



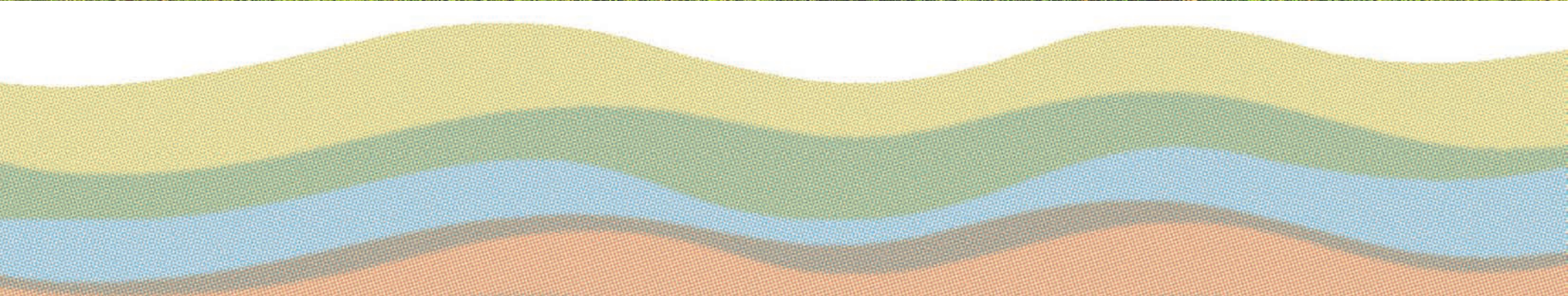
**SIXTH  
RIVER**

**Office Space for Lease**

Sixth River • Kettering, Ohio

## **“Sixth River is the confluence of the city and nature”**

Sixth River is an urban work campus updated for 21st Century lifestyles. Located on property along the Beaver Creek Greenway you'll find scenic beauty during every season. The campus offers 5-acres of natural beauty, walking paths, access to the Iron Horse Trail, and recreational grounds designed to give balance to today's urban professionals. Directly linked to Greater Dayton's trail network, the Sixth River work campus provides connectivity to everything the city has to offer in a natural environment.





# SIXTH RIVER

## Introducing Dayton's Premier Office Park

Sixth River spans 36 acres strategically positioned in the east Dayton submarket along I-675, within the Miami Valley Research Park. The five-building office park consists of nearly 300,000 square feet and is located only minutes from Wright-Patterson Air Force Base, Wright State University, The Greene, downtown Dayton and the University of Dayton. The project's prominent location features a complete refresh and redevelopment to offer tenants the unique opportunity to have classic design with updated amenities.

### SIXTH RIVER - UPDATES TO PARK & SURROUNDINGS

#### COMPLETED

- Parking lots
- Curbs and sidewalks
- Parking lot lighting
- Arborist landscape rehabilitation
- Pressure washing of all buildings and walks.
- Additional pedestrian walkways and pathway lighting LED retrofit
- Building up-lighting
- Park Wi-Fi
- Rebranding/signage including site, wayfinding, building & directory signage throughout
- Signage plan to include on-building tenant representation.
- Landscape updates - impact plantings throughout

#### PLANNED

- **Sixth River Parkway**  
Walking path connectivity to extended Iron Horse Bike Way, waterfront exposure to Little Beavercreek pond.
- **Sixth River Commons**  
Retail/services/outdoor seating commons (quick serve restaurant, hair/nail salon, drop-off drycleaner, coffee shop)
- **Sixth River Village**  
300-unit waterfront housing development at Research Blvd & County Line Rd





