

**CORPORATE HEADQUARTERS,
MULTI-TENANT OFFICE & TECHNOLOGY PARK,
FLEX SPACE, DATA CENTER LOCATION**

**VORA TECHNOLOGY PARK
101 KNIGHTSBRIDGE DRIVE
HAMILTON, OH 45011**



COMMERCIAL PROPERTY FOR LEASE



BROKERS WELCOME – COMMISSION NEGOTIABLE, BASED ON RATE & TERMS

CONTACT:

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VORA TECHNOLOGY PARK, 101 KNIGHTSBRIDGE DRIVE, HAMILTON, OH 45011

EXECUTIVE SUMMARY

LOCATION HIGHLIGHTS

- Ideal location at center of Cincinnati-Dayton Metroplex, including Southwest Ohio, Northern Kentucky, Southeast Indiana
- 35 minutes to downtown Cincinnati
- 15 minutes to I-75 corridor, via OH 129
- Within 45 minutes of two international airports
- Contiguous to Miami University Hamilton Campus
- Adjacent to Great Miami River
- Developable land on 55-acre campus (5-14 acre sites)
- Flexible I-1 Zoning (Limited Industrial District)



BUILDING SPECS

- Class A four-story building
- Five total, interconnected buildings
- Built in phases beginning in 1970s. Total renovation, including construction of four-story building, completed in 1991
- 55-acre technology campus and park
- 365,000 total square feet
- 250,000 usable square feet
- Over 100,000 square feet of Class A office space
- 2.2-acre pond, integral to building systems
- 750 surface parking spaces
- Access to on-site, world-class data center
- Honeywell FS90 Fire Protection and Audio Evac System
- Sprinklers throughout entirety of the buildings



DATA CENTER OPPORTUNITY

- CyrusOne operated carrier class data center (70,000 SF)
- CenterGrid operated AICPA SOC2 data center (7,125 SF)
- 30 MW substation adjacent to campus, with 15 MW additional capacity
- Campus fed from two independent utility feeds, with automatic instantaneous switching
- Vertical distribution closets for data switching equipment
- Fiber optic providers (AT&T, Verizon, Spectrum, L3, alta fiber/Cin. Bell, Windstream, City of Hamilton, Butler County)
- 5,500 kVA with dual primary feeders
- Redundant underground feeders with tie switches
- Liebert instantaneous UPS (uninterruptible power supply)
- Diesel Generators—Two 1 MW (CenterGrid DC), one 1.5 MW (Barclays), two 350kW (building-emergency); CyrusOne maintains separate diesel generators
- Panduit giga-channel, cat5e horizontal ethernet cables



FINANCIAL OVERVIEW / PROPERTY SUMMARY

ASKING LEASE RATE: \$10.00/RSF (NNN)

CURRENT OPEX: \$7.52/RSF

CURRENT REAL PROP. TAX: ≈ \$0.91/RSF



PROPERTY SUMMARY

ADDRESS:	101 Knightsbridge Drive, Hamilton, OH 45011
COUNTY:	Butler
BUILDING APPROX TOTAL SQ FT:	± 365,000 sq ft
APPROX RENTABLE SQ FT:	± 250,000 sq ft
LOT SIZE (ACRES):	± 54.98 acres (two parcels—± 47.67 acres & ± 7.31 acres)
LOT SIZE (SQ FT):	± 2,394,929 sq ft
PARKING SPACES:	± 750 (Asphalt)
YEARS BUILT/RENOVATED:	1961 (N,E,W Wings)/1976 (SE Wing)/1991 (SW Wing) - Total renovation completed in 1991 during construction of Class A, 4-story, SW Wing
OFFICE SUBMARKET:	Hamilton/Fairfield/Butler County
BASE BUILDING:	Steel Frame
EXTERIOR SKIN:	Blue Pearl Granite & Cherokee Marble
UTILITY PROVIDER:	City of Hamilton (electric, natural gas, water, sanitary sewer, stormwater)
LIGHTING:	LED conversions throughout campus (interior & exterior); Peerless indirect, pendant-hung lighting in office areas
ROOF (<i>Type/Yr. Installed</i>):	Rubber flat; SW (2017); E & W (2019); SE (2014); N (at end of useful life); Serviced annually through service contract
LIFE SAFETY SYSTEMS:	NOTIFIER fire detection & audio evacuation system; fire alarms, strobes, extinguishers, emergency lighting, and other systems and equipment located throughout all buildings and serviced on regular basis; all buildings and spaces served by sprinkler system
AUTOMATION/CONTROLS:	Johnson Controls Metasys building automation system
ELECTRIC INFRASTRUCTURE:	5,500 kVA, with dual primary feeders; automatic transfer of primary feed loss; redundant underground feeders, with tie switches; Liebert instantaneous UPS
BACK-UP GENERATORS:	Two 350 kW Kohler emergency generators for building systems; two 1 MW generators for CenterGrid DC to ensure long-term, back-up power; one 1.75 MW generator (Barclays); and 6 back-up generators for CyrusOne DC
HVAC SYSTEMS:	3 dual fuel, steam boilers (5,250 MBH ea.); 1,550 ton capacity; 58° ground-water (3 on-site wells) for year-round energy efficient cooling;
SECURITY:	On-site security personnel provided 24/7/365

