

 NOW AVAILABLE FOR LEASE

1900 FOUNDERS DRIVE

3155 RESEARCH BOULEVARD

3123 RESEARCH BOULEVARD



CBRE

AT MIAMI VALLEY RESEARCH PARK

"PRESTIGIOUS BUSINESS ADDRESS"

FOR MORE INFORMATION CONTACT

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About Miami Valley Research Park

The Miami Valley Research Park is a university-related research park owned by the 501(c)(3) non-profit Miami Valley Research Foundation, founded in 1980. It is located on 1,250 Acres east of metropolitan Dayton, OH. It has a capital investment of \$410 million. There are 22 buildings in the park, 42 organizations, 4,500 employees and 3,000 students.

The park is located near University of Dayton, Wright State University, Central State University and Sinclair Community College. All four colleges are members of the foundation. In addition it is less than 15 miles away from Wright Patterson Air Force Base and the Dayton International Airport.

The mission of the foundation is to foster and promote the resources of the universities, business and government in a collaborative environment. As well as to promote the growth of intellectual and commercial enterprise to advance the economic welfare of the Greater Dayton Region.

The concept of the Research Park began in the late 1970's when the Dayton area was reacting to a major industry restructuring and the beginning of a national recession. Community and industry leaders, together with local university presidents, began discussing the future of the area and the shift in the economy from manufacturing to high-tech jobs. Recognizing that a quick fix was not appropriate, it was decided to create a world-class research park that could recruit research and advanced technology enterprises from business, industry and government to build and operate facilities in the Park.

This concept was embraced by the State of Ohio which donated 675 acres of under-utilized agricultural land and \$20 million to begin the Park

The Park is interested in attracting advanced technology companies that are involved in one or more of the following activities:

- Basic research
- Prototype development
- Application of technology to a product or service

For more information, please visit the website at www.TheResearchPark.com

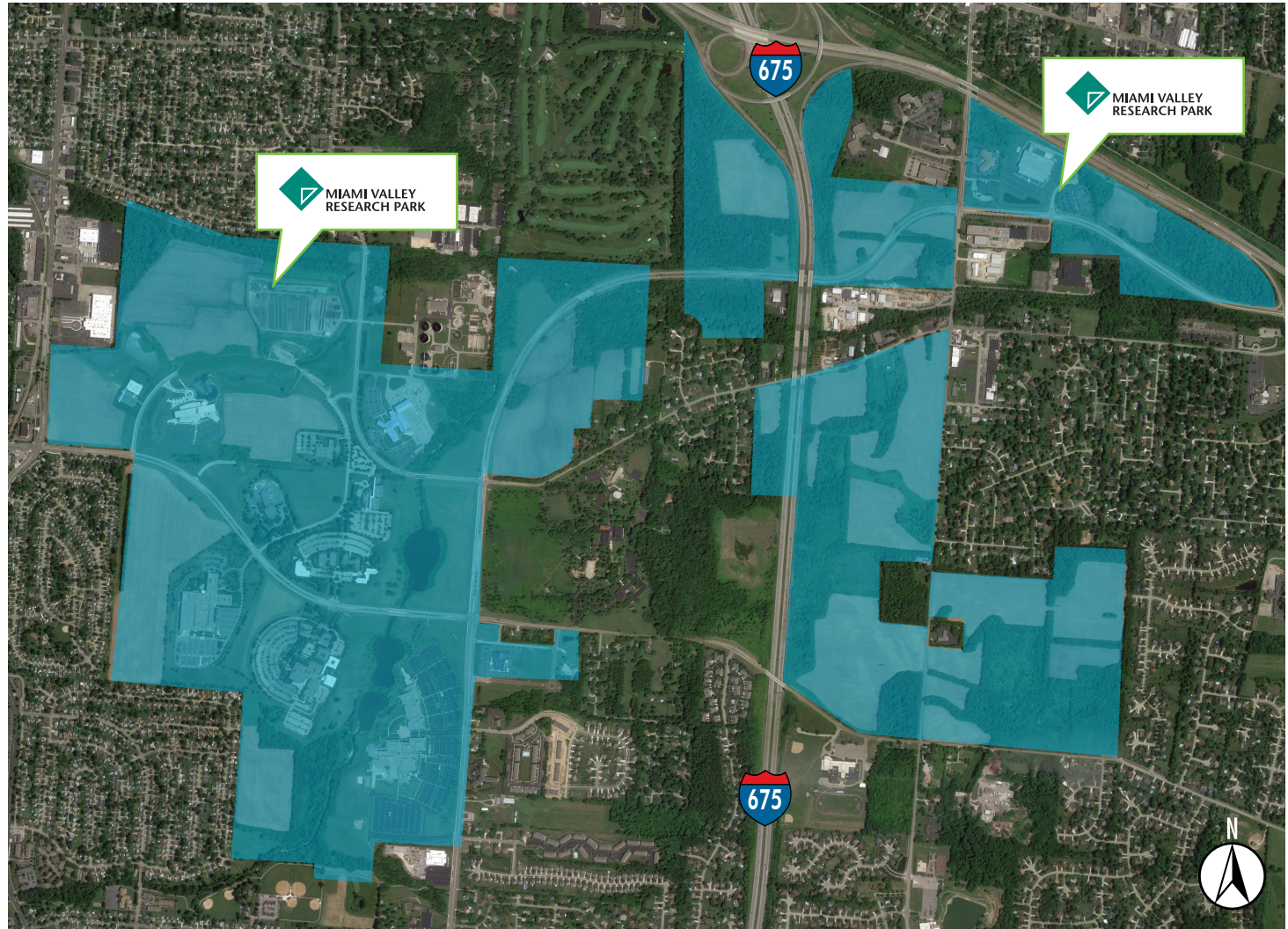
Residents include:

