



## Mission Point 2.0

Mission Point Boulevard  
Beavercreek, Ohio 45431

**FLEX  
LEASE RATE:**  
UPON REQUEST

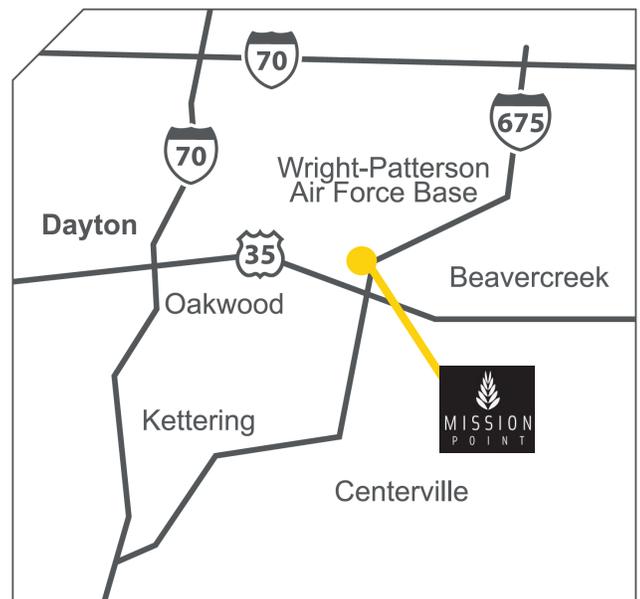
**OFFICE  
LEASE RATE:**  
\$20.00 PSF NNN

### Property Highlights

- 7 Proposed Buildings
  - Building A - 80,000 SF Office
  - Building B - 70,000 SF Office
  - Building C - 30,000 SF Office
  - Building D - 50,000 SF Office
  - Buildings E, F & G - 60,000 SF Flex
- Large floor plates allow for many office uses
- Build to Suit varies based on Tenant Specifications
- Building signage available for qualified tenants

### Park Highlights

- 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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## Building Specifications

### Office Space

#### Buildings A, B, C, D

<b>Building SF:</b>	30,000 to 80,000 SF
<b>Available SF:</b>	30,000 to 80,000 SF
<b>Submarket:</b>	Beavercreek/Dayton
<b>Built:</b>	To Tenant's Specifications
<b>No. Floors:</b>	2
<b>Floor Plate SF:</b>	30,000 SF
<b>Parking Ratio:</b>	3/1,000 SF
<b>Ceiling Height:</b>	Minimum 9'
<b>Building Class:</b>	A
<b>Load Factor %:</b>	14.5%
<b>Construction:</b>	Steel Frame Masonry
<b>No. Elevators:</b>	2
<b>Sprinklered:</b>	Yes
<b>HVAC:</b>	Multi-Zone System
<b>Fiber:</b>	Two Providers
<b>Lease Type:</b>	NNN
<b>Rent/SF:</b>	\$20.00 psf
<b>Op. Expense Est.:</b>	\$9.50 psf

### Flex Space

#### Buildings E, F, G

<b>Building SF:</b>	60,000 SF
<b>Available SF:</b>	60,000 SF
<b>Submarket:</b>	Beavercreek/Dayton
<b>Built:</b>	To Tenant's Specifications
<b>No. Floors:</b>	1
<b>Floor Plate SF:</b>	60,000 SF
<b>Parking Ratio:</b>	3/1,000 SF
<b>Ceiling Height:</b>	Varies based on Tenant's Specifications
<b>Building Class:</b>	A
<b>Construction:</b>	Tilt-up Construction
<b>Truck Doors:</b>	To Tenant's Specifications
<b>Drive-in Doors:</b>	To Tenant's Specifications
<b>Power:</b>	To Tenant's Specifications
<b>HVAC:</b>	To Tenant's Specifications
<b>Uses:</b>	R&D, Prototyping, Light Assembly

Flex space based on Tenant's specific ratio of office/lab/light industrial/warehouse.