SUBJECT PROPERTY + ADJACENT & NEARBY PROPERTY USES

Main Street and West Side

- Spooky Nook Champion Mill (indoor/outdoor athletic complex with hotel, conference center, health club, & other amenities)
- Fretboard Public House
- Billy Yanks Restaurant & Tap Room
- Hamilton Backyard (tap room)
- Richard's Pizza
- Pyramid Hill Sculpture Park

Downtown Hamilton

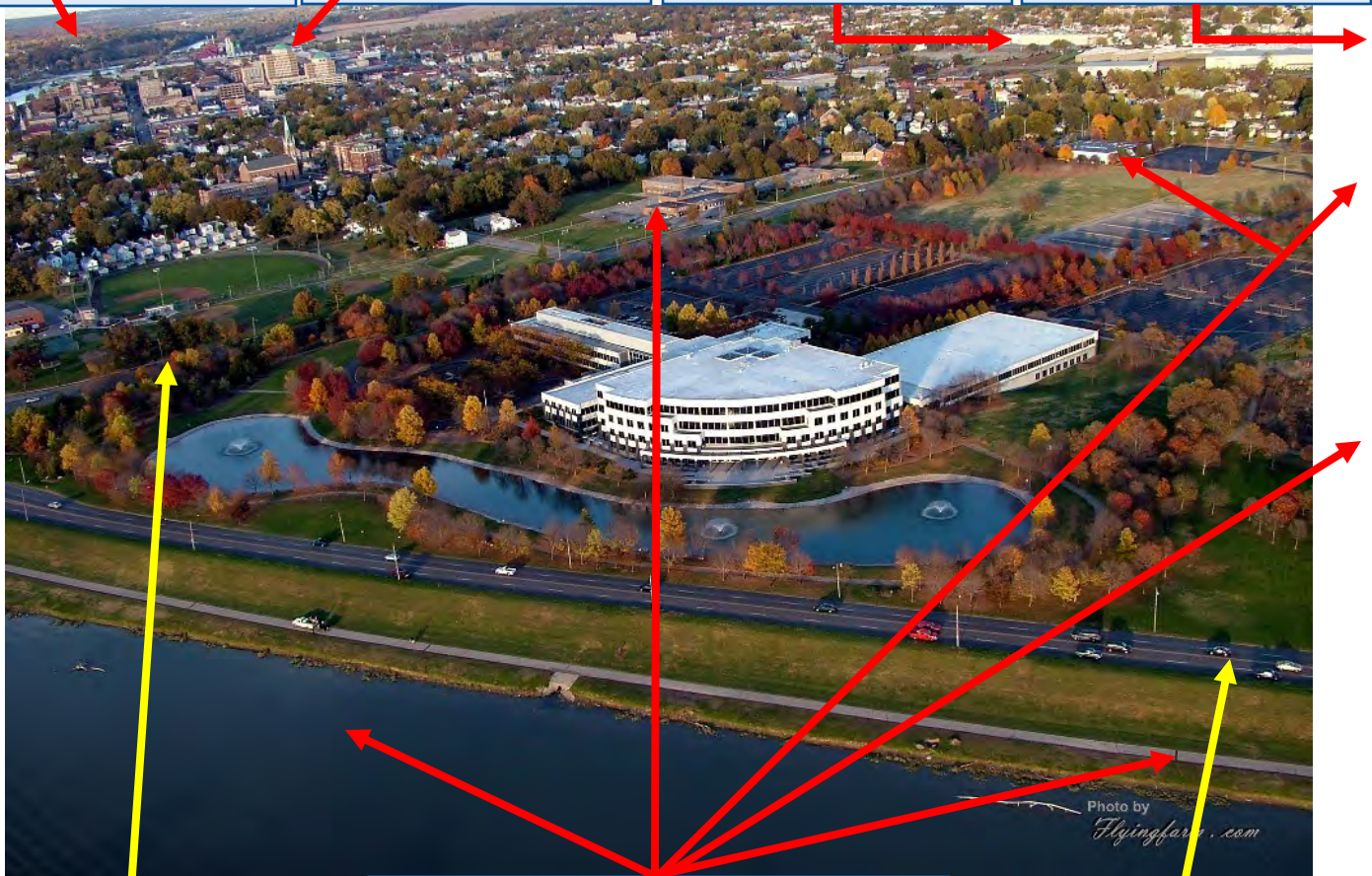
- 80 Acre Farms (HQ)
- ODW Logistics
- Premier Health Solutions
- US Bank
- First Financial Bank
- Municipal Brew Works
- YMCA
- Courtyard by Marriott
- Community First Solutions
- City of Hamilton
- Butler County
- U.S. Post Office
- Greater Hamilton C of C

2nd Ward & State Route 4 Corridor

- Matandy Steel
- Ryerson Coil Processing
- KaiVac
- Kroger
- YWCA
- First Financial Bank
- Third Eye Brewing (coming soon)
- Rose Automotive Group
- Starbucks
- Biggby Coffee
- Butler Educational Svcs.

