



## 4170 Allium Court

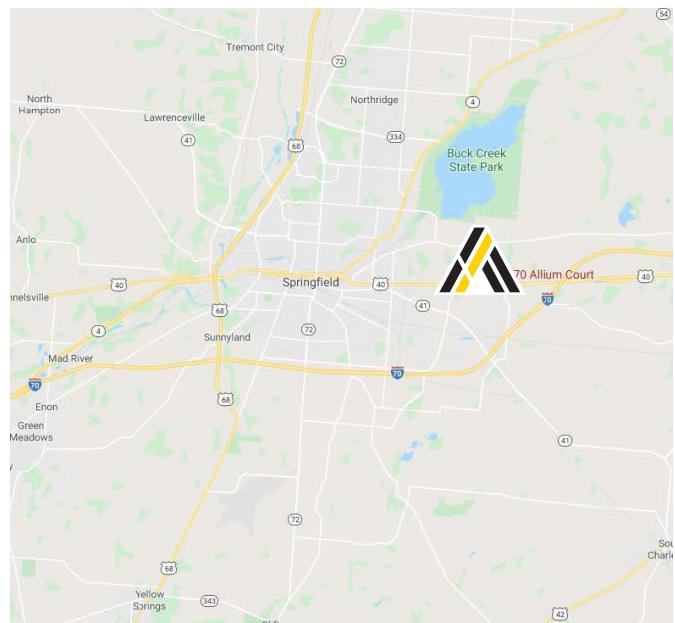
Springfield, Ohio 45505

**LEASE RATE:**

**\$12.00 PSF NNN**

### Property Highlights

- 36,400± SF Office building
- 1,316± SF - 12,970± SF Available
- Located within NextEdge Research & Technology Park, a SiteOhio Authenticated Site
- Robust infrastructure including private fiber optic network available to the building
- Great highway access - located within 2 miles of full I-70 interchange
- Regional population within 45 miles: +2.5 million
- Regional workforce/talent within 45 miles: +1.6 million
- Open and innovative campus design with an extensive park-like trail network