- ATK Aerospace Structures - Military Systems
- The Berry Company
- Booz Allen Hamilton
- BWI Group
- DAU/Defense Acquisition University/Midwest
- Dayton Clinical Oncology Program
- Dayton Regional STEM School
- Greentree Group
- Kodak
- Lunarline, Inc.
- Marxent Labs
- Miami Valley Research Foundation
- Montgomery County Environmental Services Department, Water Services Group and Solid Waste Services Group
- Mound Laser and Photonic Center
- MZA
- Peer Media Technologies
- S&K Technologies, Inc.
- Strategic Leadership Associates, Inc.
- Telemecanique Sensors
- Woolpert, Inc.
- Wright State University Division of Aerospace Medicine

Miami Valley Research Campus

Campus Highlights

- Master Planned
- Low Density
- Two Fiber Optic Providers
- Dual Feed Electric
- Space planning is available
- On site full time professional maintenance.
- Campus Amenities
 - Near University of Dayton, Wright State, Sinclair Community College and Central State
 - Wright Patterson Air Force Base is less than 5 miles from the Campus
 - The Dayton International Airport is located 14 miles Northwest of the campus
 - The Dayton Regional STEM School is adjacent to the Research Park
 - 122 seat theater
 - Multiple conference and board rooms
 - Locker Room with showers
 - Entertainment area
 - Central courtyard
 - Beautiful panoramic views
 - Ample room for growth and expansion
 - Plenty of parking
 - Key card access control systems
 - Climate controlled storage available



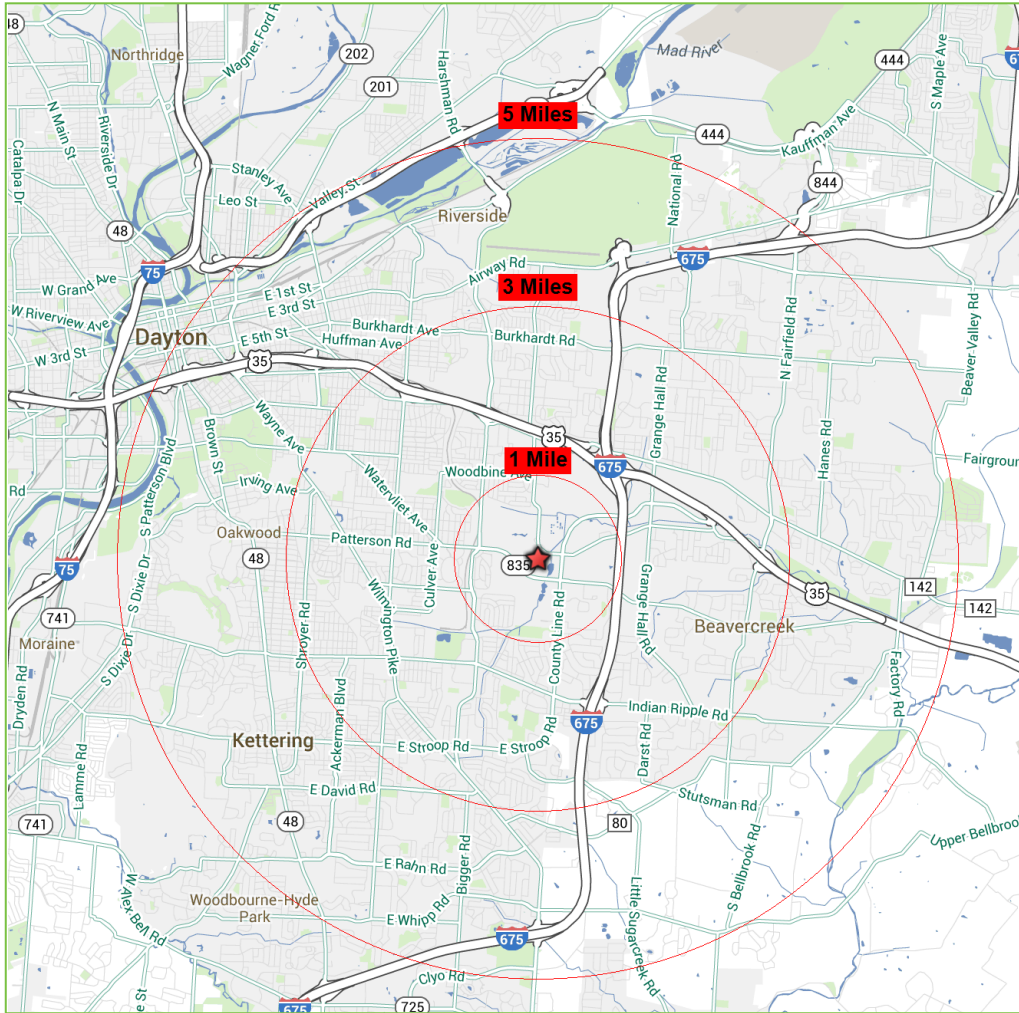
- In proximity to The Greene and Walnut Grove Country Club, numerous restaurants, hotels etc.
- Access to bike-way through Research Park
- 12,000 sq. ft. campus Learning Center
- Food Trucks
- "Parties in the Park"

About Miami Valley Research Park



Miami Valley Research Campus

2014 Estimated Area Demographics



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2014 Estimated Population	5,602	197,405	523,943
2019 Projected Population	5,580	197,617	523,793
2014 Estimated Average Age	40.43	39.37	39.51
2014 Estimated Households	2,452	84,059	219,806
2019 Projected Households	2,465	84,521	220,621
2014 Estimated Average Household Size	2.29	2.26	2.31
2014 Estimated Average Household Income	\$55,236	\$62,430	\$58,988
2014 Estimated Per Capita Income	\$24,174	\$26,584	\$24,751
2014 Estimated Average Housing Value	\$126,361	\$165,216	\$156,708



1900 Founders Drive





1900 Founders Drive | Kettering, OH 45420

Class "A" Office Space located in Miami Valley Research Park

148,870 Total Sq. Ft.