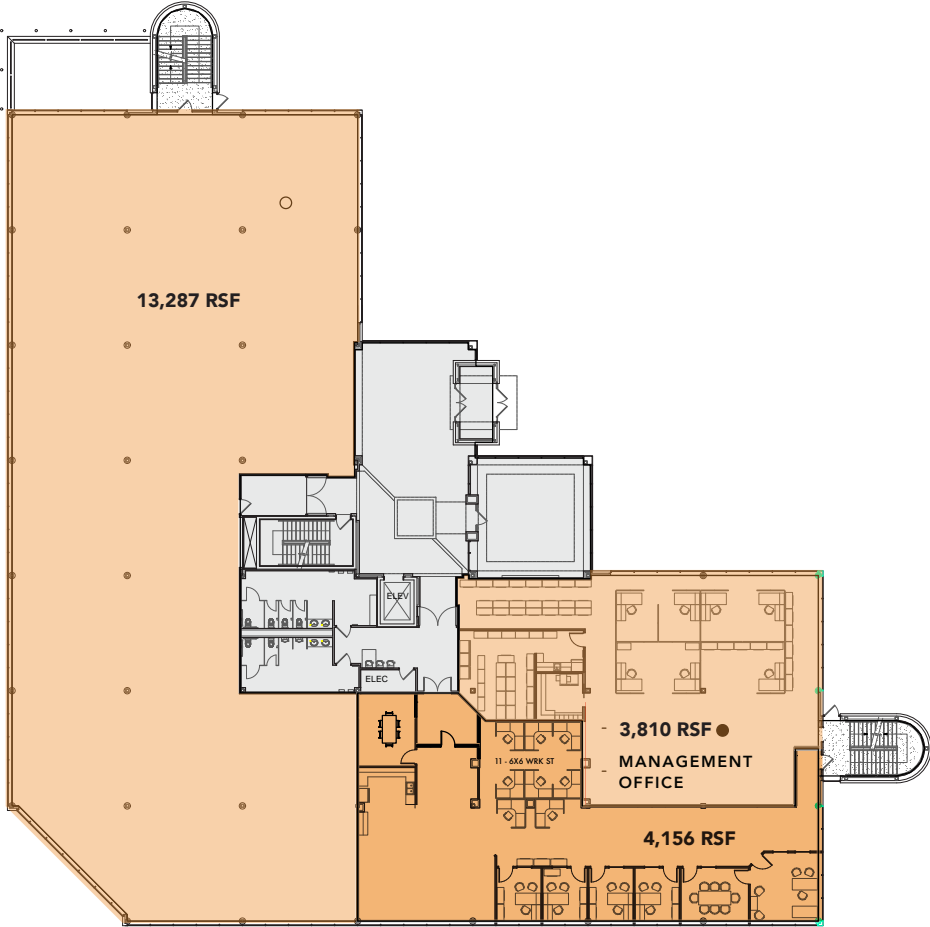
Sixth River offers a tenant lounge and complimentary conference centers of varying sizes to meet tenant needs. The common areas have been completely remodeled, creating a warm and inviting atmosphere.



