

Office Headquarters Available

9797 NORTH SPRINGBORO PIKE | MIAMISBURG, OH 45342

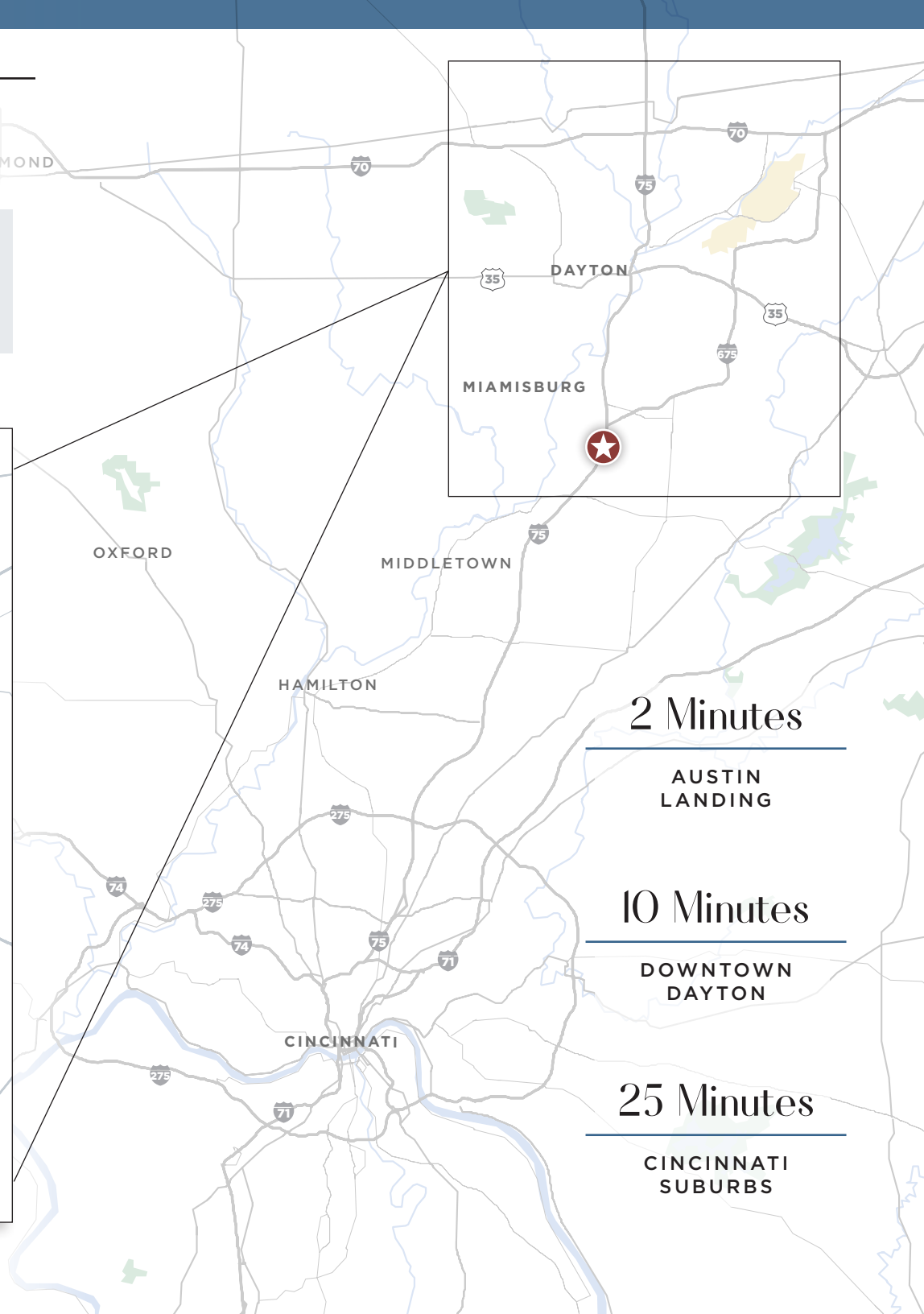
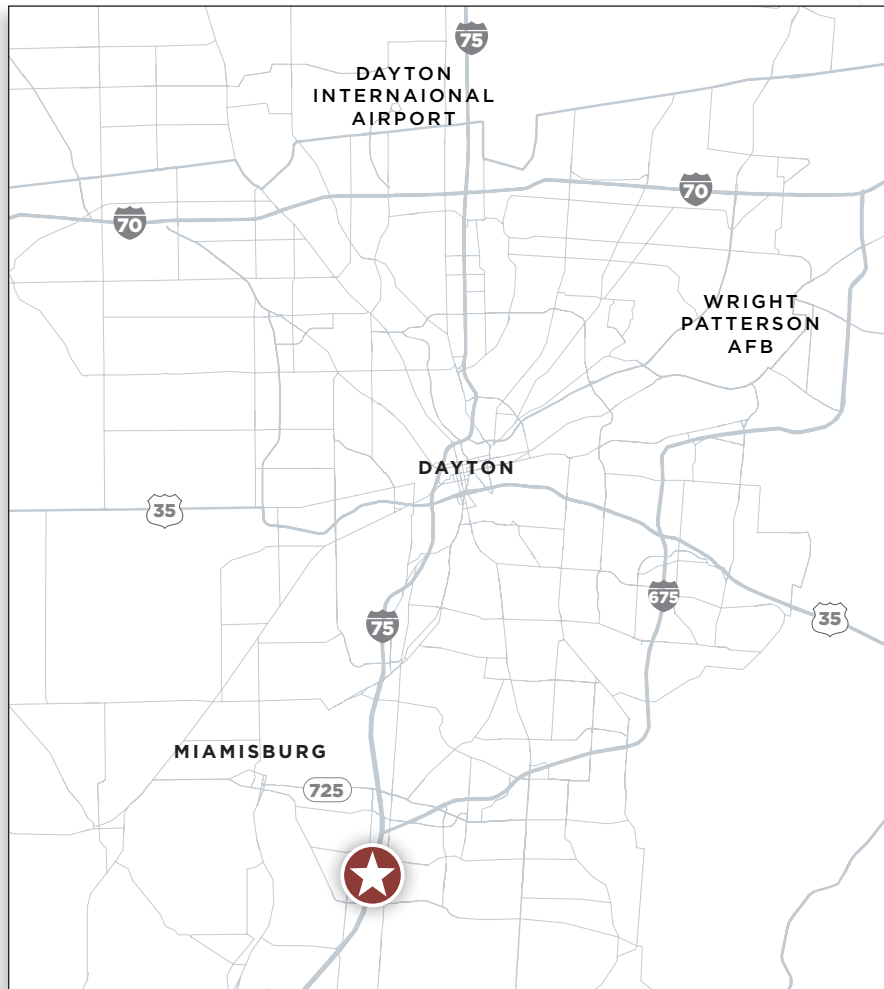