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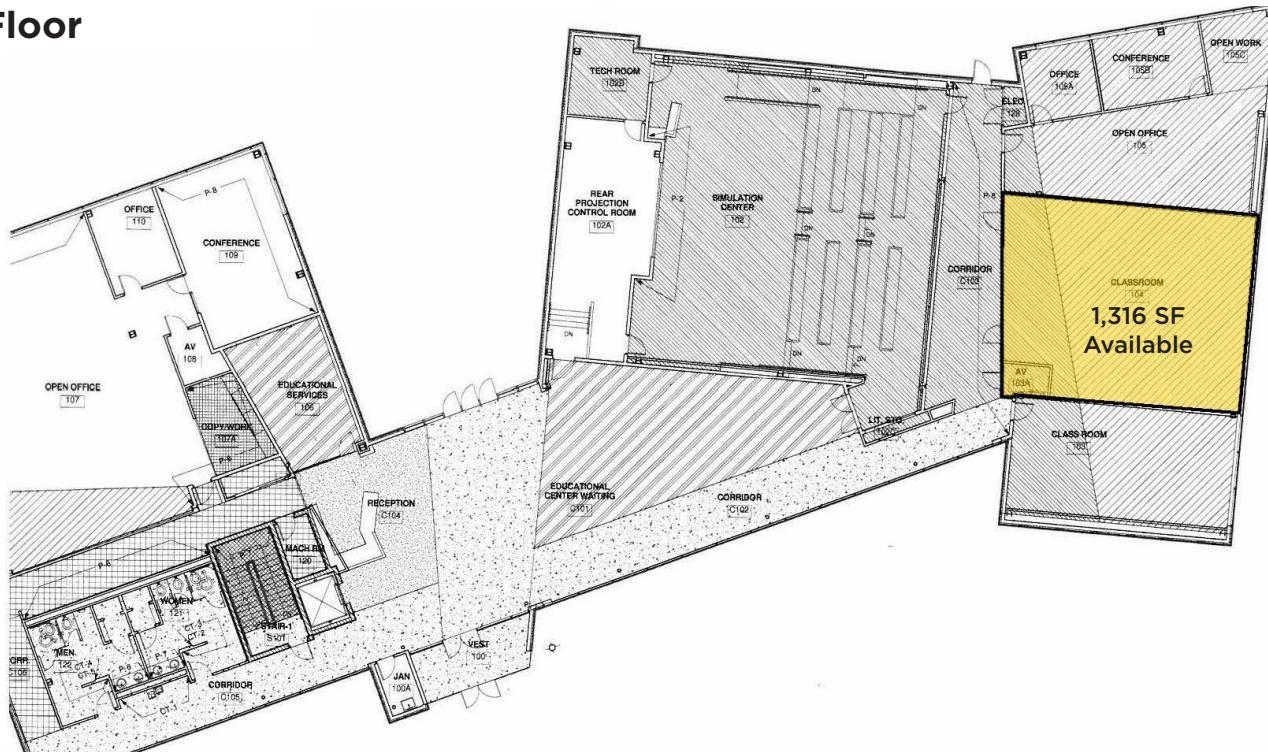
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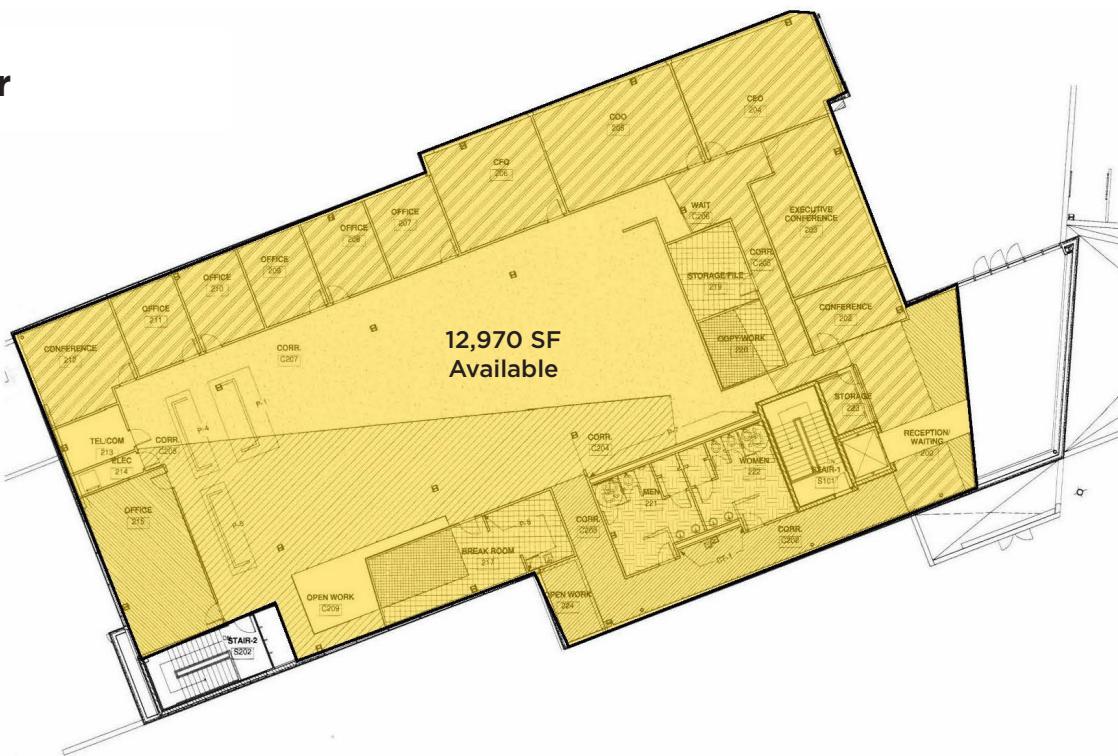
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## Floor Plan

