

Offering Memorandum

WRIGHT-PATTERSON DEFENSE TECH PORTFOLIO

3 Buildings | 140,578 SF Class A Office | Beavercreek, OH 45431



NEWMARK

WRIGHT-PATTERSON DEFENSE TECH PORTFOLIO



3725 PENTAGON BLVD



PENTAGON BLVD

2685 HIBISCUS WAY

HIBISCUS WAY

COMMONS BLVD

2601 COMMONS BLVD

Table of Contents

01

EXECUTIVE
SUMMARY

02

INVESTMENT
HIGHLIGHTS

03

PROPERTY
OVERVIEW

04

TENANT
OVERVIEW

05

MARKET
OVERVIEW

06

FINANCIAL
OVERVIEW

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Executive Summary

Newmark Capital Markets has been exclusively retained by the owner in the sale of Wright-Patterson Defense Tech Portfolio, a three-building, 140,578 SF Class A office portfolio located near Wright-Patterson Air Force Base. Currently 100% leased with 7.5 years of weighted-average lease term (WALT) remaining, the portfolio boasts an impressive tenant roster that includes KBR and Parallax Advanced Research. The Portfolio's proximity to Wright-Patterson Air Force Base allows it to serve as a critical hub for defense-related operations. The portfolio includes a substantial level of Sensitive Compartmented Information Facility (SCIF) space built out.

In-Place NOI is \$2,841,893. This Property is being offered without an asking price.

- Diverse tenant pool of Department of War contractors
- 7.5-year WALT
- Strategically located near Wright-Patterson Air Force Base
- Substantial SCIF space

SUMMARY

	College Park II 2685 Hibiscus Way	College Park III 3725 Pentagon Blvd	Acropolis J 2601 Commons Blvd	Portfolio
Building Size	74,956 SF	51,560 SF	14,062 SF	140,576 SF
Occupancy	100%	100%	100%	100%
Percentage of Portfolio	53%	37%	10%	100%
In-Place NOI	\$1,627,419	\$966,282	\$248,192	\$2,841,893
WALT	9.2 Years	6.6 Years	2 Years	7.5 Years

The sale of the Wright-Patterson Defense Tech Portfolio is subject to assumption of the in-place debt.
The terms of the existing debt are:

Lender	Bank of Montreal (BMO)	Interest Rate	7.28%
Balance	\$21,750,000	Recourse	No ("Bad Boy" provisions apply)
Loan Term	5 Years	Maturity Date	July 5, 2030
Interest Only	Full Term		



KEY FEATURES OF THE PROPERTY INCLUDE:

Security Measures: Ensuring the utmost safety and security of personnel and sensitive information, the Property incorporates robust security measures, including access control systems, surveillance cameras, and SCIFs. These measures uphold the confidentiality and integrity of client operations.

Modern Infrastructure: Equipped with modern infrastructure and advanced technology systems, the Property is designed to meet the highest standards of functionality, efficiency, and sustainability. From energy-efficient lighting to smart HVAC systems, every aspect is optimized to enhance productivity and minimize environmental impact.

Nearby Amenities: The Portfolio benefits from nearby amenities that enhance the overall work experience for employees. From dining options and recreation to retail services, the location caters to diverse needs and promotes a healthy work-life balance.

Investment Highlights

A THRIVING BUSINESS SECTOR

Wright-Patterson is the largest single-site employer in the State of Ohio. According to Statista.com, defense spending in the United States is anticipated to increase annually through 2034. Defense spending in 2024 exceeded \$900 billion, while projections for 2025 put that number at just over \$1 trillion. Defense contractors located near WPAFB are ideally-positioned to benefit from that increased spending.

NEWER VINTAGE CONSTRUCTION

The buildings in the portfolio are newer construction than most of the competitive set in the Wright-Patterson submarket. They offer better location to amenities and greater floorplate flexibility.



PROXIMITY TO WRIGHT-PATTERSON AIR FORCE BASE

A location that offers convenient access to Wright-Patterson Air Force Base is critical for defense-tech related tenants. WPAFB is viewed as the de facto headquarters for the Air Force and is widely considered to be among the most important military installations in the US, outside of the Pentagon. The Portfolio is just two miles from Wright Patterson's gate 22B, which is the location of the USAF Research Lab (AFRL) HQ and Air Force Institute of Technology (AFIT) in addition to being where a substantial amount of contractor activity occurs on base. The Property's proximity to WPAFB and its central location in the U.S. provides a convenient and secure setting for defense-tech organizations to regularly meet with defense department personnel.

STRONG OFFICE SUBMARKET

The WPAFB office submarket is one of the best-performing office submarkets in the Midwest. The inventory of existing office buildings within Beaver Creek Township, adjacent to WPAFB, and close to amenities, is limited, as are available land sites. There are currently no Class A spaces available larger than 15,000 SF.