Hamilton Enterprise Park & Symmes Road Corridor

- Synergy Flavors
- Tri-Health Butler
- Saica Pack USA
- VinylMax
- Neturen
- 80 Acres Farm (mfg.)
- General Electric
- Bilstein Corp. of America
- Valeo Climate Control
- imFlux
- Bohlke Veneer
- Salvagnini America



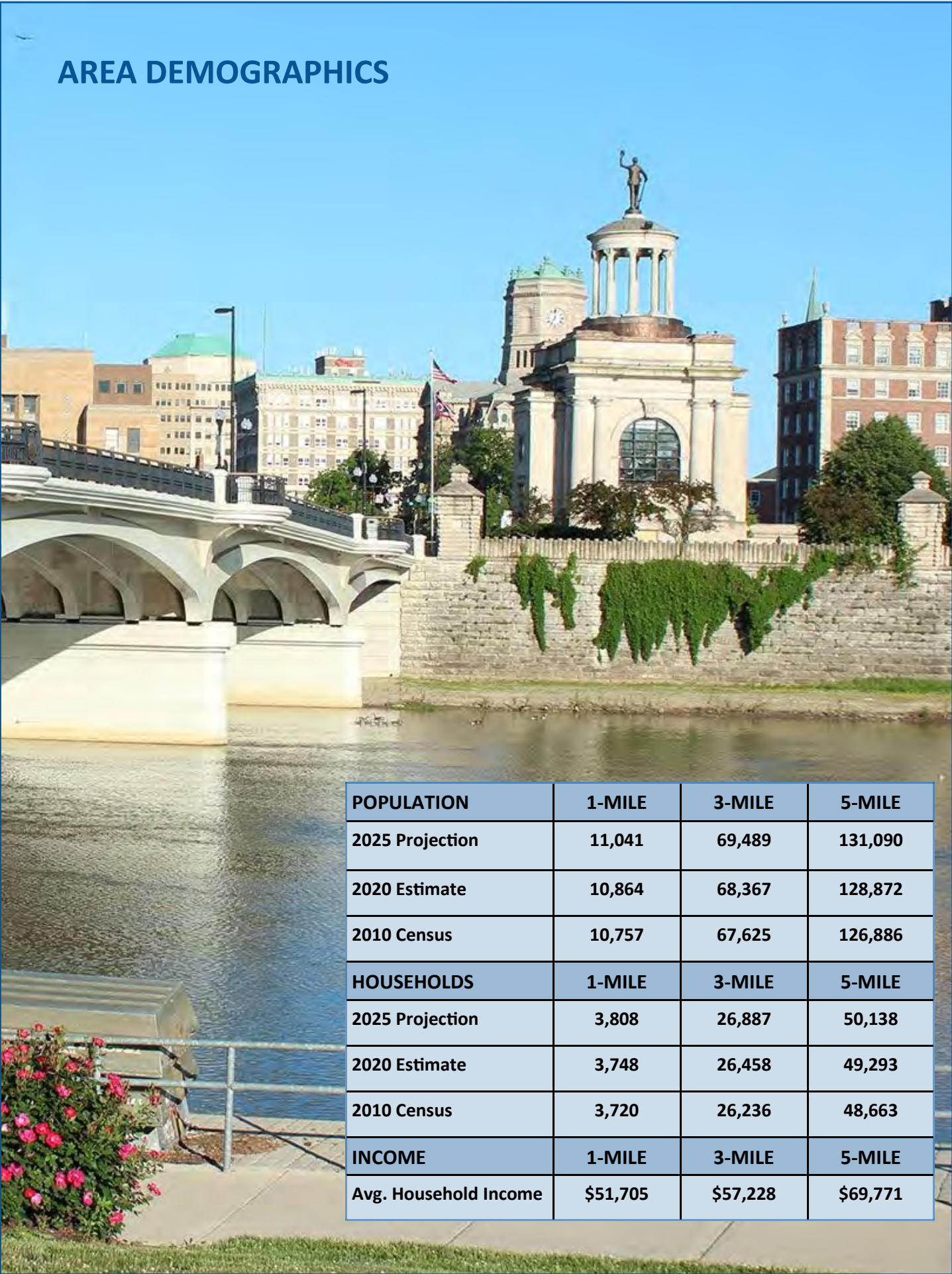
Adjacent Property and Land Uses

- Miami University Hamilton Regional Campus
- Miami University College of Nursing
- Riverview Elementary School
- Lane Library Administration
- Great Miami River
- Low Level Dam/Lodder Memorial Park
- Great Miami River Walking/Biking Trail

