



Mission Point

2601 Mission Point Boulevard
Beavercreek, Ohio 45431

LEASE RATE:
\$18.95 PSF NNN

Property Highlights

- Up to 14,657± SF contiguous office space available
- Common area conference room available
- Registered with the U.S. Green Building Council

Park Highlights

- 10 Acres designated for convenient retail
- 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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Office Space

Building Specifications

Available SF:	14,657 SF - 2nd Floor
Submarket:	Dayton
Built:	2008
No. Floors:	3
Floor Plate SF:	30,000
Parking Ratio:	4/1,000 SF
Ceiling Height:	9' - 0"
Building Class:	A
Load Factor %:	13.3%
Construction:	Concrete Tilt-up w/t embedded Brick Facade
No. Elevators:	2
Sprinklered:	Yes
HVAC:	Closed Loop Water/Source Heat Pump
Fiber:	Two Providers
Lease Type:	NNN
Rent/SF:	\$18.95 psf
Op. Expenses Est.:	\$10.20 psf

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Photos



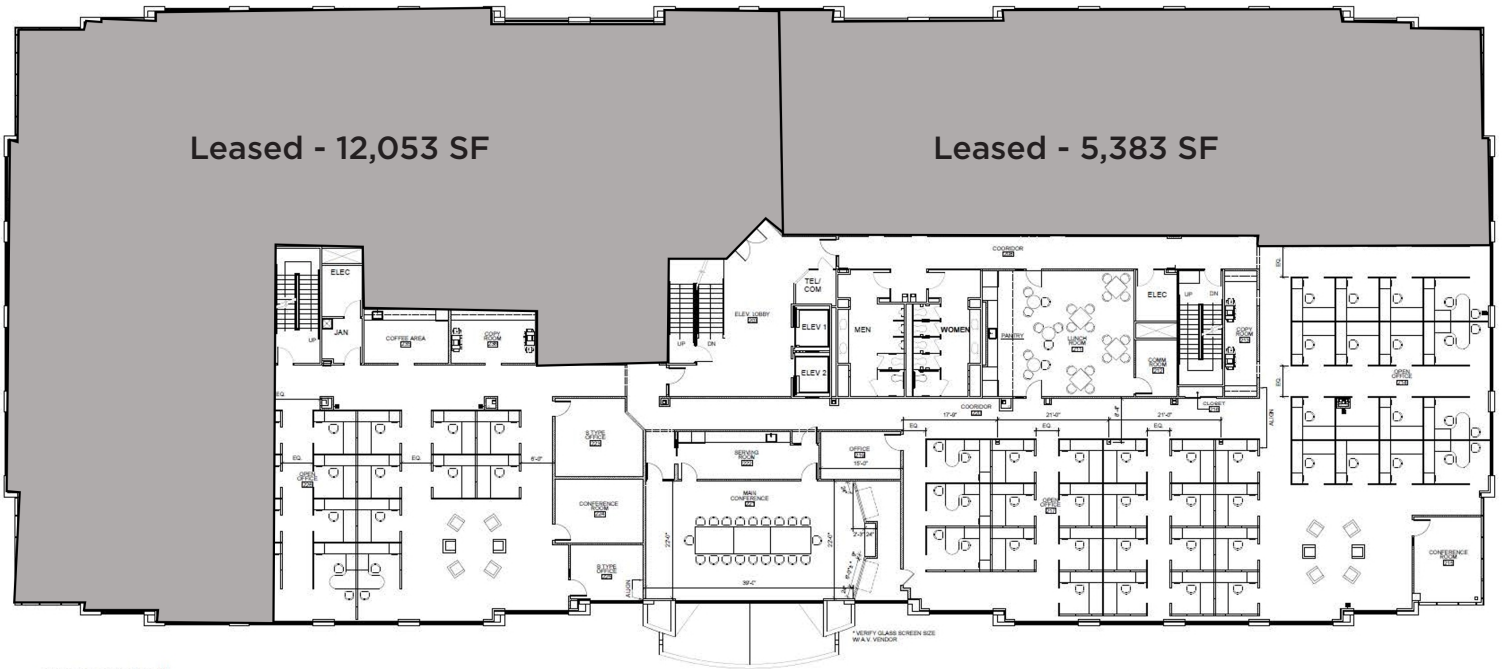
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Floor Plans

