



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 9,278± SF - 3rd 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



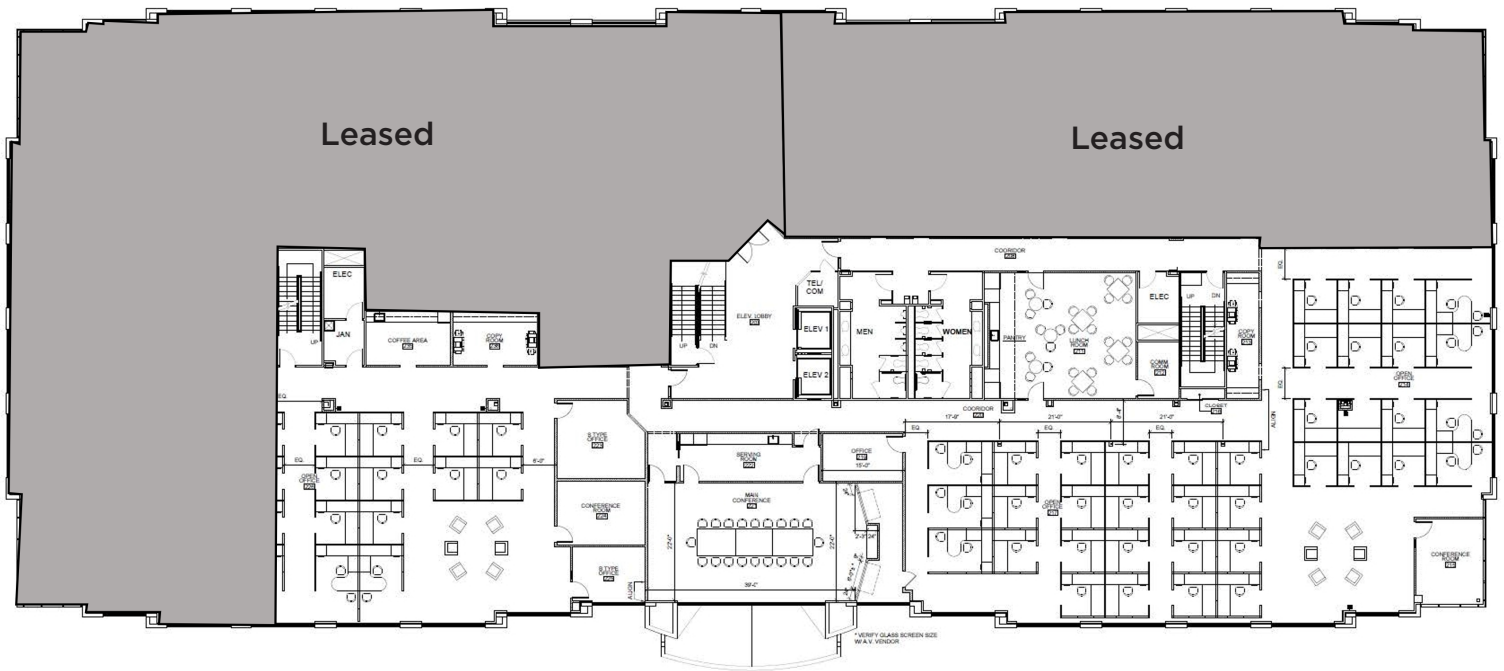
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Mission Point

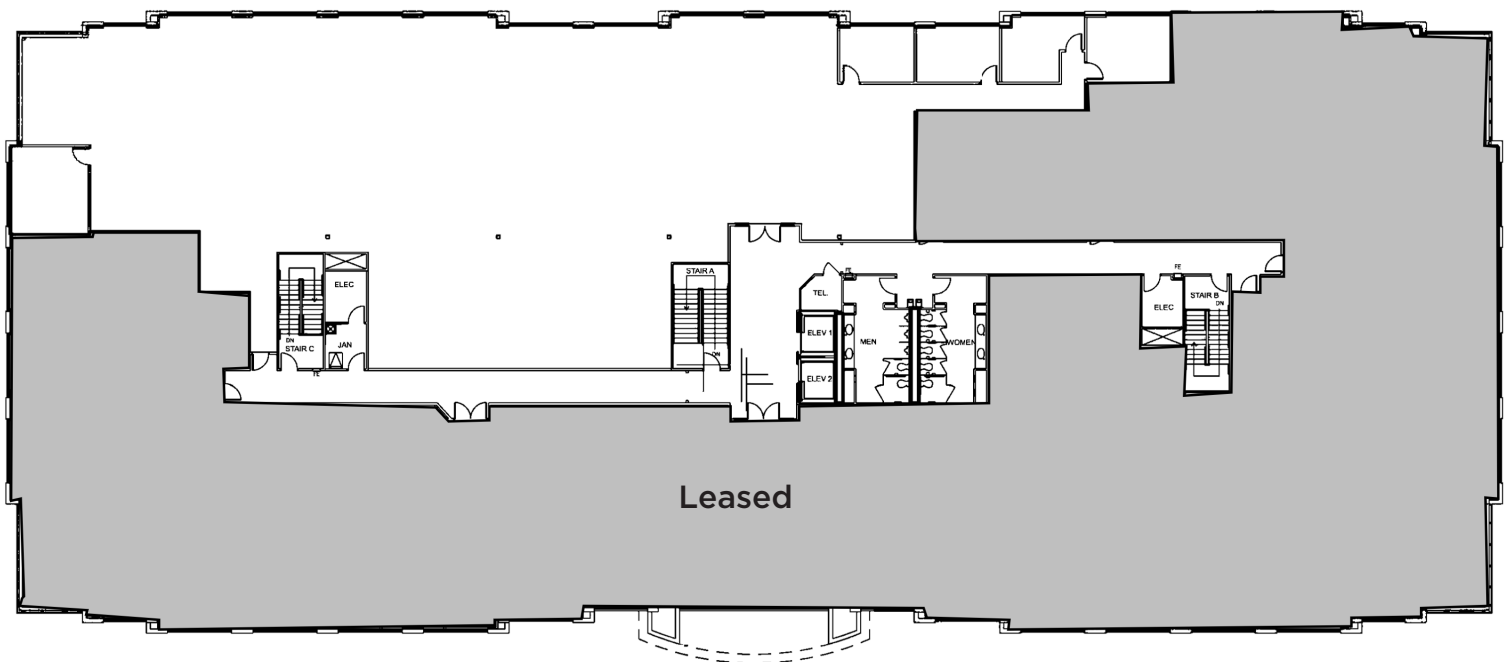
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Floor Plans

