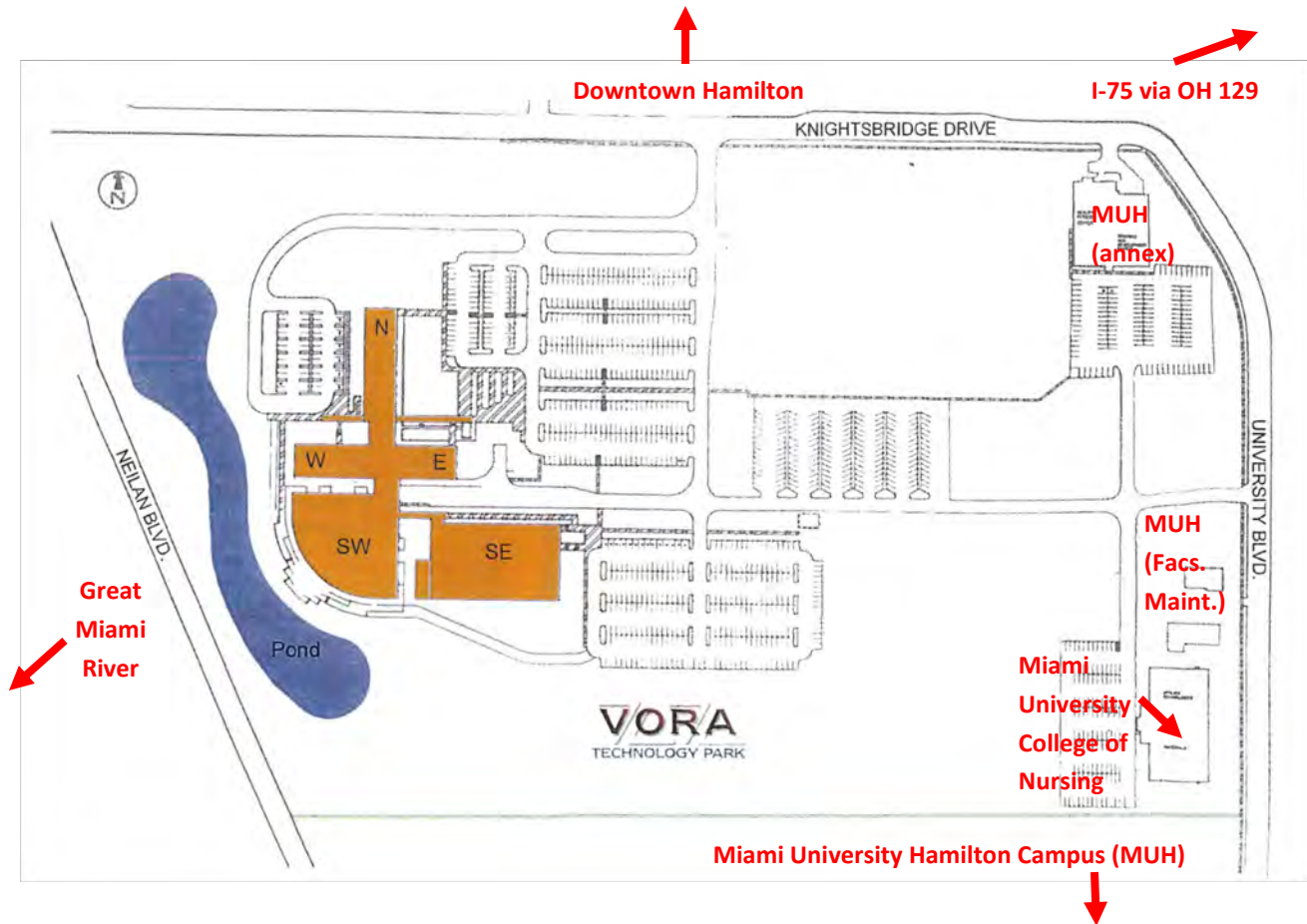


**VORA TECHNOLOGY PARK**  
**101-103 KNIGHTSBRIDGE DRIVE, HAMILTON, OH 45011**  
**SITE AND FLOOR PLANS**



[www.voratechpark.com](http://www.voratechpark.com)