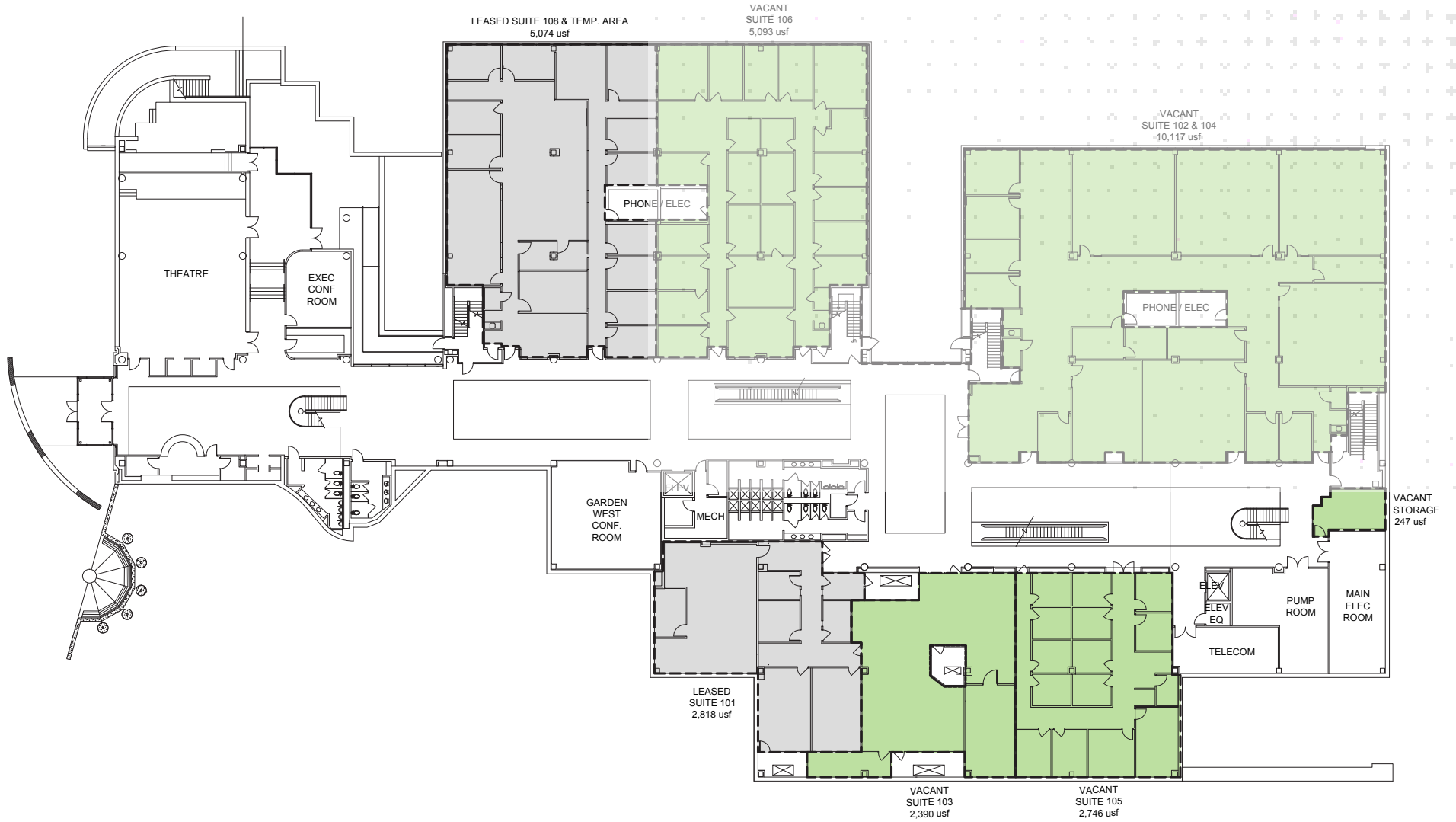
Building Highlights

- 45,333 usable sq. ft.
- Suites from 2,500 to 35,000 usable sq. ft.
- Stunning three-story, atrium lobby
- Outstanding design and space flexibility
- 50 seat dining/vending area
- Shared receiving and shipping area
- In-building conference facilities
 - 122-seat theatre adjacent to serving kitchen
 - Conference Rooms to Serve 12 - 40 guests
 - All rooms include full audiovisual capabilities and on-site technical support.
- Tenants include: Booz Allen Hamilton Inc., Banker's Life, Casualty Company, Lunarline, Inc.