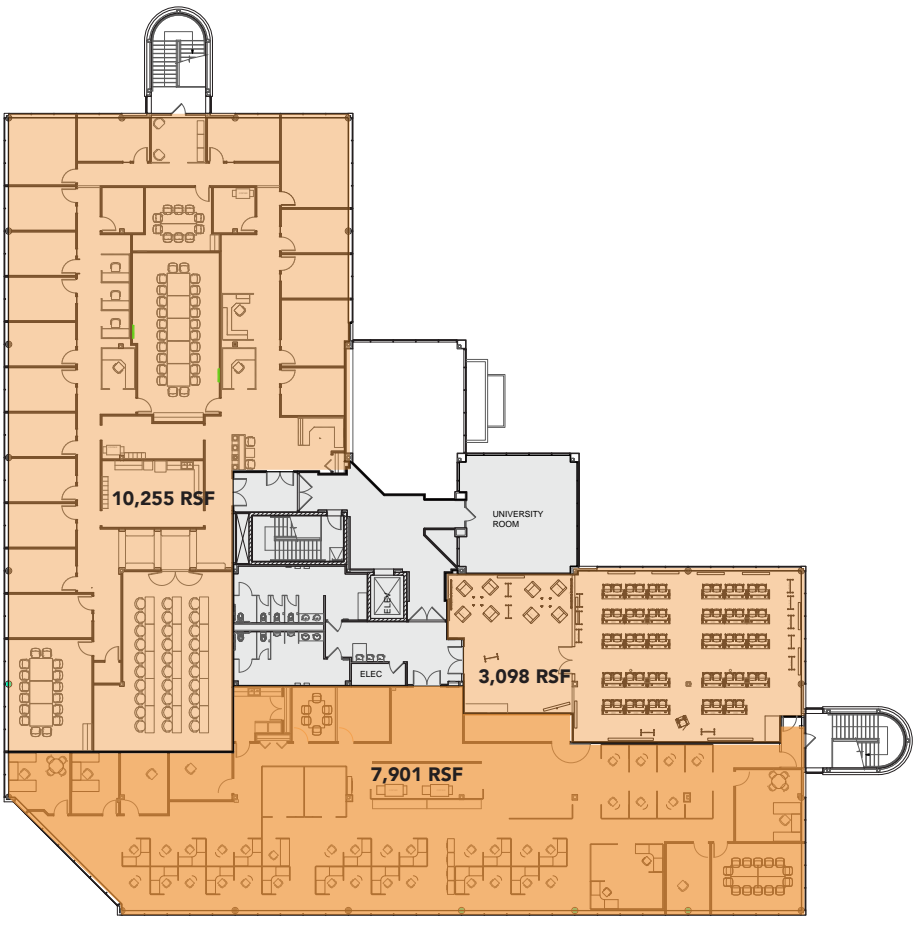




**FIRST FLOOR**  
**21,253 RSF AVAILABLE**



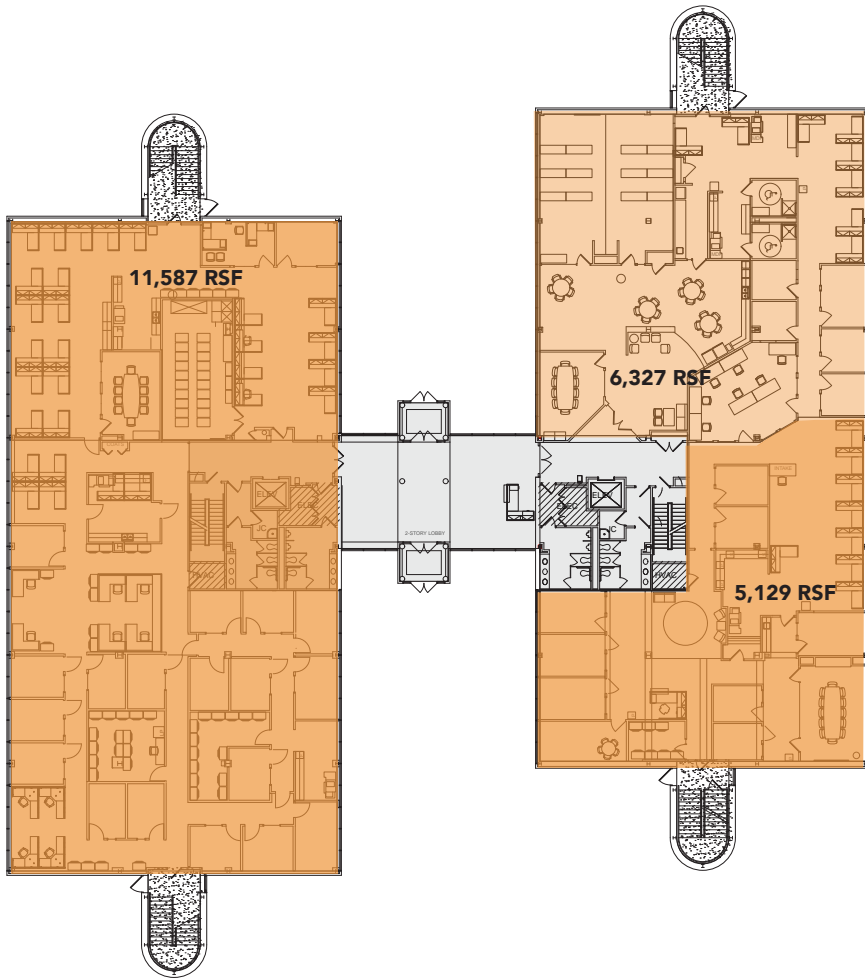
**SECOND FLOOR**  
**21,254 RSF AVAILABLE**



