



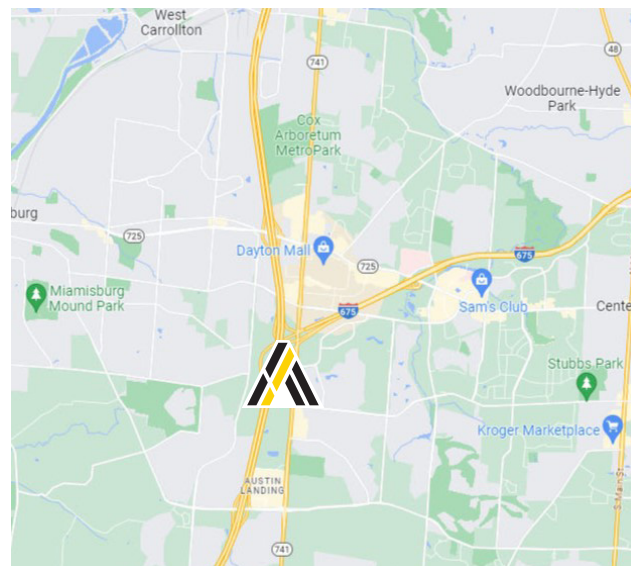
9393-9473 Springboro Pike

Miami Township, Ohio 45342

THE PIKE

Property Highlights

- **Prime Location:** Up to 160,000± SF of office space available in Miami Township, offering the advantage of no city income tax.
- **Full Building User Opportunity:** 80,000± SF building(s) feature 20,000 SF floorplates.
- **Planned Renovations:** Refreshed lobby and common areas. Current capital improvements include enhanced exterior lighting, a new signage plan with rebranding, and updated landscaping. Ownership has a proven track record of delivering planned improvements, as demonstrated by the successful completion of renovations at Buildings 5 & 6 at The Pike.
- **Flexible Layouts:** Floorplates are designed with flexibility, offering customizable space planning by the Landlord.
- **Tenant-Focused Enhancements:** Generous tenant improvement packages available to meet diverse business needs.
- **Convenient Parking:** High parking ratio available for convenience and accessibility.
- **Strategic Visibility and Accessibility:** Located off State Route 741 with direct frontage on Interstate 75, providing maximum signage exposure for heightened visibility. Only 15 minutes south of Downtown Dayton and 25 minutes from northern Cincinnati, strategically positioned to attract employees from both markets.
- **Proximity to Austin Landing:** Situated within 1 mile of Austin Landing, Dayton's premier "Live, Work, Play" development, and a full highway interchange.



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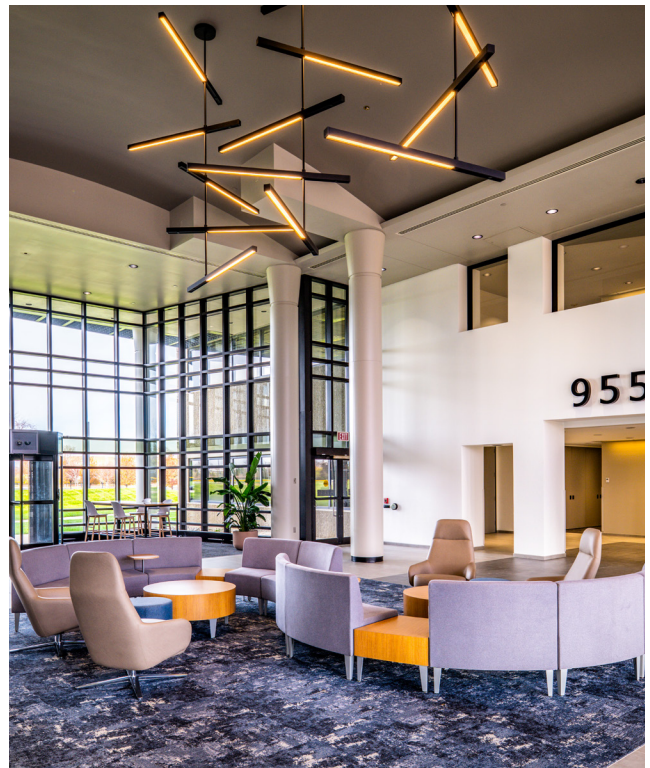
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Recent Lobby Renovations Completed in Buildings 5 & 6



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Recent Tenant Renovations Completed



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Aerial



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