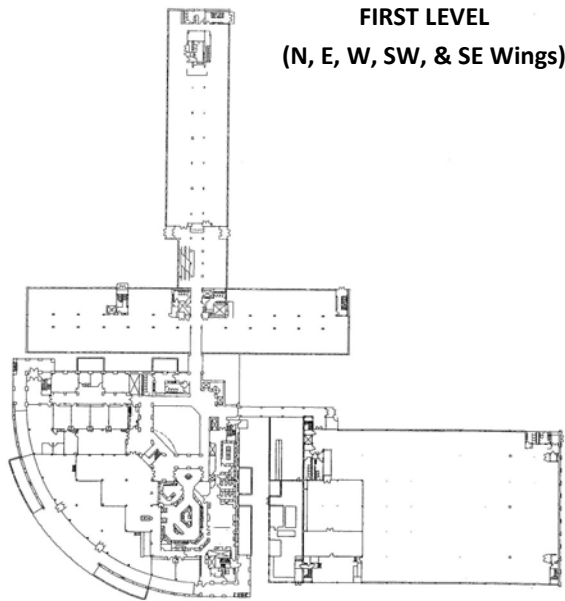
# VORA TECHNOLOGY PARK — SITE PLAN



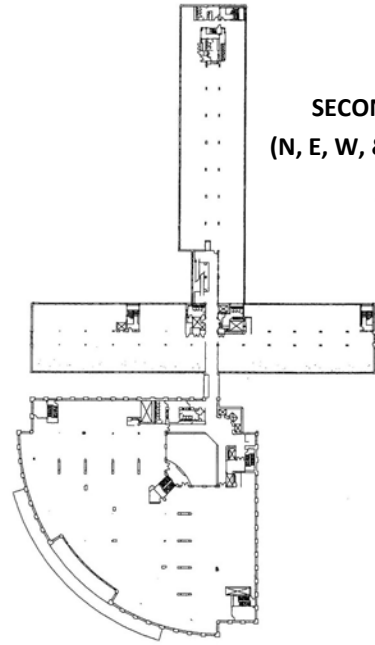
VORA TECHNOLOGY PARK, 101-103 KNIGHTSBRIDGE DRIVE, HAMILTON, OH 45011



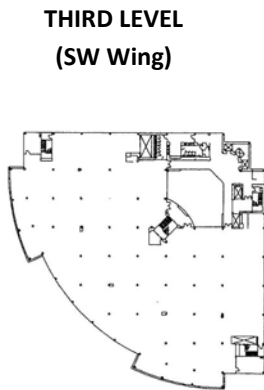
# VORA TECHNOLOGY PARK — BASE FLOOR PLANS



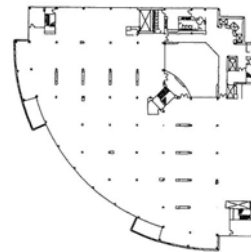
**FIRST LEVEL**  
(N, E, W, SW, & SE Wings)



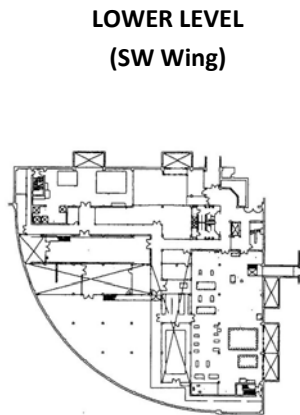
**SECOND LEVEL**  
(N, E, W, & SW Wings)



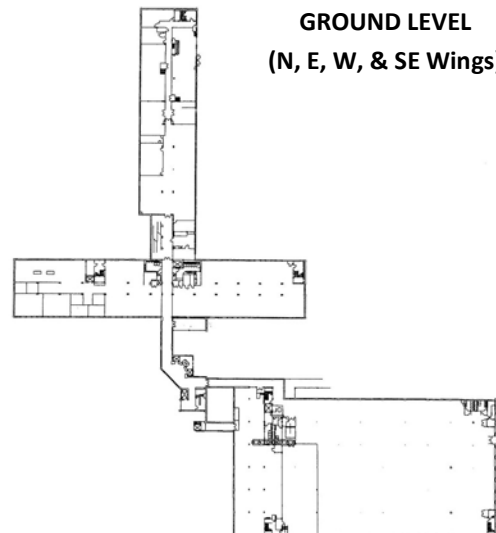
**THIRD LEVEL**  
(SW Wing)