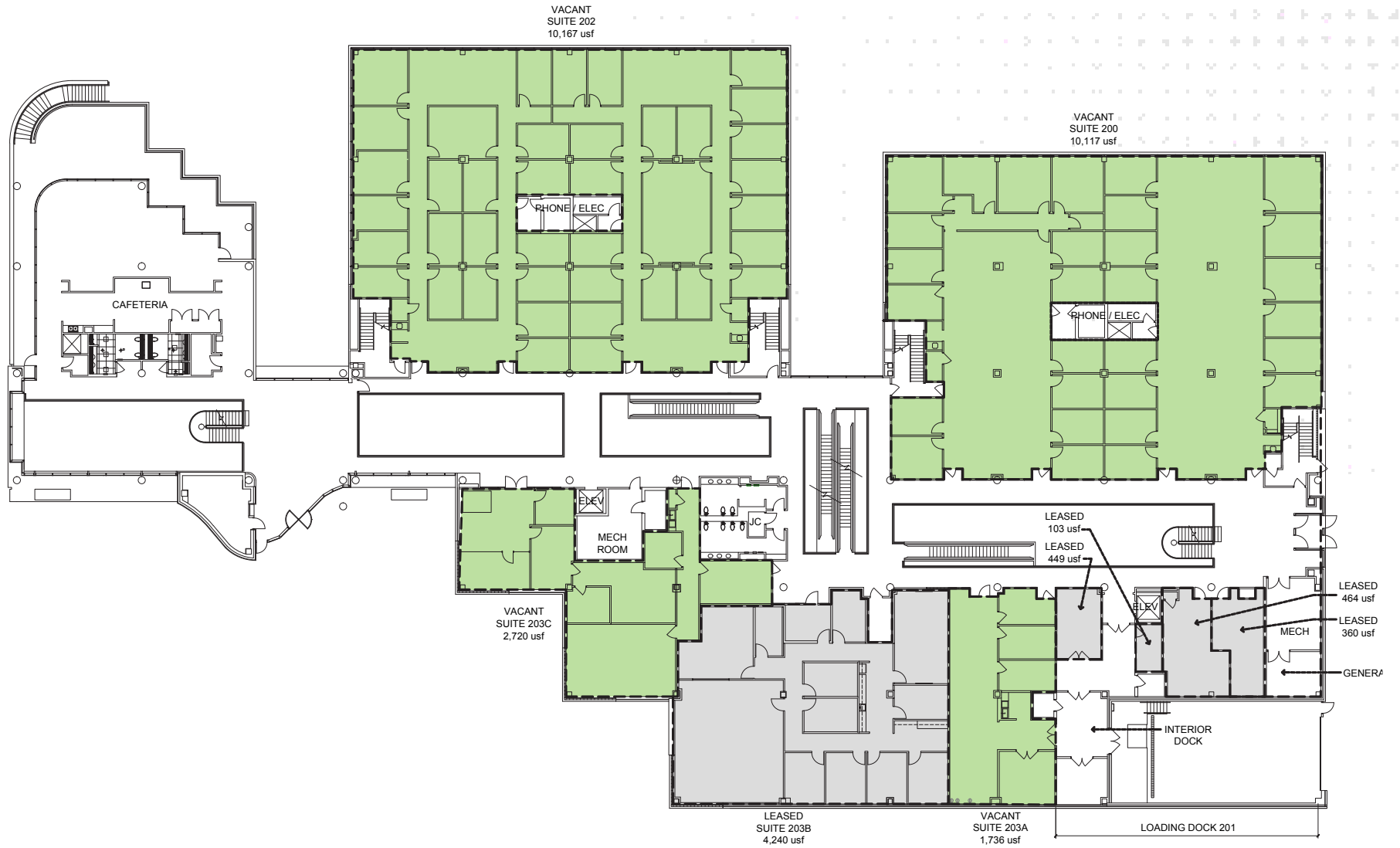
1900 Founders Drive

First Floor Plan | 20,593 Usable Sq. Ft. Available



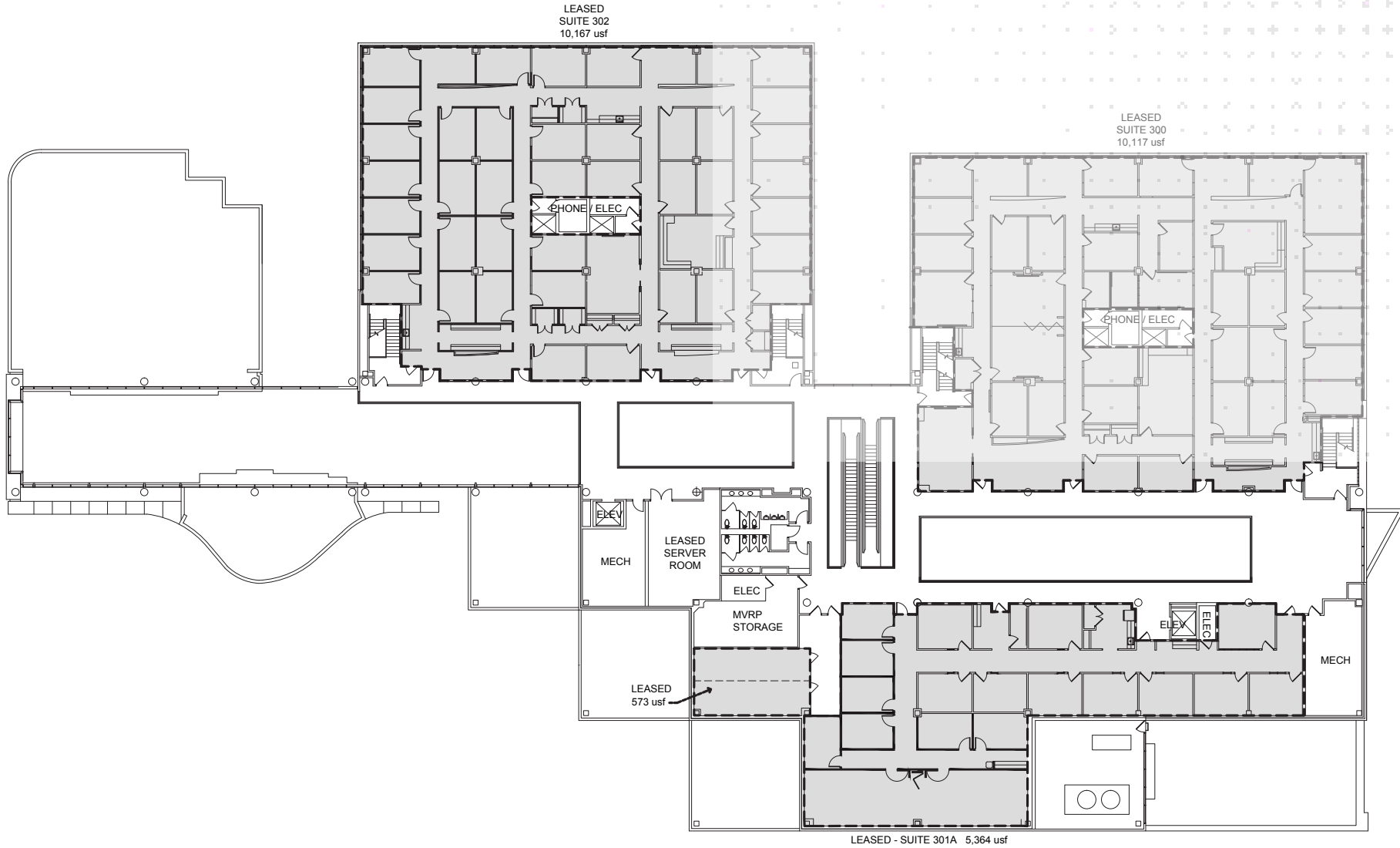
1900 Founders Drive

Second Floor Plan | 24,740 Usable Sq. Ft. Available



1900 Founders Drive