Knightsbridge Drive
± 10,600 VPD

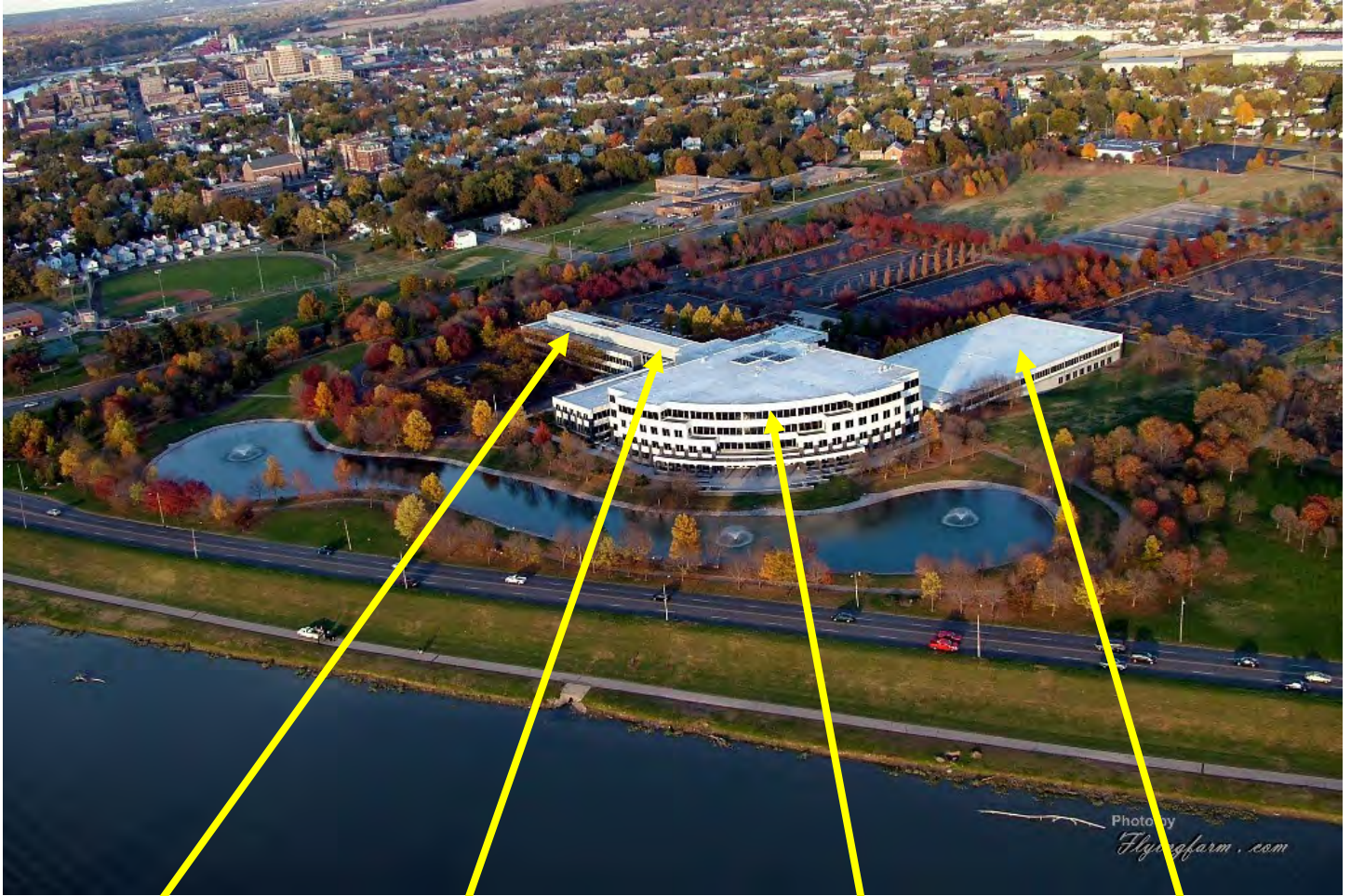
Neilan Blvd.
± 17,400 VPD

AREA DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	11,041	69,489	131,090
2020 Estimate	10,864	68,367	128,872
2010 Census	10,757	67,625	126,886
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	3,808	26,887	50,138
2020 Estimate	3,748	26,458	49,293
2010 Census	3,720	26,236	48,663
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$51,705	\$57,228	\$69,771