**FOURTH LEVEL**  
(SW Wing)



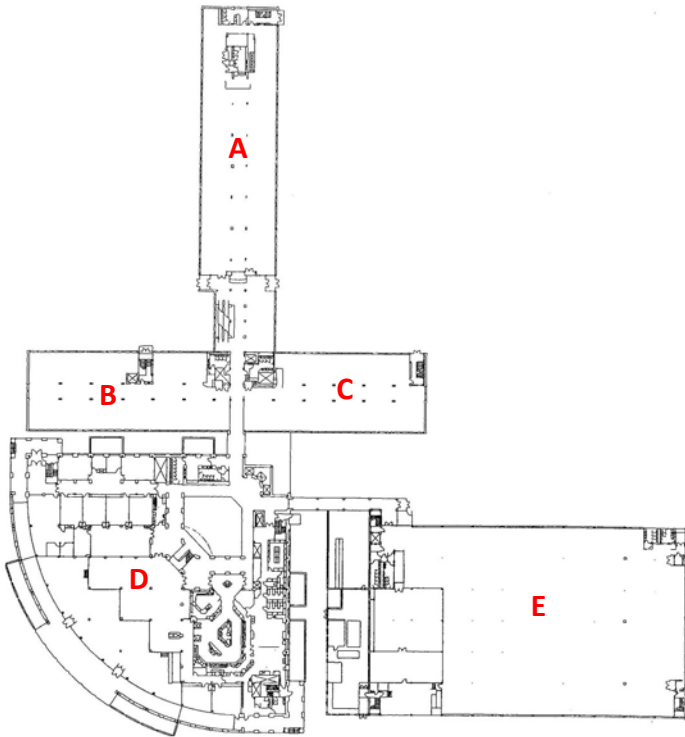
**LOWER LEVEL**  
(SW Wing)



**GROUND LEVEL**  
(N, E, W, & SE Wings)

# VORA TECHNOLOGY PARK — FLOOR PLANS

## SQUARE FOOTAGES, CURRENT USES, & AVAILABILITY



### FIRST FLOOR PLAN—VTP

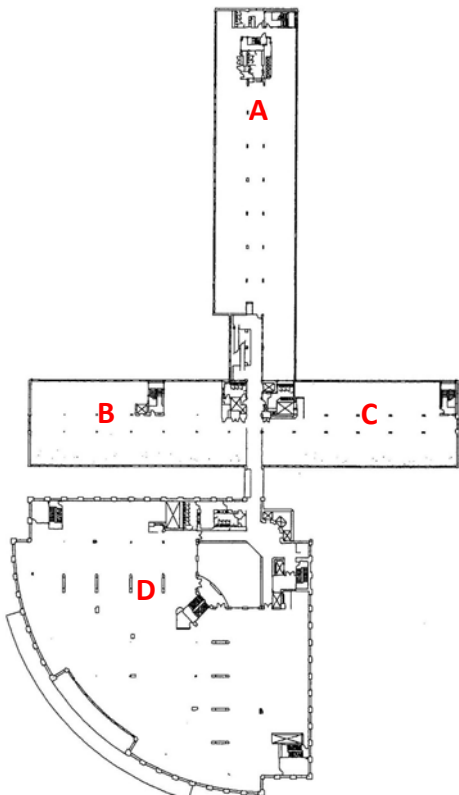
**A**—1 North -  $\pm 11,800$  USF /  $\pm 13,450$  RSF—  
Occupied by Vora affiliates. Available for lease.

**B**—1 West -  $\pm 8,710$  USF /  $\pm 9,925$  RSF—  
Available for lease. Finished space.

**C**—1 East -  $\pm 7,860$  USF /  $\pm 8,960$  RSF—  
Available for lease. Finished space.

**D**—1 Southwest -  $\pm 34,000$  SF—Common Area—not available for lease. Includes 4-story atrium, full service cafeteria, 500+ seat and private dining rooms, conference center, etc.