### 1st Floor



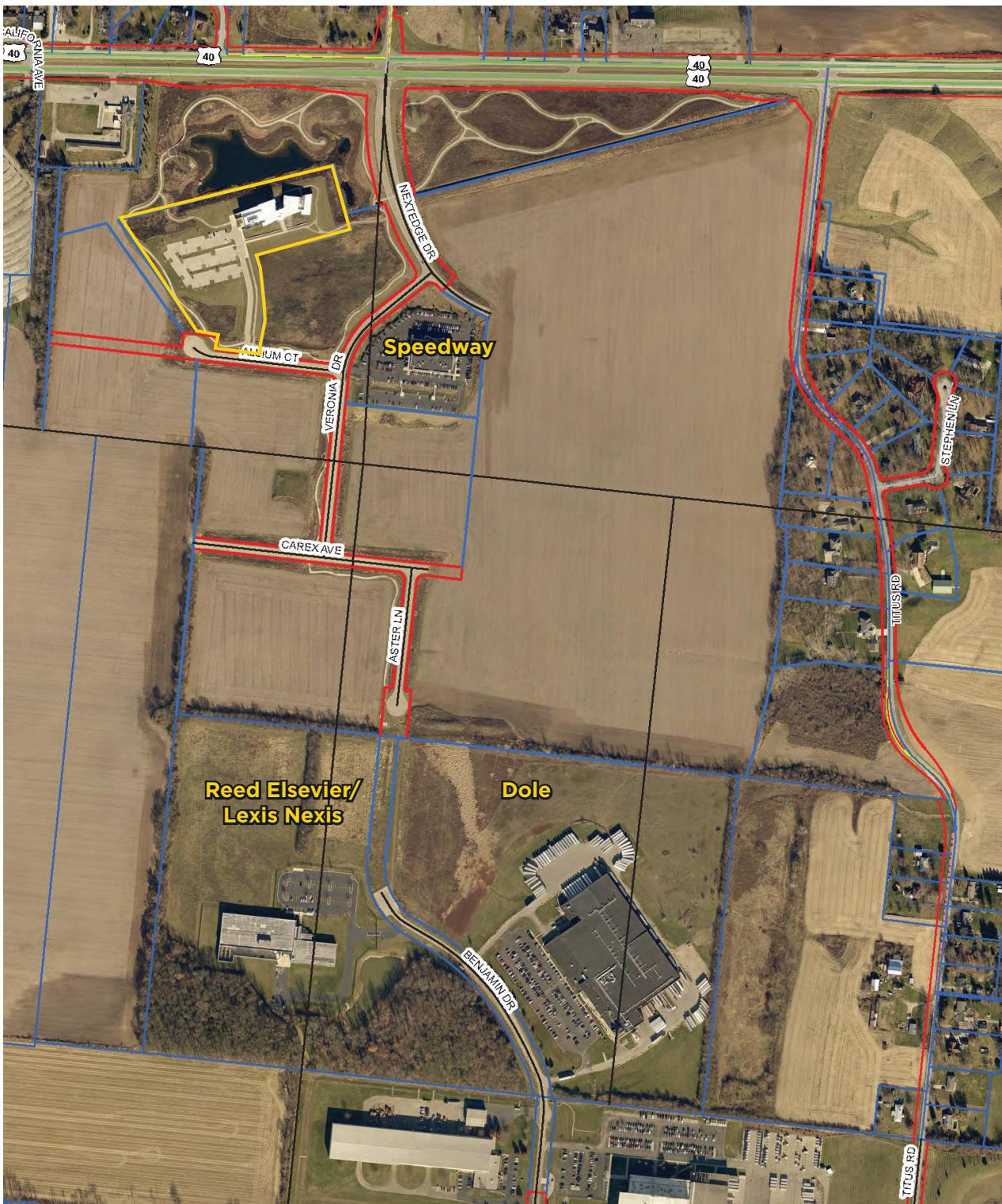
### 2nd Floor



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## Aerial



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