VORA TECHNOLOGY PARK — TENANTS 2023

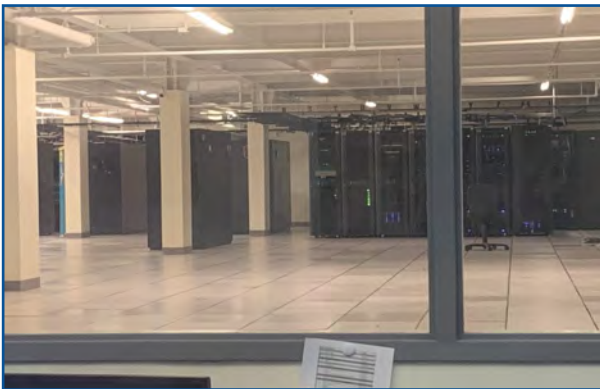


CenterGrid
± 11,125 SF

Vora Corporate Services
± 3,000 SF

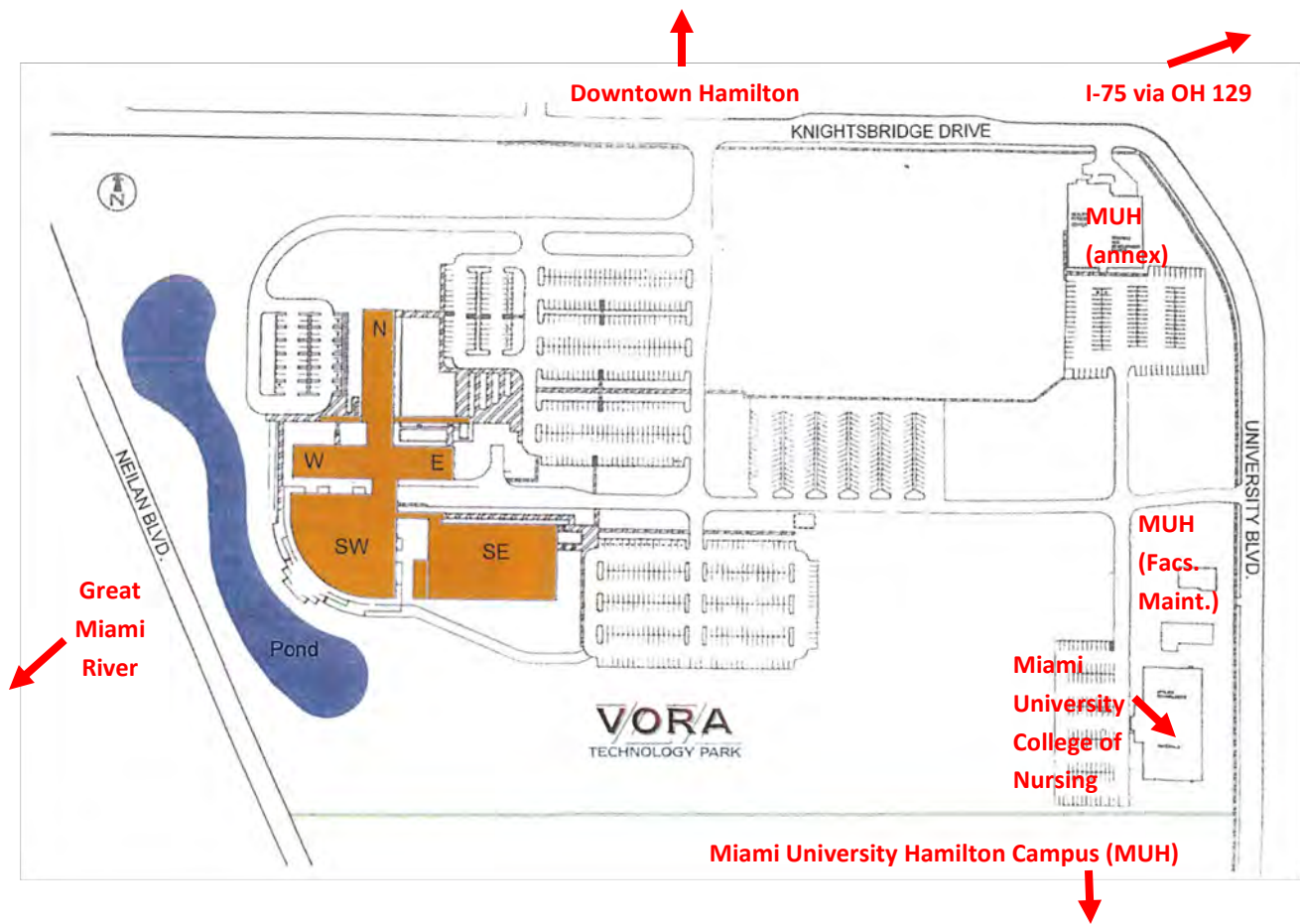
Barclay Services Corp.
♦ 65,000 SF (Available
after 9/30/2023)

CyrusOne
± 70,000 SF

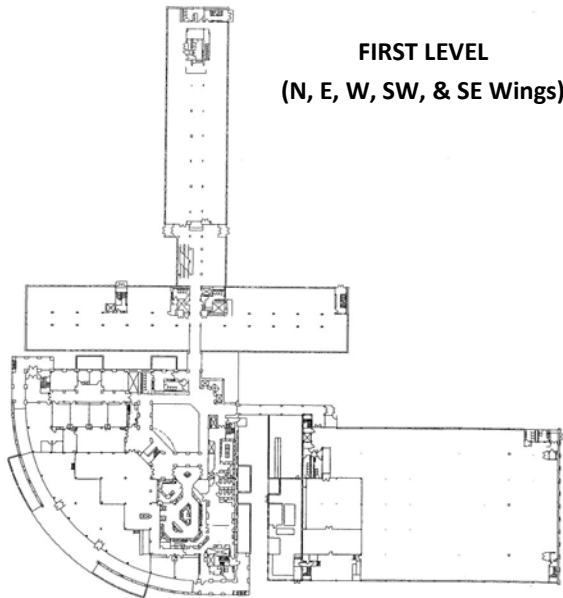


VORA TECHNOLOGY PARK, 101 KNIGHTSBRIDGE DRIVE, HAMILTON, OH 45011

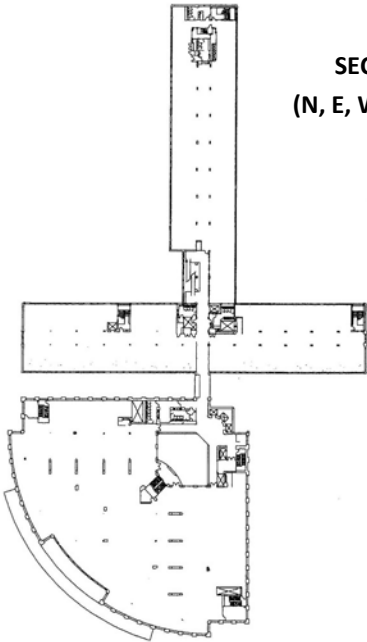
SITE PLAN & AERIAL VIEW



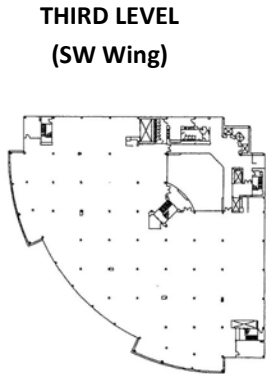
FLOOR PLANS



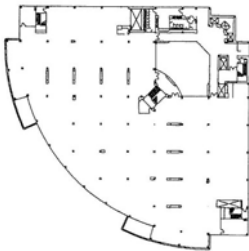
FIRST LEVEL
(N, E, W, SW, & SE Wings)