03

Property Overview

3
BUILDINGS

140,578 SF
CLASS A OFFICE SPACE

100%
LEASED



2685 Hibiscus Way - College Park II

PROPERTY INFORMATION

Address	2685 Hibiscus Way Beavercreek, OH 45431
Submarket	Office - East Dayton
Building Size	74,956 SF RBA
Land Area	8.4 Acres
Occupancy	100%

Typical Floor	37,478 SF
Number of Stories	2
Year Built	2008 (60%), 2024 (40%)
Parking Ratio	4.00 / 1,000 SF
Parking Spaces	Surface - 250



3725 Pentagon Boulevard - College Park III

PROPERTY INFORMATION

Address	3725 Pentagon Boulevard Beavercreek, OH 45431
Submarket	Office - East Dayton
Building Size	51,560 SF RBA
Land Area	3.24 Acres
Occupancy	100%

Typical Floor	25,780 SF
Number of Stories	2
Year Built	2009
Parking Ratio	4.83 / 1,000 SF
Parking Spaces	Surface - 250



2601 Commons Boulevard - Acropolis J

PROPERTY INFORMATION

Address	2601 Commons Blvd Beavercreek, OH 45431
Submarket	Office - East Dayton
Building Size	14,063 SF RBA
Land Area	1.79 Acres
Occupancy	100%

Typical Floor	14,063 SF
Number of Stories	1
Year Built	2006
Parking Ratio	7.21 / 1,000 SF
Parking Spaces	Surface - 100



LEGEND

1. Gate 22B
2. Air Force Research Lab HQ
3. Air Force Inst of Tech
4. Gate 19B
5. Air Force Materiel Command
6. Gate 15A
7. Gate 12A
8. Museum of the USAF
9. Wright State University





Tenant Overview



KBR (NYSE: KBR; S&P BB+)

www.kbr.com

Headquartered in Houston, TX, KBR (formerly Kellogg Brown & Root) is a global engineering, construction, and professional services company recognized for delivering complex solutions across the energy, government, and technology sectors. With a history dating back to 1901, KBR has evolved to become a trusted partner for a wide range of clients—including government agencies, energy producers, and private industry—offering services that encompass project management, research and development, advanced technologies, logistics support, and consulting. The company's expertise covers both the public and private sectors, with a significant footprint in defense, space operations, hydrocarbons, renewable energy, and sustainable infrastructure.



PARALLAX ADVANCED RESEARCH

www.parallaxresearch.org

Founded in 2007 as the Wright State Research Institute, Parallax Advanced Research is a non-profit 501(c)(3) organization specializing in research and development services, particularly within the defense, technology, and scientific consulting sectors. The company leverages academic, government, and industry collaboration to accelerate innovation, research translation, and advanced solutions for complex security, aerospace, and commercial challenges.

Parallax Advanced Research's Core Offerings include:

- Scientific Research and Analysis
- Systems Engineering and Technical Advisory (ASETA)
- Technology Commercialization Consulting
- Academic and Industry Partnerships
- Grant and Proposal Writing Support
- STEM Outreach and Workforce Development
- Parallax's site at College Park II is strategically located in proximity to Wright Patterson AFB.





MINTEK RESOURCES

www.mintekresources.com

Since 1994 Mintek Resources, Inc. has provided solutions to the Environmental, Construction, Agricultural, Oil and Gas, Waste Water Treatment, Industrial markets and more. Mintek Resources is a leading supplier and processor of mineral-based industrial materials. The company specializes in bulk material supply, handling and distribution, with an emphasis on high-quality lime, gypsum, and specialty mineral products.

Headquartered in Beavercreek, OH, Mintek Resources is a subsidiary of Carmeuse, a Belgian mining company. Carmeuse reported revenues in 2022 of nearly \$2 billion.



Submarket Overview

Nestled in the heart of southwest Ohio, the Wright Patterson office submarket is a bustling hub of innovation and opportunity. As one of the largest and most influential military installations in the United States, Wright-Patterson doesn't just signify military might; it represents a dynamic ecosystem where businesses thrive and ideas take flight.

The office market near Wright-Patterson Air Force Base is more than just real estate; it's a gateway to limitless possibilities. It is a landscape where collaboration among cutting-edge defense contractors, tech startups, and seasoned professionals is not just encouraged but actively sought after. This is the environment that defines the office market near Wright-Patterson and explains why it is among the best-performing office markets in the Midwest.

CLASS A STATS



SUBMARKET
SIZE

796,848 SF



VACANCY

4.9%



OF
BUILDINGS

13



BUILDINGS
>90,000 SF

2



OF VACANT
SUITES

2



OF VACANCIES
> 25K SF

0



Submarket Highlights

PROXIMITY TO INNOVATION

With Wright-Patterson Air Force Base at its core, the surrounding area pulses with innovation. Thanks to the Air Force Research Labs and the Air Force Materiel Command, access to groundbreaking research, state-of-the-art technology, and a pool of talented individuals makes this location a magnet for forward-thinking businesses.

STRATEGIC NETWORKING

Companies choose to be near Wright-Patterson because it's more than just a prime location; it's home to a thriving network of businesses, government agencies, and research institutions. From informal meetups to industry-specific events, the opportunities for networking and collaboration are endless.

SUPPORTIVE ECOSYSTEM

The local community understands the importance of fostering growth and innovation. Whether it's through business incubators, mentorship programs, or access to funding opportunities, businesses in this area are supported every step of the way.

WORK-LIFE BALANCE

Beyond business, the area near Wright-Patterson offers a high quality of life. With a range of housing options, excellent schools, and a variety of recreational activities, employees can enjoy a balanced lifestyle that enhances productivity and well-being.

ACCESSIBLE TRANSPORTATION

Situated at the crossroads of major highways, commuting to and from the office is a breeze. This accessibility ensures that your business remains connected to clients, partners, and markets both near and far.

The Wright-Patterson Air Force Base office submarket is not just a place to work; it's a community of innovators, collaborators, and visionaries. From startups looking to make their mark to established enterprises seeking new opportunities, this vibrant ecosystem has everything companies and their employees need.

A TIGHT OFFICE SUBMARKET

- Land constrained submarket
- Historically low vacancy
- No speculative construction







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