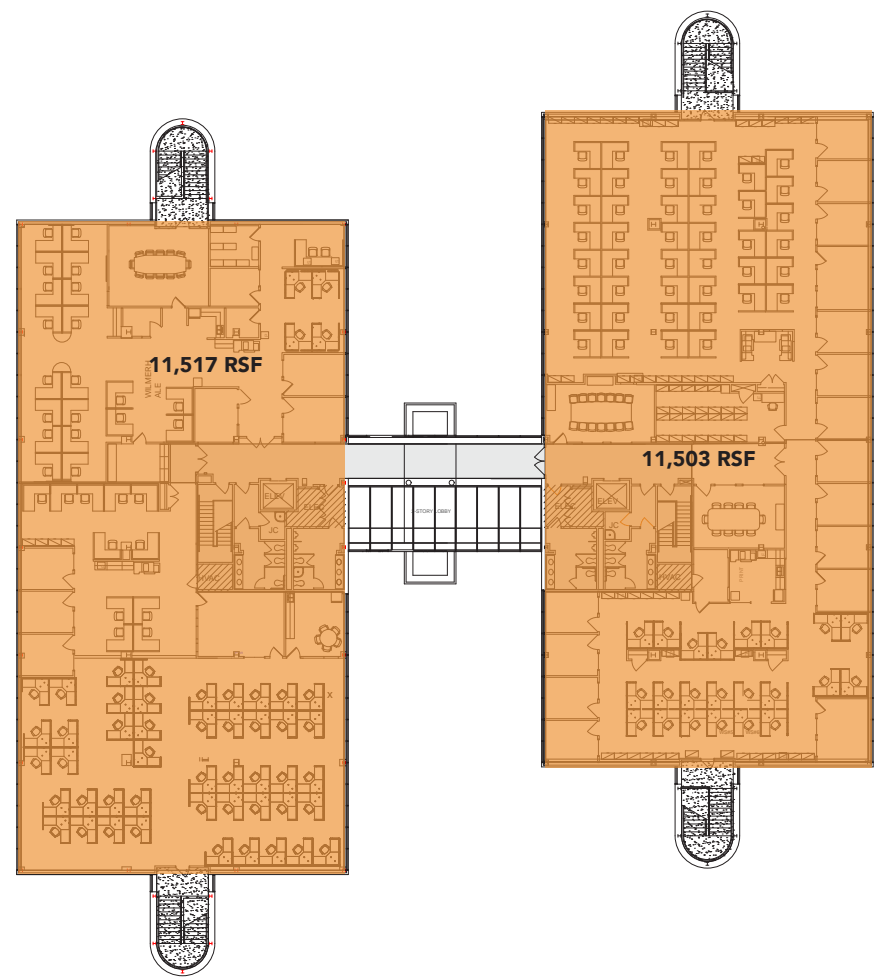
**ENTIRE BUILDING AVAILABLE AREA**  
**APROX. 45,000 RSF**