2nd Floor - 14,657± SF Available



3rd Floor - 9,278± SF Available

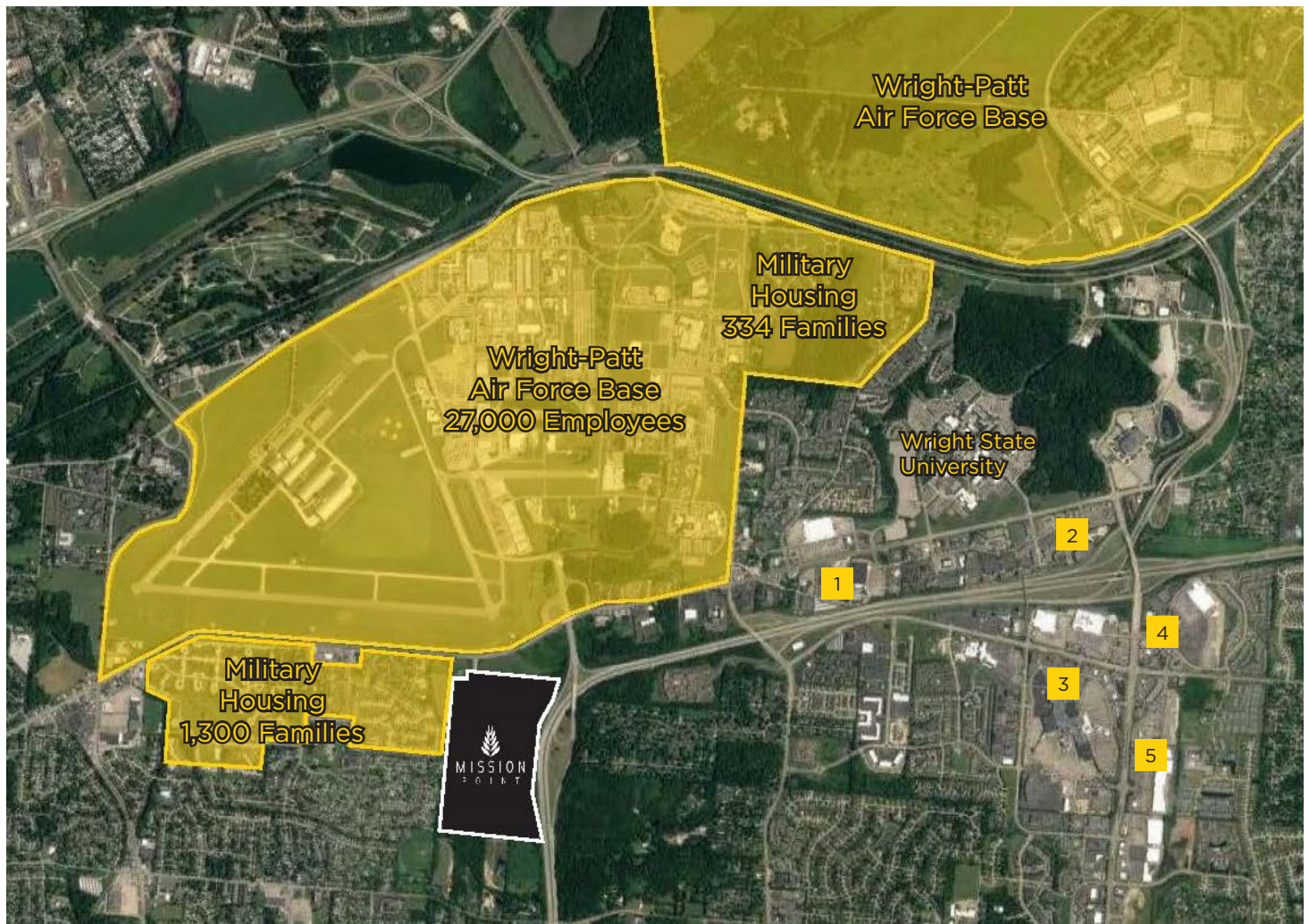


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Aerial and Location Map



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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