NEWMARK

219,019 SF on 64.3 Acres

Landmark Location

219,019 SF headquarters location on 64 acres available on I-75 between Austin Boulevard and I-675 in Miami Township (Montgomery County), Ohio



Location Advantages

- Zero local earnings tax
- Central location – attract employees from Dayton & Cincinnati

POPULATION

	3 Miles	5 Miles	10 Miles
2024 Population	52,278	134,933	365,100
2029 Projection	52,440	136,568	370,551
Annual Growth 2024-2029	0.1%	0.2%	0.3%

HOUSEHOLDS

	3 Miles	5 Miles	10 Miles
2024 Households	22,504	55,972	150,134
2029 Projection	22,482	56,442	152,018
Annual Growth 2024-2029	0%	0.2%	0.3%

INCOME

	3 Miles	5 Miles	10 Miles
2024 Avg Household Income	\$105,509	\$106,678	\$96,760
2024 Median Household Income	\$82,921	\$81,147	\$73,780

DAYTIME EMPLOYMENT

	3 Miles	5 Miles	10 Miles
2024 Employees	32,677	70,815	176,229



 DAYTON WRIGHT BROTHERS AIRPORT



★ SITE



AUSTIN BLVD



133,000 ADT

21,000 ADT

NEWMARK DR

BYERS RD

Easy Access

- Easy Access from Austin Boulevard
- Tremendous signage opportunity on I-75 and North Springboro Pike
- Excellent Surrounding Amenities at Austin Landing, Springboro Pike, and Dayton Mall Area