**E**—1 Southeast -  $\pm 36,750$  SF—Under long-term lease as carrier class data center. Not available for lease.



### SECOND FLOOR PLAN—VTP

**A**—2 North -  $\pm 13,650$  USF /  $\pm 15,550$  RSF—  
Available for lease. Finished space.

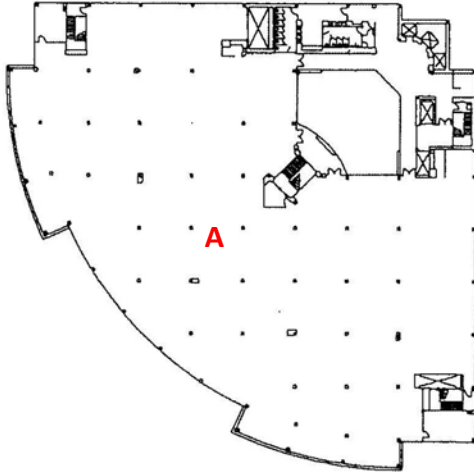
**B**—2 West -  $\pm 8,700$  USF /  $\pm 9,915$  RSF—  
Available for lease. Finished space.

**C**—2 East -  $\pm 7,860$  USF /  $\pm 8,960$  RSF—  
Available for lease. Unfinished space.

**D**—2 Southwest -  $\pm 30,120$  USF /  $\pm 34,350$  RSF—Available for lease. Unfinished space. Includes small  $\pm 600$  SF data/server room.

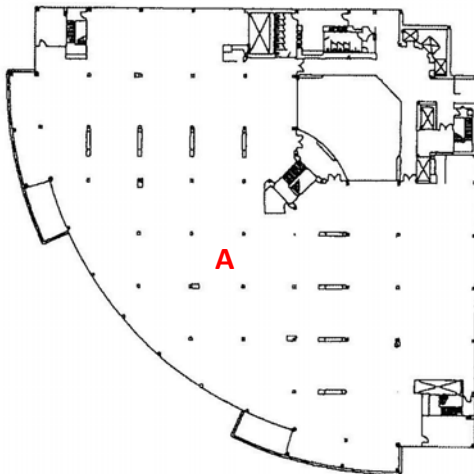
# VORA TECHNOLOGY PARK — FLOOR PLANS

## SQUARE FOOTAGES, CURRENT USES, & AVAILABILITY



### THIRD FLOOR PLAN—VTP

**A—3 Southwest** - ± 33,000 SF—Formerly leased to Barclays Services Corp. Shown as unfinished space. As built image shown on following page. Available for lease after 9/30/2023.



### FOURTH FLOOR PLAN

**A—4 Southwest** - ± 32,325 SF—Formerly leased to Barclays Services Corp. Shown as unfinished space. As built image shown on following page. Available for lease after 9/30/2023.

# VORA TECHNOLOGY PARK — FLOOR PLANS

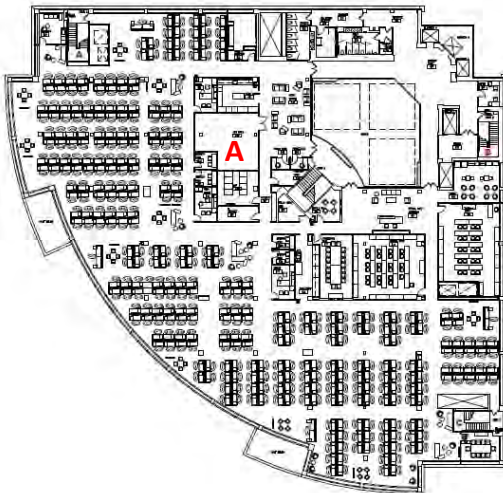
## SQUARE FOOTAGES, CURRENT USES, & AVAILABILITY

### As-Built Floor Plans—SW 3 & SW 4



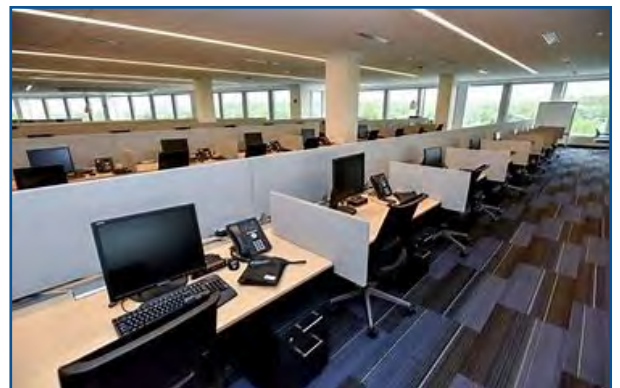
#### THIRD FLOOR PLAN—VTP

**A**—3 Southwest - ± 33,000 SF—Formerly leased to Barclays Services Corp. Image shown as built. Available for lease after 9/30/2023. Most furniture & fixtures and infrastructure to remain in place as finished space, including data/server room. 1.75 MW generator also in place to provide uninterruptible power to serve space.