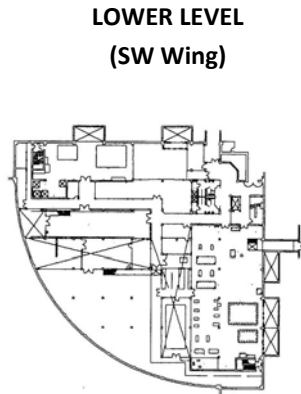
SECOND LEVEL
(N, E, W, & SW Wings)



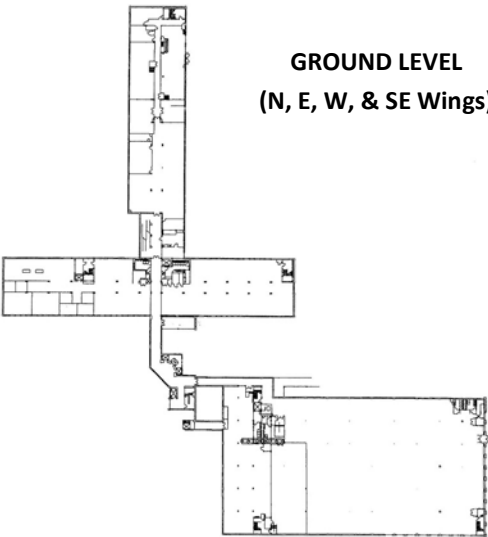
THIRD LEVEL
(SW Wing)



FOURTH LEVEL
(SW Wing)

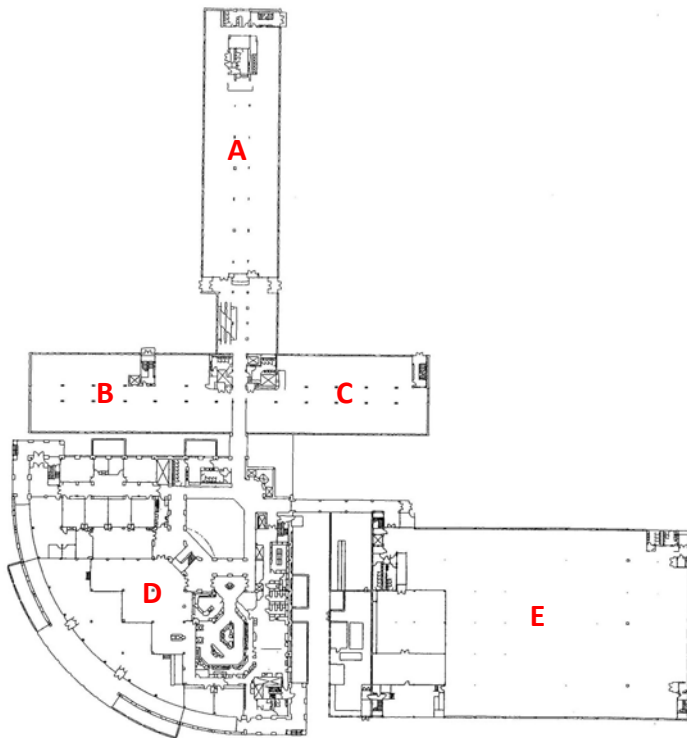


LOWER LEVEL
(SW Wing)



GROUND LEVEL
(N, E, W, & SE Wings)

FLOOR PLANS—SQ. FT., CURRENT USES, & AVAILABILITY



FIRST FLOOR PLAN—VTP

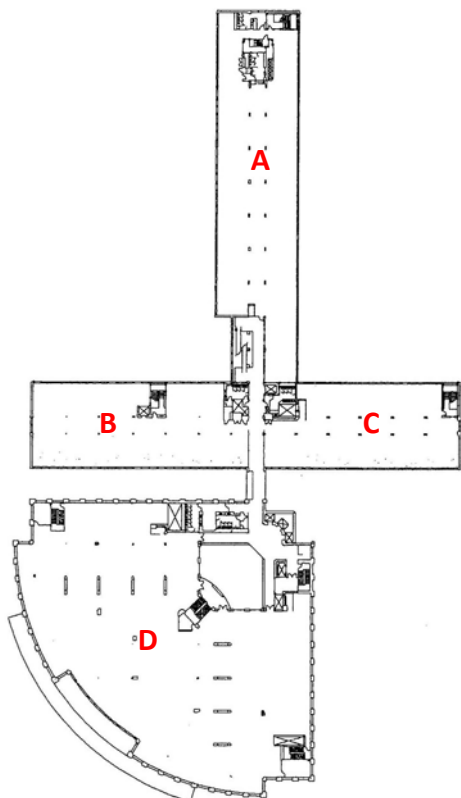
A—1 North - $\pm 11,800$ USF / $\pm 13,450$ RSF—
Occupied by Vora affiliates. Available for lease.

B—1 West - $\pm 8,710$ USF / $\pm 9,925$ RSF—
Available for lease.

C—1 East - $\pm 7,860$ USF / $\pm 8,960$ RSF—
Available for lease.

D—1 Southwest - $\pm 34,000$ SF—Common Area—not available for lease. Includes 4-story atrium, full service cafeteria, 500+ seat and private dining rooms, conference center, etc.