Mezzanine Level Floor Plan | 0 Sq. Ft. of Available Space



3155 Research Boulevard



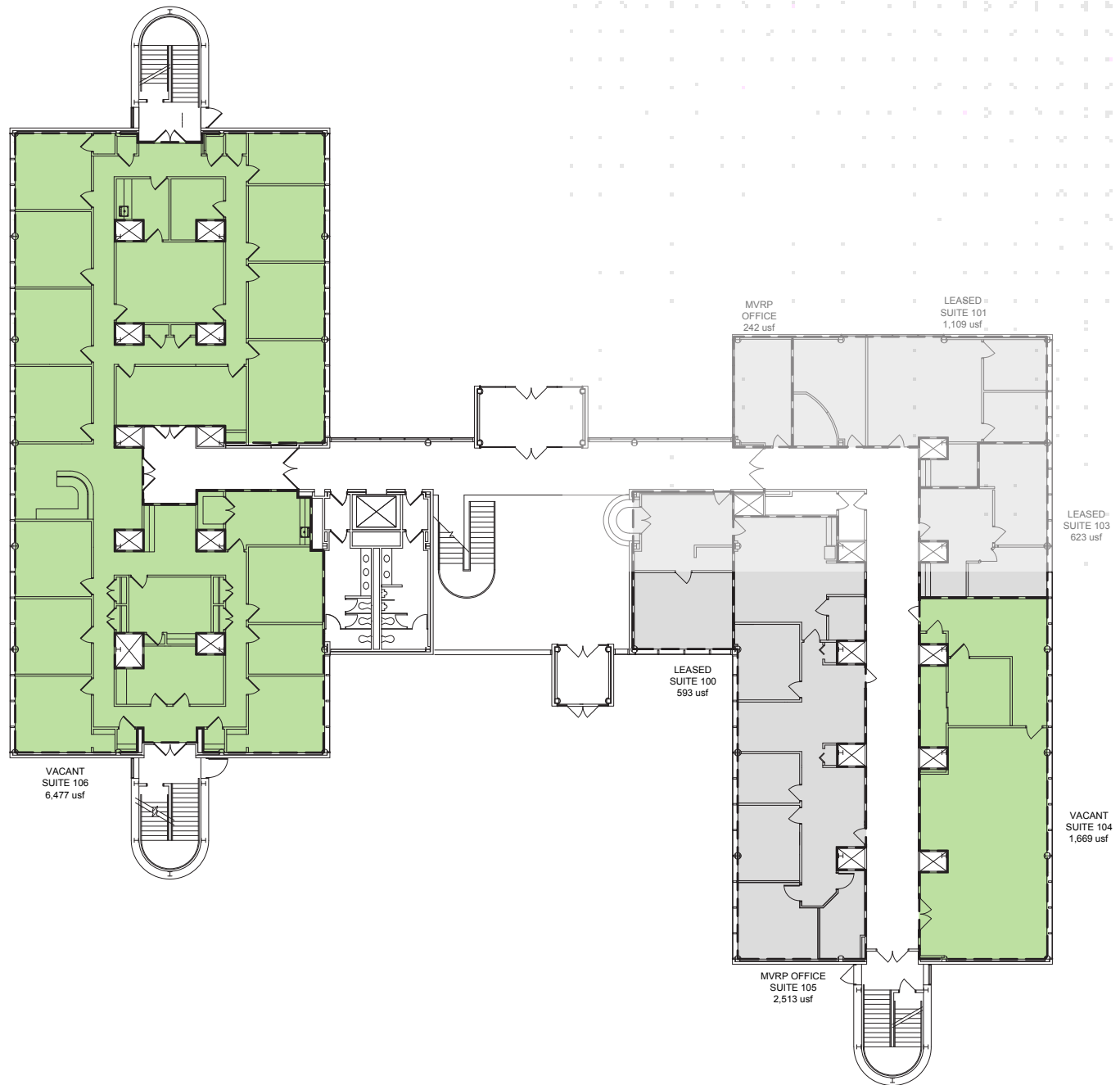
3155 Research Boulevard | Kettering, OH 45420
Class A Office Space located in Miami Valley Research Park
46,951 Total Sq. Ft.

