



## Mission Point 2.0

Mission Point Boulevard  
Beavercreek, Ohio 45431

**FLEX  
LEASE RATE:**  
UPON REQUEST

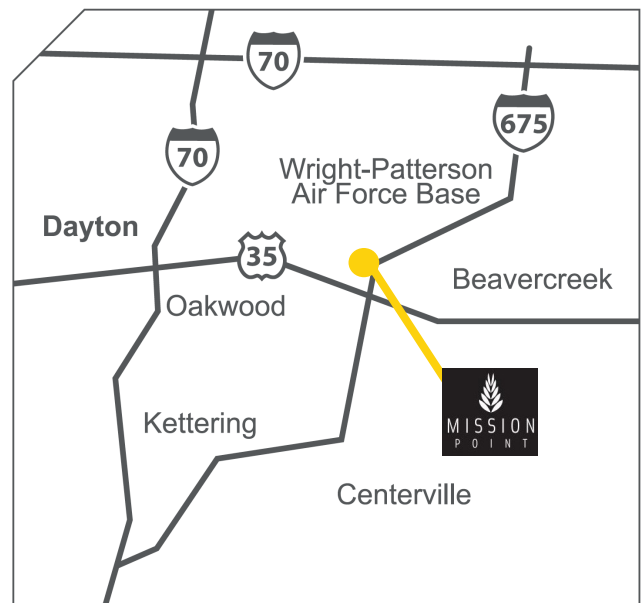
**OFFICE  
LEASE RATE:**  
\$20.00 PSF NNN

### Property Highlights

- 7 Proposed Buildings
  - Building A - 80,000 SF Office
  - Building B - 70,000 SF Office
  - Building C - 30,000 SF Office
  - Building D - 50,000 SF Office
  - Buildings E, F & G - 60,000 SF Flex
- Large floor plates allow for many office uses
- Build to Suit varies based on Tenant Specifications
- Building signage available for qualified tenants

### Park Highlights

- 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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## Building Specifications

### Office Space

#### Buildings A, B, C, D

<b>Building SF:</b>	30,000 to 80,000 SF
<b>Available SF:</b>	30,000 to 80,000 SF
<b>Submarket:</b>	Beavercreek/Dayton
<b>Built:</b>	To Tenant's Specifications
<b>No. Floors:</b>	2
<b>Floor Plate SF:</b>	30,000 SF
<b>Parking Ratio:</b>	3/1,000 SF
<b>Ceiling Height:</b>	Minimum 9'
<b>Building Class:</b>	A
<b>Load Factor %:</b>	14.5%
<b>Construction:</b>	Steel Frame Masonry
<b>No. Elevators:</b>	2
<b>Sprinklered:</b>	Yes
<b>HVAC:</b>	Multi-Zone System
<b>Fiber:</b>	Two Providers
<b>Lease Type:</b>	NNN
<b>Rent/SF:</b>	\$20.00 psf
<b>Op. Expense Est.:</b>	\$9.50 psf

### Flex Space

#### Buildings E, F, G

<b>Building SF:</b>	60,000 SF
<b>Available SF:</b>	60,000 SF
<b>Submarket:</b>	Beavercreek/Dayton
<b>Built:</b>	To Tenant's Specifications
<b>No. Floors:</b>	1
<b>Floor Plate SF:</b>	60,000 SF
<b>Parking Ratio:</b>	3/1,000 SF
<b>Ceiling Height:</b>	Varies based on Tenant's Specifications
<b>Building Class:</b>	A
<b>Construction:</b>	Tilt-up Construction
<b>Truck Doors:</b>	To Tenant's Specifications
<b>Drive-in Doors:</b>	To Tenant's Specifications
<b>Power:</b>	To Tenant's Specifications
<b>HVAC:</b>	To Tenant's Specifications
<b>Uses:</b>	R&D, Prototyping, Light Assembly

Flex space based on Tenant's specific ratio of office/lab/light industrial/warehouse.