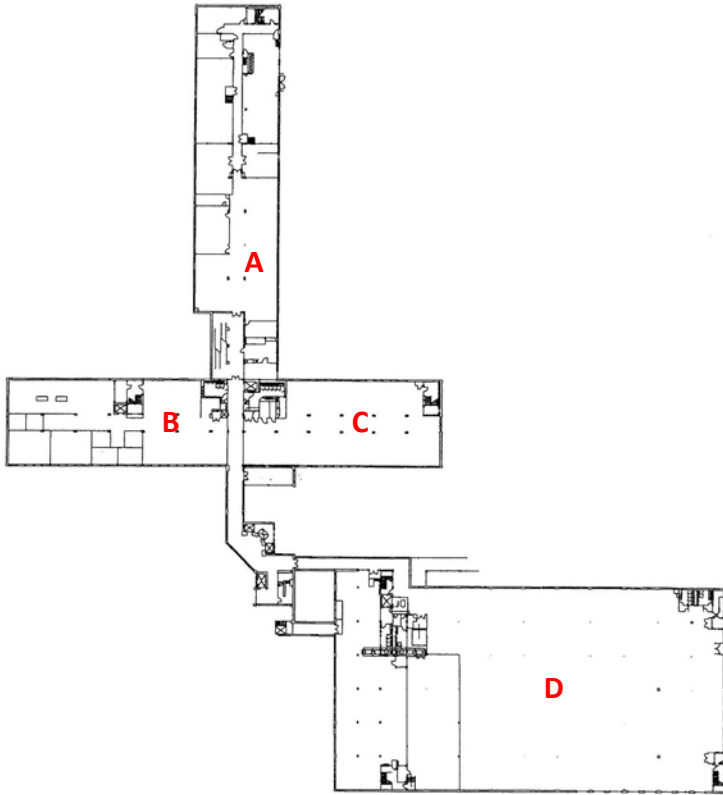
#### FOURTH FLOOR PLAN

**A**—4 Southwest - ± 32,325 SF—Formerly leased to Barclays Services Corp. Image shown as built. Available for lease after 9/30/2023. Most furniture & fixtures and infrastructure to remain in place as finished space, including UPS backup and data/server room. 1.75 MW generator also in place to provide uninterruptible power to serve space.



# VORA TECHNOLOGY PARK — FLOOR PLANS

## SQUARE FOOTAGES, CURRENT USES, & AVAILABILITY



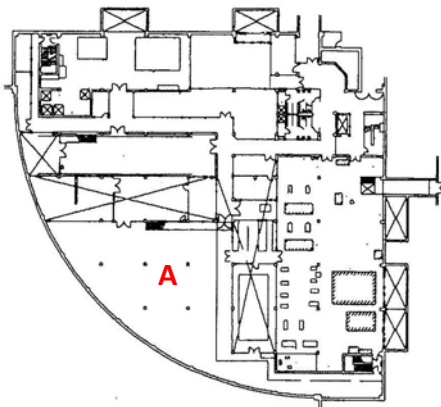
### GROUND LEVEL (GL) FLOOR PLAN—VTP

**A**—GL North -  $\pm 13,440$  USF /  $\pm 15,320$  RSF—Building services and Vora affiliate data center (under lease). Limited lease options available.

**B**—GL West -  $\pm 8,550$  USF /  $\pm 9,750$  RSF—Building services and storage. Limited lease options. Space could be converted to leasable space with improvements.

**C**—GL East -  $\pm 7,750$  USF /  $\pm 8,830$  RSF—Building services and storage. Unfinished space. Limited lease options. Space could be converted to leasable space with improvements.

**D**—GL Southeast -  $\pm 35,800$  RSF—Under long-term lease as a carrier class data center and not available for lease.



### LOWER LEVEL (LL) FLOOR PLAN—VTP

**A**—LL Southwest -  $\pm 34,000$  SF—Building systems & mechanicals, loading dock access, grounds maintenance, storage, repair shop, etc. Minimal space available for lease, except for small server room (approx. 1,200 SF), repair lab (1,200 SF) and building storage.