Building Highlights

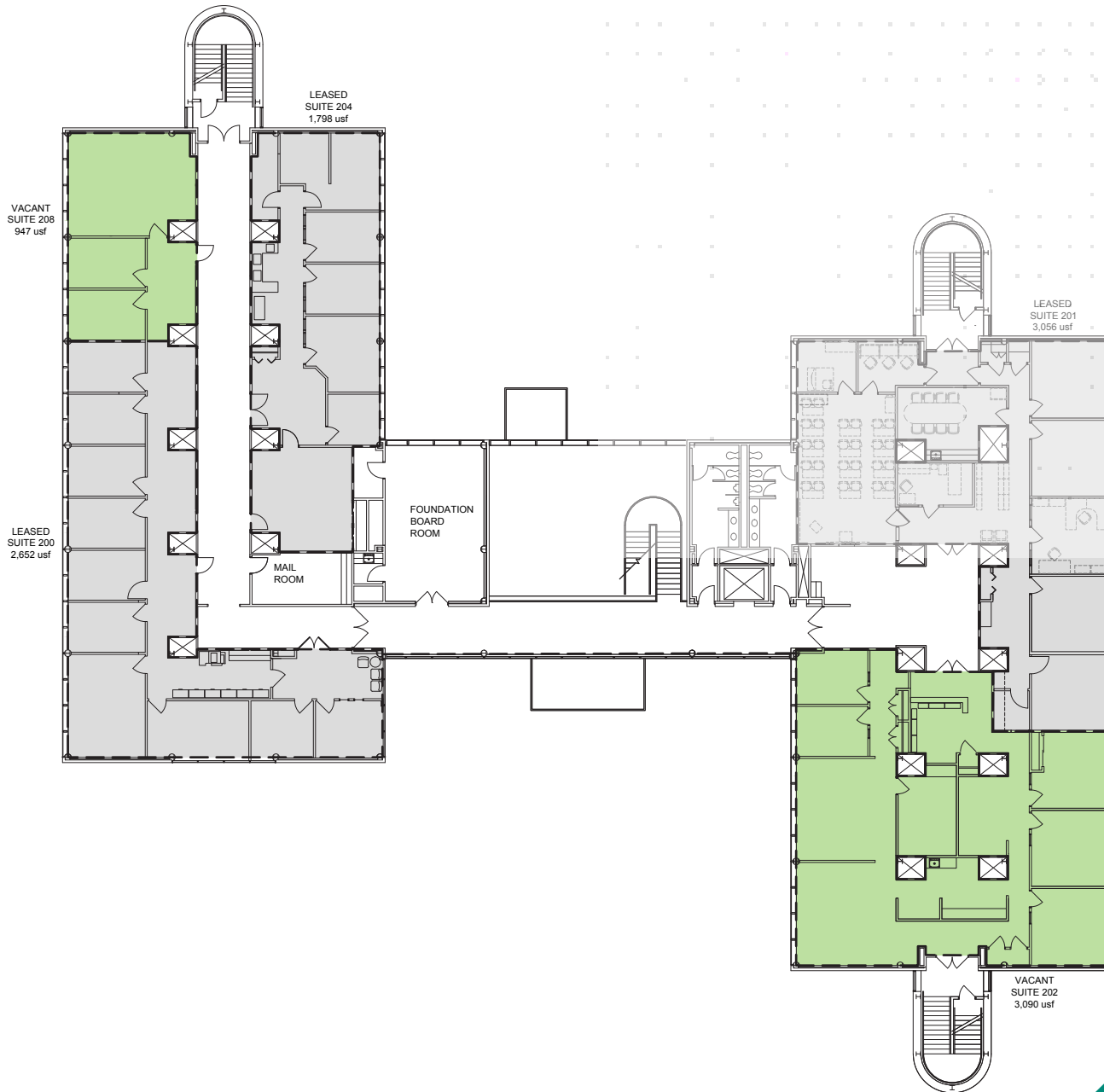
- 11,236 usable sq. ft. available
- Built in 1986
- Two story reinforced concrete office building
- Two story atrium
- Tenants: S&K Technologies, Wright State Aerospace Medicine, Southwestern Ohio Council for Higher Education, Research Park offices, Strategic Leadership Associates, WSU Health System, Dayton Area Graduate Studies Institute.