Expansive Campus



AUSTIN LANDING

9797 NORTH SPRINGBORO PIKE | 64.3 ACRES

AUSTIN BLVD

75

741

N SPRINGBORO PIKE

US Airforce

LexisNexis

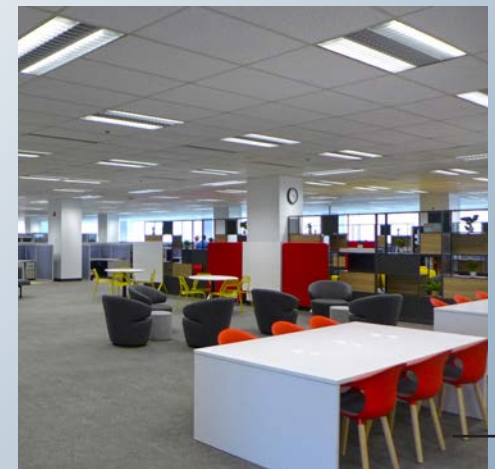
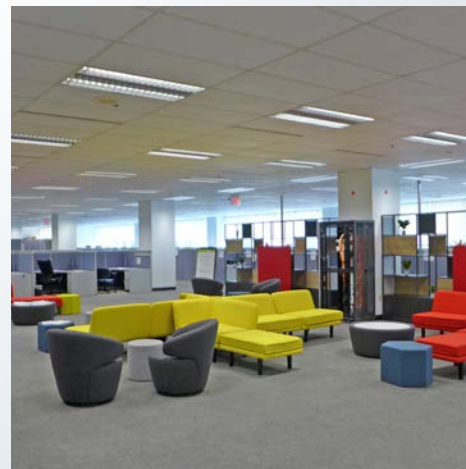
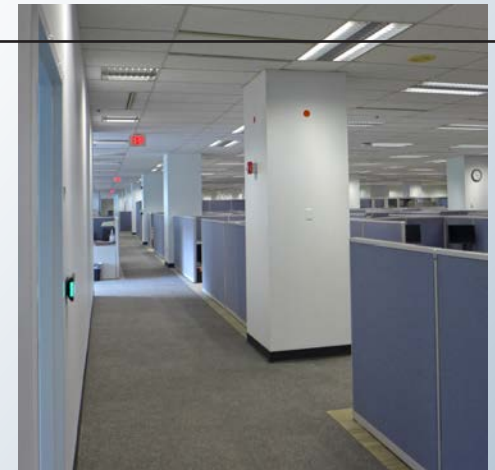


Property Highlights

ADDRESS:	9797 North Springboro Pike, Miamisburg, OH 45342
MUNICIPALITY:	Miami Township / Montgomery County
SIZE (SF):	219,019
ZONING:	O-2 General Office District
YEAR BUILT:	1976
FLOORS:	4
STRUCTURE:	Reinforced concrete frame with concrete facade
ROOF:	Carlisle TPO membrane installed June 2020 (30-year warranty)
FINISHED CEILING HEIGHT:	10'6"
ELEVATORS:	(2) hydraulic elevators (2,500-pound capacity) modernized in 2015 (2) overhead traction elevators (3,000-pound capacity) modernized in 2022
HEATING:	Central plant with (4) boilers and 225 VAV units
COOLING:	Central plant with (5) water-cooled chillers and 225 VAV units plus (6) RTUs
PARKING:	957 spaces (4.4/1,000SF)
ELECTRIC:	Dayton Power & Light 277/480-Volt, three-phase, four-wire, 8,000 Amps
NATURAL GAS:	Vectren
LIFE/SAFETY:	Horns, strobes, pull stations, emergency lighting, heat and smoke detectors
FIRE SUPPRESSION:	Wet sprinkler system
GENERATOR:	(1) 300 KVA and (1) 2,500 KVA generator provide 100% back up power
LOADING:	Two drive-in doors with interior docks



- Distinctive campus setting
- Striking modernist architecture
- Beautiful 1.5-acre pond
- Efficient floor plate
- Dramatic >10' ceiling height
- Balconies and exterior plaza
- 100% power back-up



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NEWMARK

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