- \*FULL HEIGHT BASEMENT STORAGE AVAILABLE**
- \*MANAGEMENT OFFICE COULD BE RELOCATED**

**FIRST FLOOR**  
**11,456 RSF AVAILABLE**



**SECOND FLOOR**  
**11,503 RSF AVAILABLE**



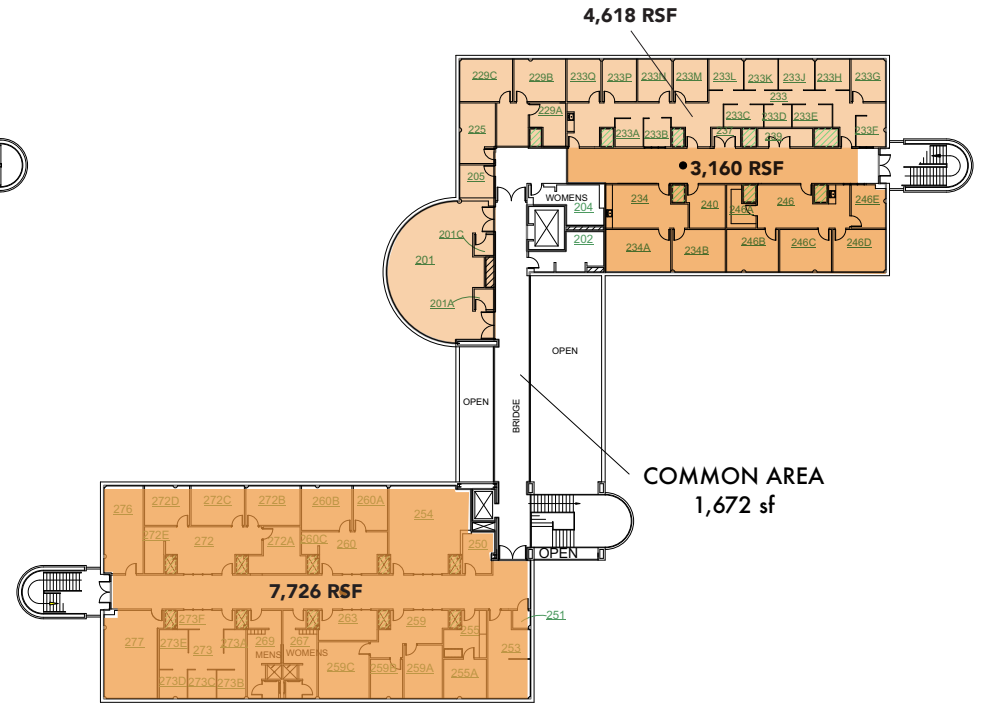
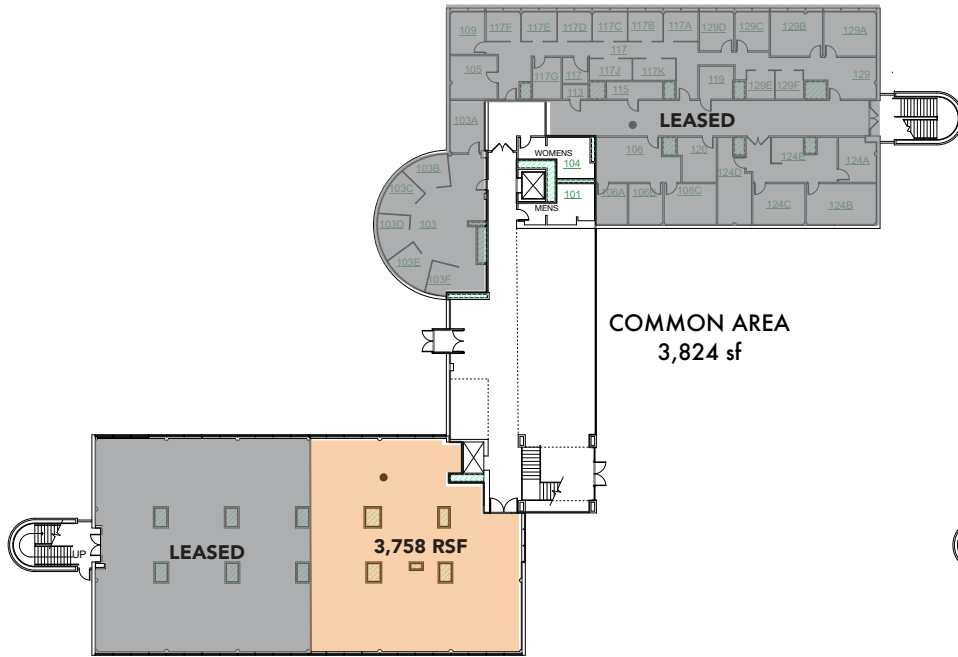
**TOTAL BUILDING AVAILABLE AREA**  
**46,063 RSF**

**\*FULL HEIGHT BASEMENT STORAGE AVAILABLE**



**FIRST FLOOR**  
**3,758 RSF AVAILABLE**

**SECOND FLOOR**  
**15,589 RSF AVAILABLE**



**TOTAL BUILDING AVAILABLE AREA**  
**19,347 RSF**

**\*FULL HEIGHT BASEMENT STORAGE WITH DRIVE-IN ACCESS**



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