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## Site Plan

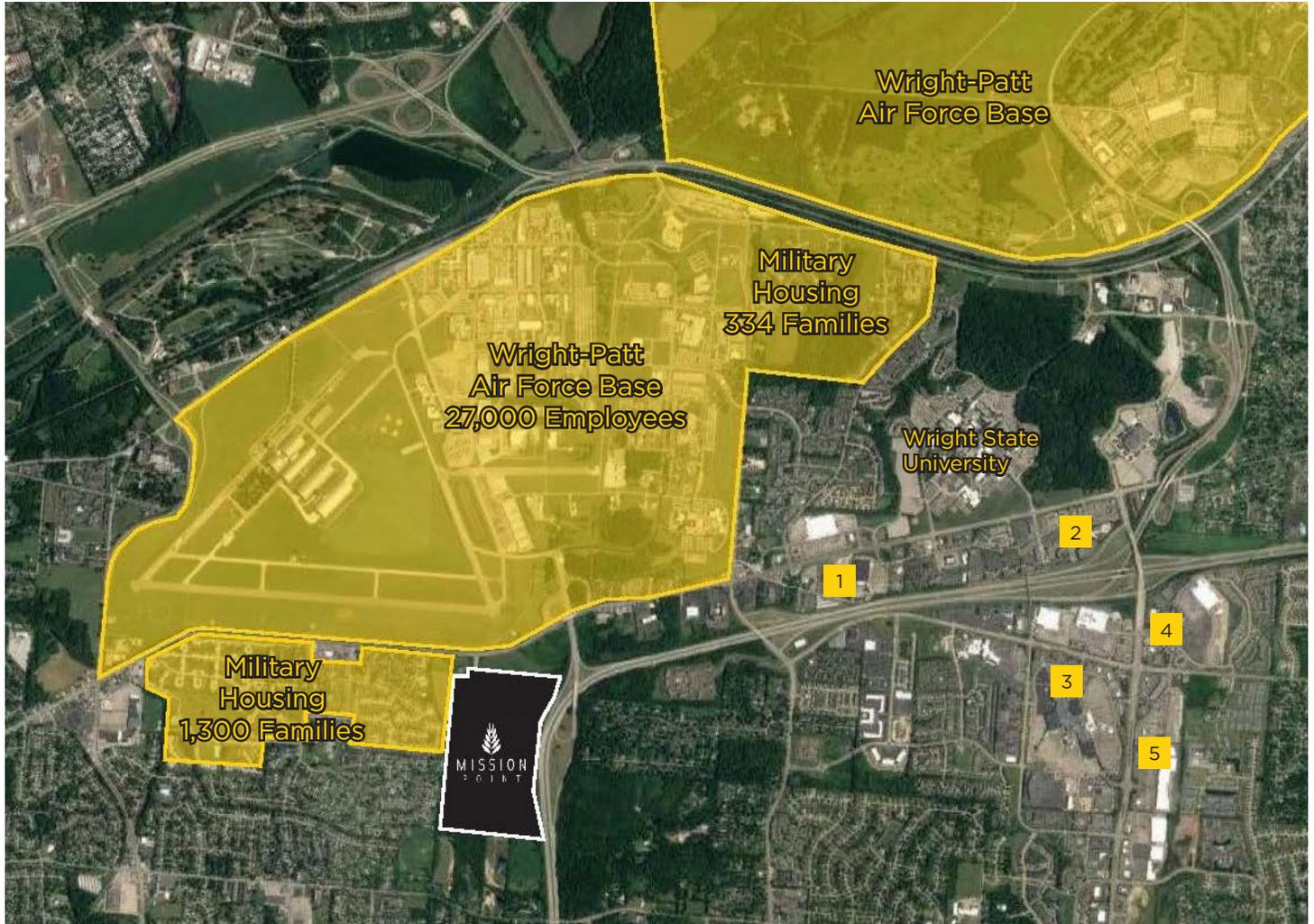


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## Aerial and Location Map



- 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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