3155 Research Boulevard
First Floor Plan | 8,116 Usable Sq. Ft. Available



3155 Research Boulevard
Second Floor Plan | 3,090 Usable Sq. Ft. Available



3123 Research Boulevard

3123

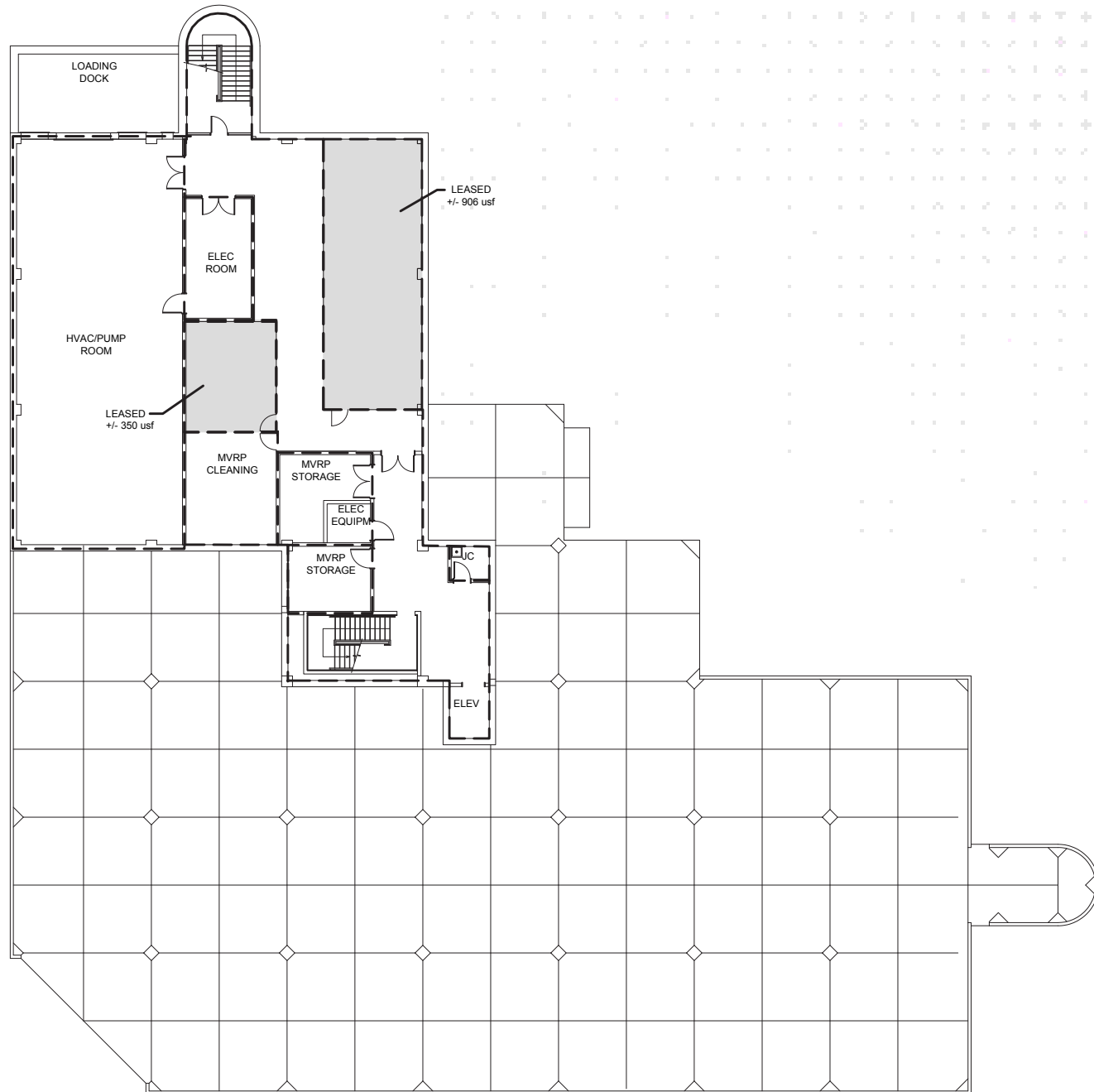


3123 Research Boulevard | Kettering, OH 45420
Class A Office Space located in Miami Valley Research Park
51,474 Total Sq. Ft.