2nd Floor - 14,657 SF Available

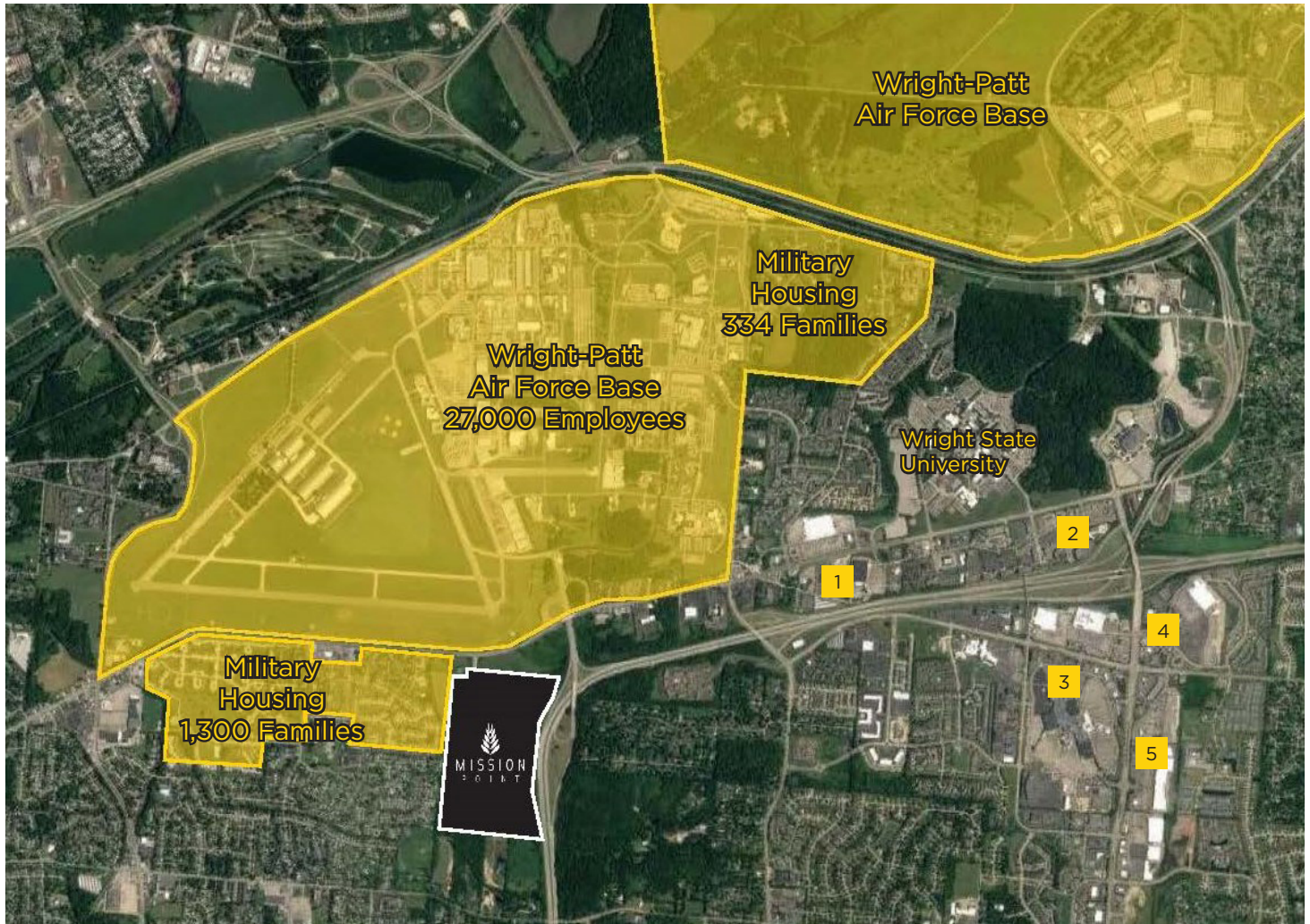


SECOND FLOOR PLAN

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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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