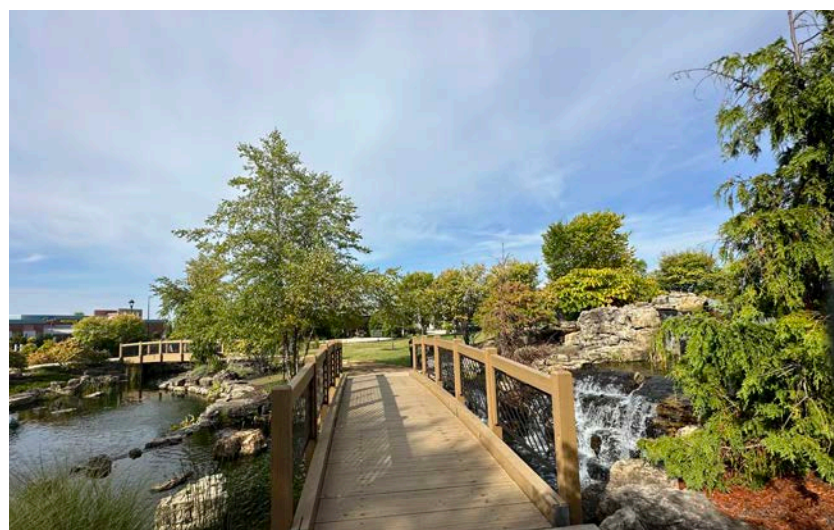
LODGING

- 23 Hilton Garden Inn
- 24 Staybridge Suites
- 25 The Flats at Austin Landing



AERIAL MAP





FLOOR 1

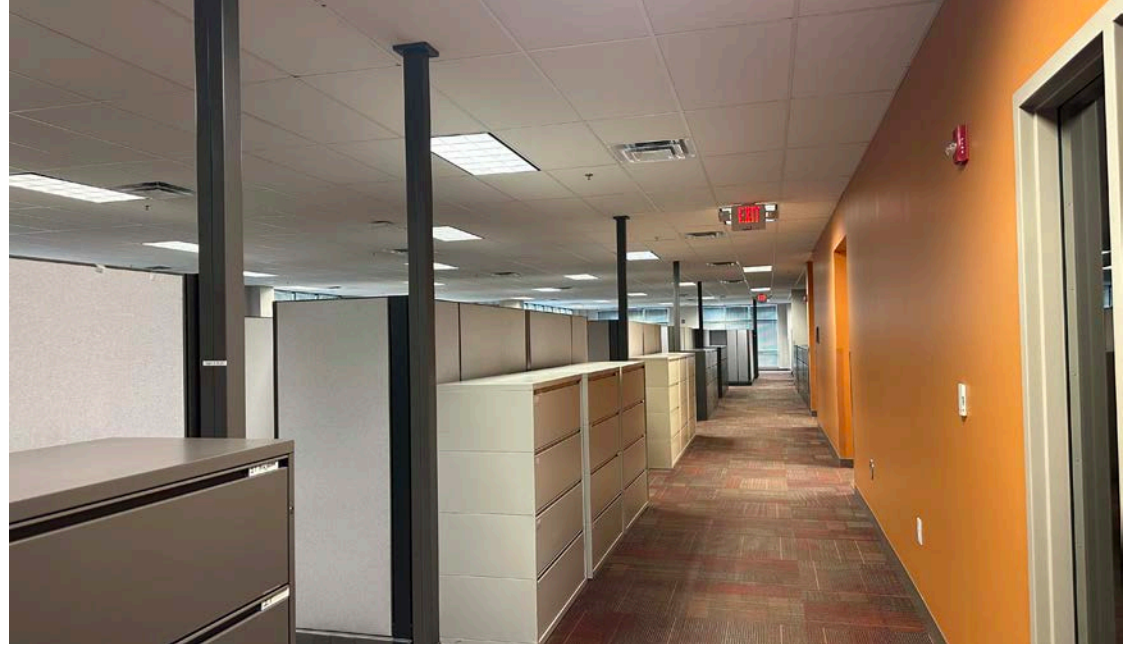
15,000 TO 30,000



FLOOR 2

15,000 TO 30,000





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CBRE

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