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## Site Plan



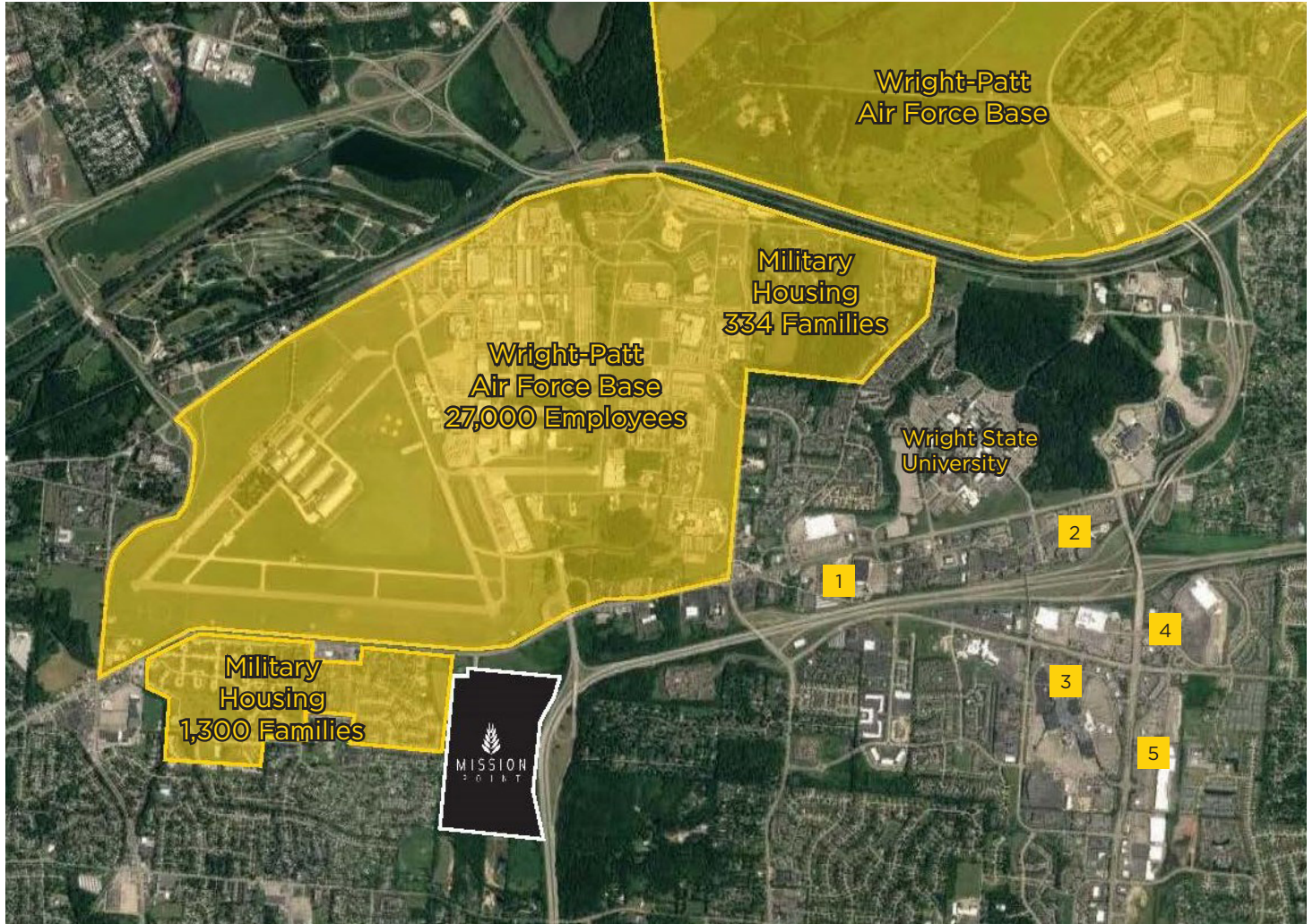
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## Aerial and Location Map



### 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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