E—1 Southeast - $\pm 36,750$ SF—Under long-term lease as carrier class data center. Not available for lease.



SECOND FLOOR PLAN—VTP

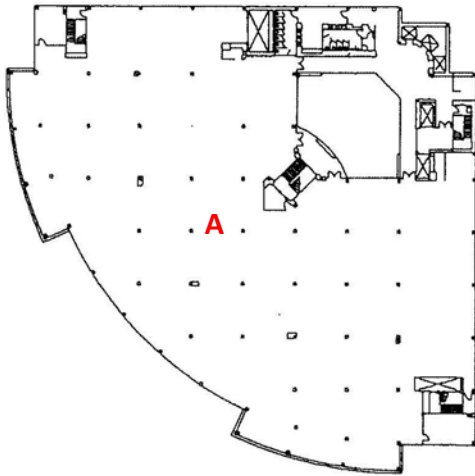
A—2 North - $\pm 13,650$ USF / $\pm 15,550$ RSF—
Available for lease.

B—2 West - $\pm 8,700$ USF / $\pm 9,915$ RSF—
Available for lease.

C—2 East - $\pm 7,860$ USF / $\pm 8,960$ RSF—
Available for lease.

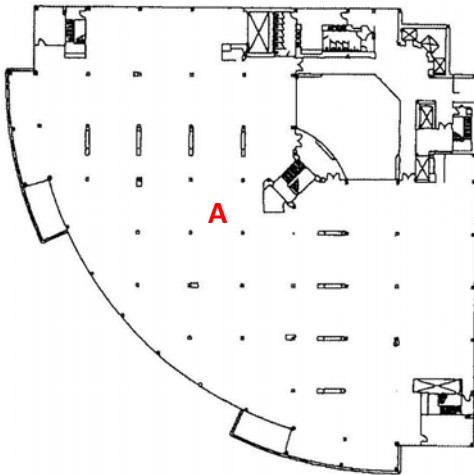
D—2 Southwest - $\pm 30,120$ USF / $\pm 34,350$ RSF—Available for lease.

FLOOR PLANS—SQ. FT., CURRENT USES, & AVAILABILITY



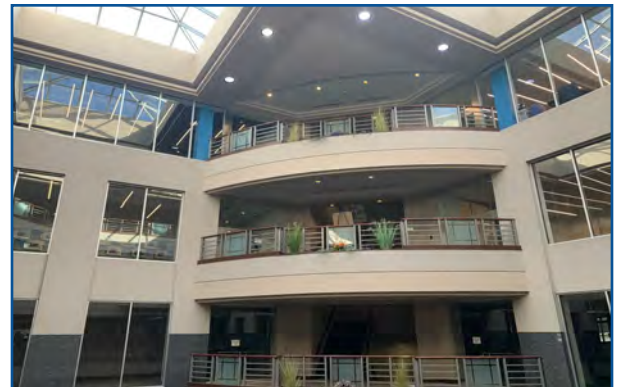
THIRD FLOOR PLAN—VTP

A—3 Southwest - \pm 33,000 SF—Formerly leased to Barclays Services Corp. As built image on following page. Available for lease after 9/30/2023.



FOURTH FLOOR PLAN

A—4 Southwest - \pm 32,325 SF—Formerly leased to Barclays Services Corp. As built image on following page. Available for lease after 9/30/2023.

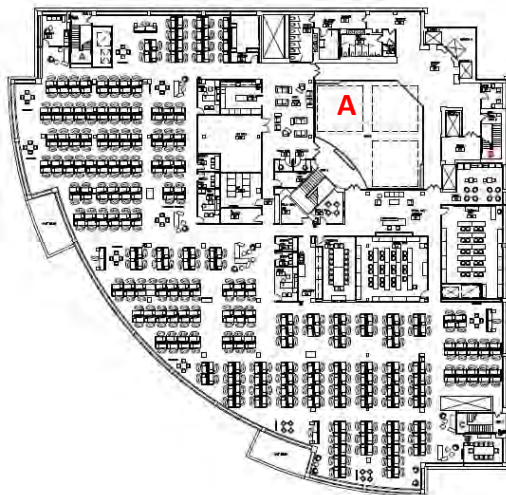


FLOOR PLANS—SQ. FT., CURRENT USES, & AVAILABILITY



THIRD FLOOR PLAN—VTP

A—3 Southwest - \pm 33,000 SF—Formerly leased to Barclays Services Corp. Image shown as built. Available for lease after 9/30/2023.