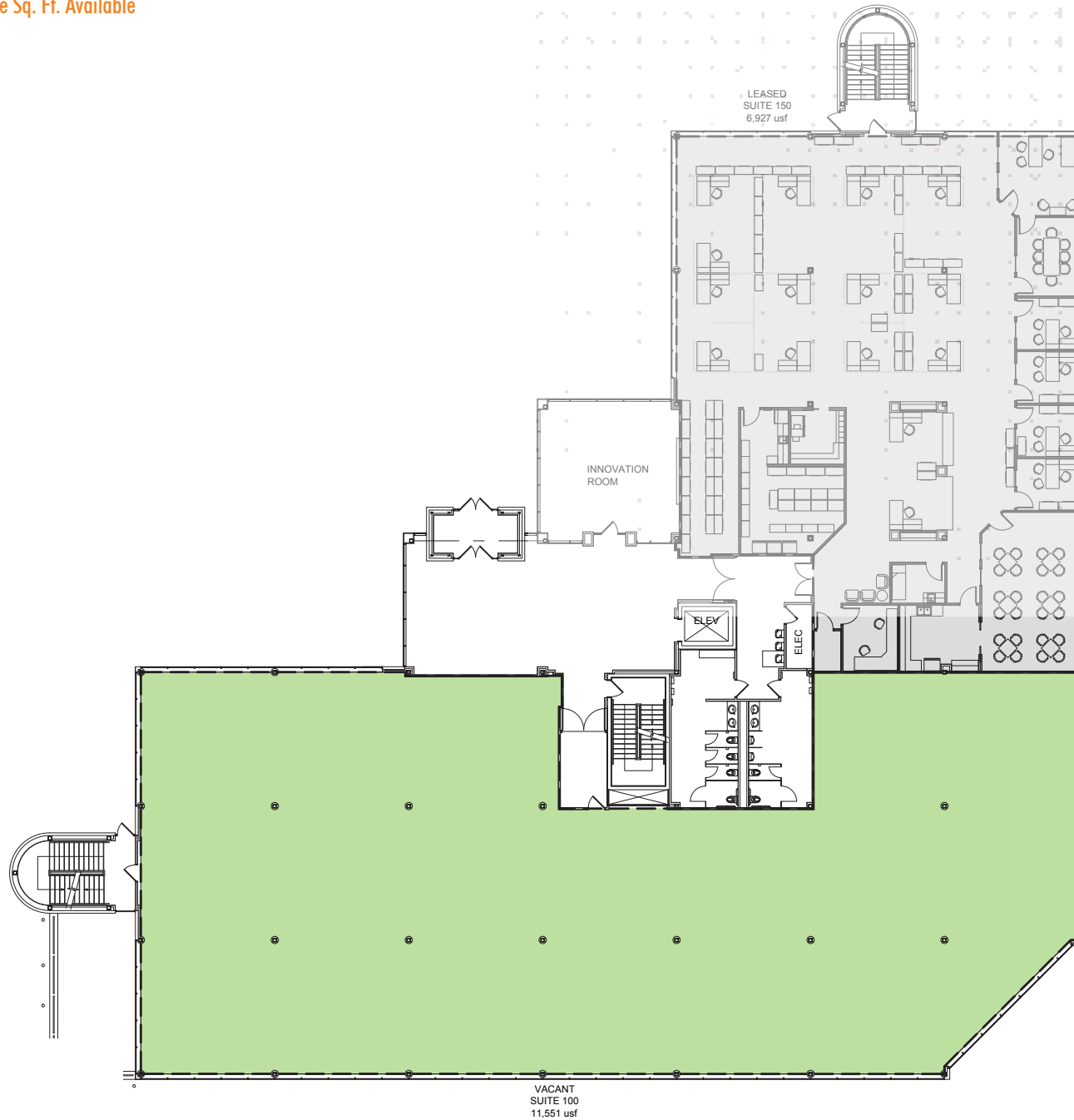
Building Highlights

- 14,245 usable sq. ft. available on first floor with lobby exposure
- Space is divisible
- Built in 2007
- Two story atrium lobby area
- Two 600 sq. ft. conference rooms
- Climate Control Basement Storage Areas available.
- Tenants: Dayton Clinical Oncology Program, HR Chally Group and Wright State University School of Medicine

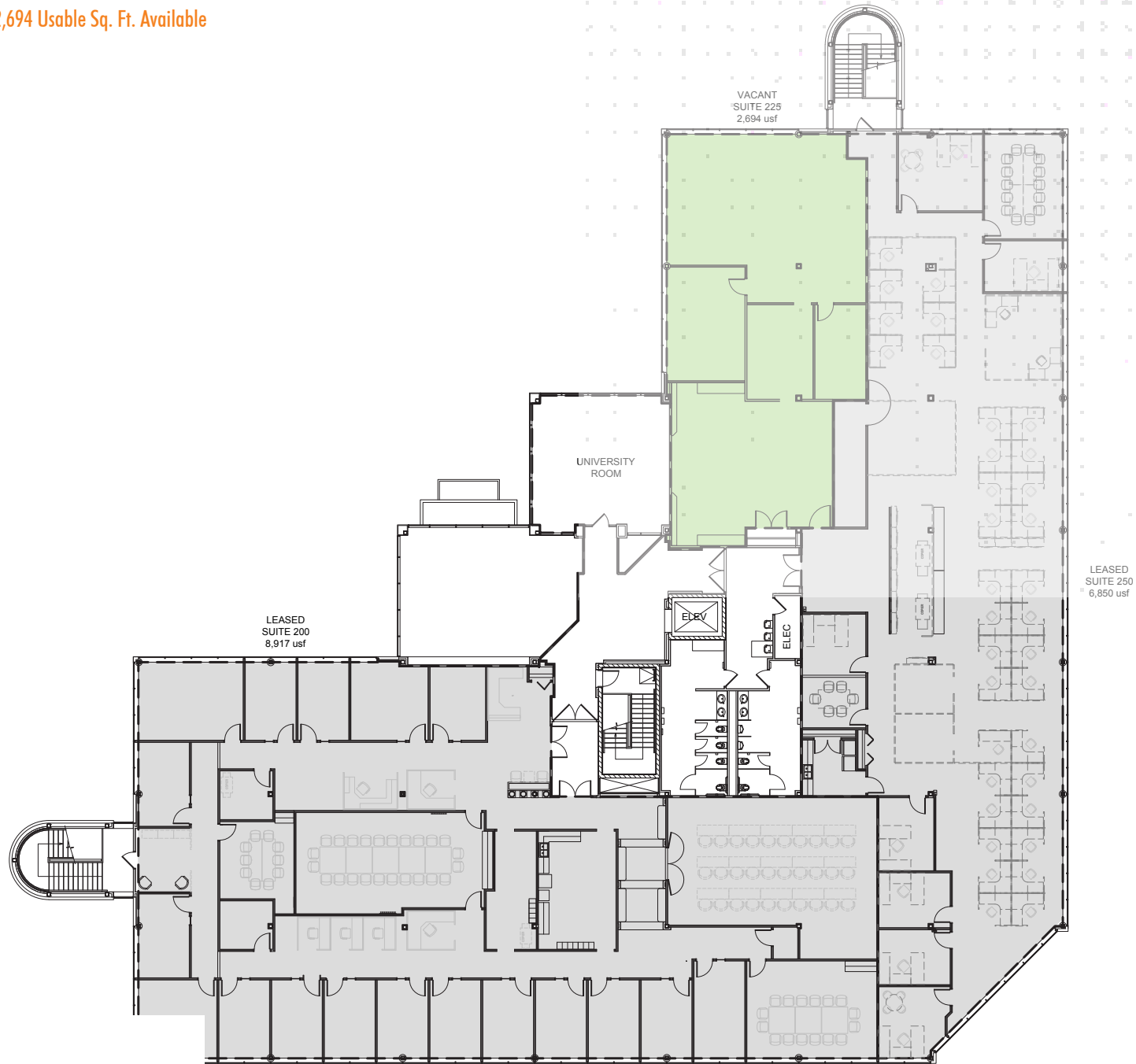




3123 Research Boulevard
First Floor Plan | 11,551 Usable Sq. Ft. Available



3123 Research Boulevard
Second Floor Plan | 2,694 Usable Sq. Ft. Available



“CBRE, Inc.’s reputation for totally satisfying growing companies’ needs is known nationwide. Our approach is straightforward:
We listen to our clients and then put our proven capabilities to work on all of our projects”

- Sue Zickefoose and Matt Arnovitz

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