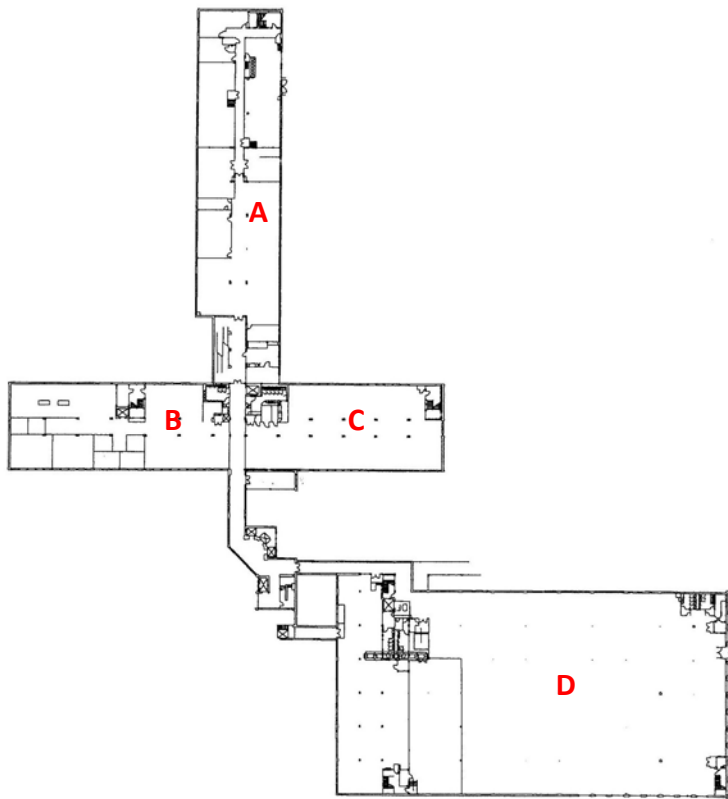


FOURTH FLOOR PLAN

A—4 Southwest - \pm 32,325 SF—Formerly leased to Barclays Services Corp. Image shown as built. Available for lease after 9/30/2023.



FLOOR PLANS—SQ. FT., CURRENT USES, & AVAILABILITY



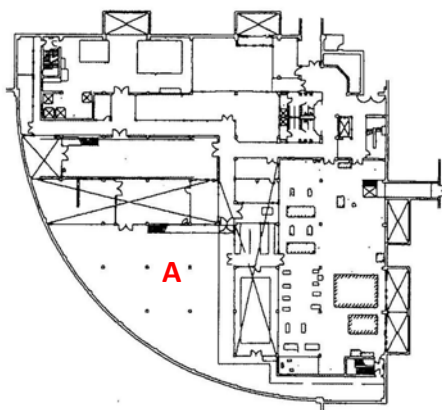
GROUND LEVEL (GL) FLOOR PLAN—VTP

A—GL North - $\pm 13,440$ USF / $\pm 15,320$ RSF—Building services and Vora affiliate data center (under lease). Limited lease options available.

B—GL West - $\pm 8,550$ USF / $\pm 9,750$ RSF—Building services and storage. Limited lease options.

C—GL East - $\pm 7,750$ USF / $\pm 8,830$ RSF—Building services and storage. Limited lease options.

D—GL Southeast - $\pm 35,800$ RSF—Under long-term lease as a carrier class data center and not available for lease.



LOWER LEVEL (LL) FLOOR PLAN—VTP

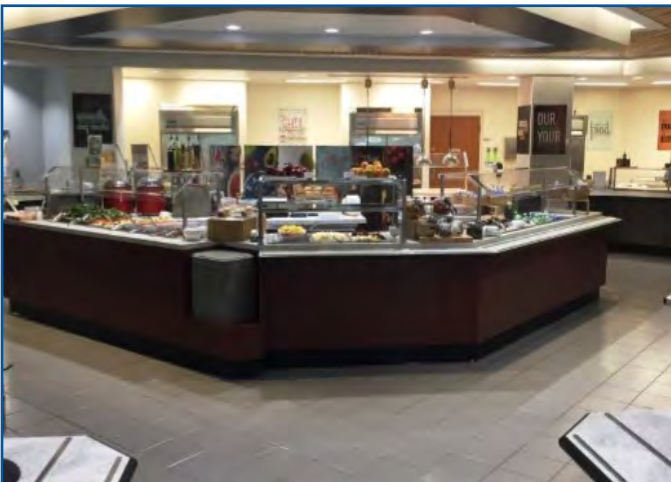
A—LL Southwest - $\pm 34,000$ SF—Building systems & mechanicals, loading dock access, grounds maintenance, storage, repair shop, etc. Minimal space available for lease, except for small server room (approx. 1,200 SF), repair lab (1,200 SF) and building storage.

SELECTED PHOTOS



VORA TECHNOLOGY PARK, 101 KNIGHTSBRIDGE DRIVE, HAMILTON, OH 45011

SELECTED PHOTOS



HAMILTON, OH—OVERVIEW

Hamilton is the largest city in and county seat of Butler County, Ohio. Located roughly 20 miles north of Cincinnati, Hamilton is the second largest city in the Greater Cincinnati Area.

Hamilton has historically been known for its strong industrial economy and diverse business community. In recent years, Hamilton has transitioned into a community known for its historic architecture, public art, thriving arts community, restaurants and micro breweries, quaint B&B's, sculling on the Great Miami River, and a premier destination for amateur athletics, with the 2022 opening of Spooky Nook Champion Mill, the largest and most innovative indoor sports complex in the country.

Hamilton is located along the Great Miami River Corridor, with approximately 100 miles of river, paved trails, and other amenities.

Hamilton owns and operates the major utilities (electric, natural gas, water, sewer, stormwater) and is blessed with one of the finest and largest sources of fresh water in North America, the Great Miami Buried Valley Aquifer.



For more information on the City of Hamilton, its municipal utilities and business community, and other services and amenities, visit the following websites:

City of Hamilton: <https://www.hamilton-oh.gov>

Greater Hamilton Chamber of Commerce: <https://www.hamilton-ohio.com>

Spooky Nook Champion Mill: <https://www.spookynooksports.com/hamilton>

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