

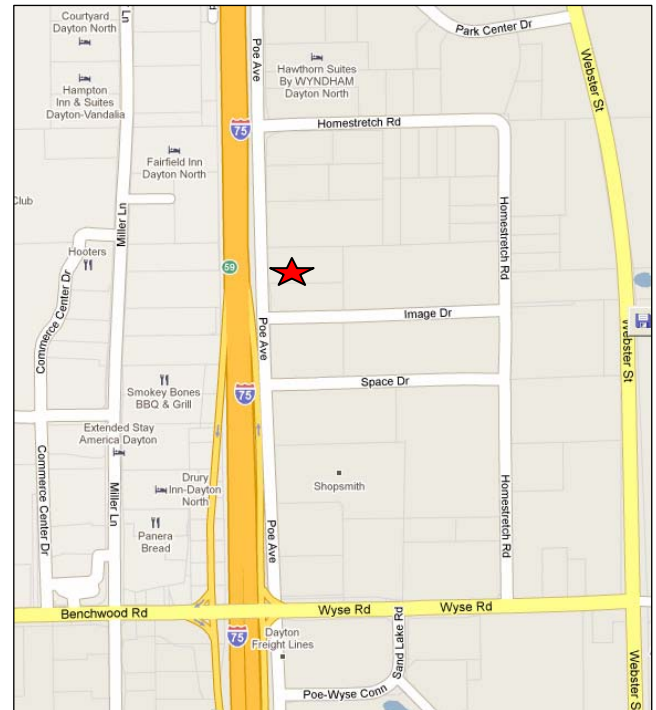
FOR LEASE

7250 Poe Avenue Vandalia, Ohio 45414



19,174 TOTAL SQUARE FEET AVAILABLE

- Visibility and easy access from I-75
- On-site conference/training center with seating for 100+
- Office furnishings included in rent
- Attractive Rental Rates
- Available Immediately
- Close to Restaurants, Hotels, Shops
- State of the art on-site Data Center with back-up generator
- On-site ownership and responsive property management
- Suites ranging in size from 1,684 to 13,044 rentable square feet
- Future Fitness Center planned
- Electronic sign with visibility from I-75 planned



Carey Laumer
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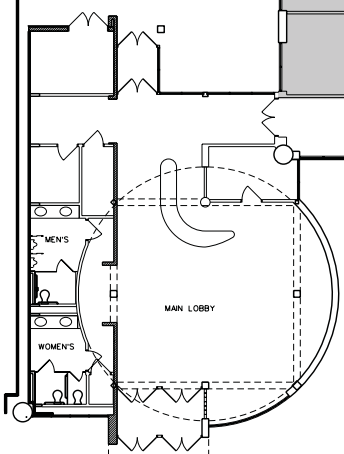
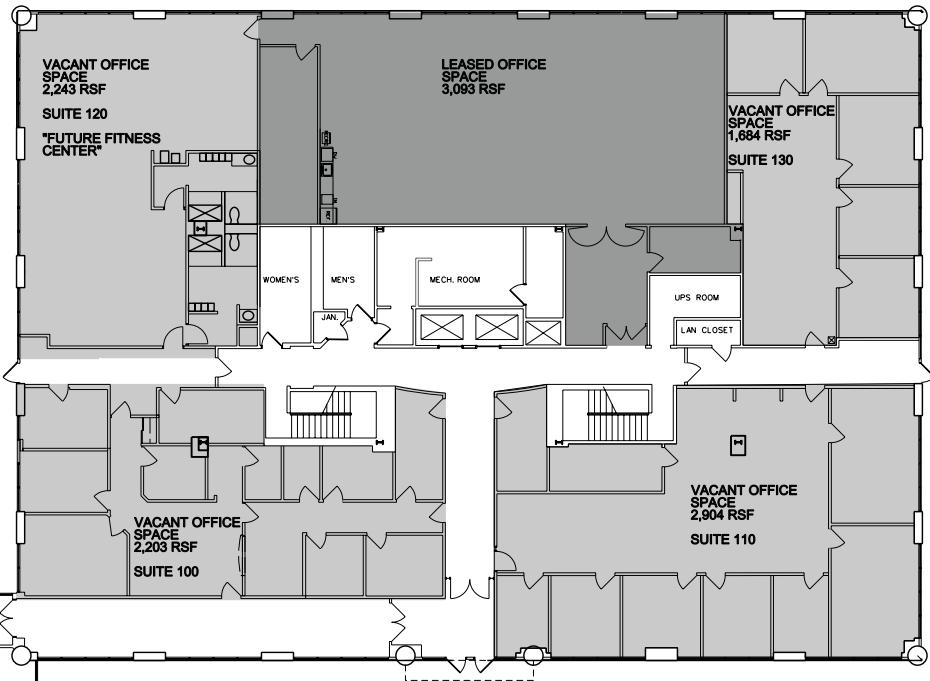
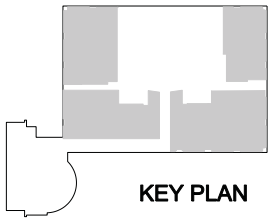
FOR LEASE

**7250 Poe Avenue
Vandalia, Ohio 45414**

Available Office Space//RSF:	Suite 100: 2,203 RSF Suite 110: 2,243 RSF Suite 130: 1,684 RSF Suite 200: 13,044 RSF (full floor)
On-Site Parking:	Five parking spaces per 1,000 rentable square feet leased; in common with other tenants and non-reserved
Year 1 Rental Rate/RSF:	\$17.50 full service (includes utilities and 5-night per week suite janitorial cleaning service) as well as use of existing office furniture and use of on-site conference/training center.
Tenant Finish Allowance:	It is Landlord's goal to complete desired renovations to the existing space at Landlord's cost. Once a final space plan is available, Landlord will obtain pricing and confirm if a "turnkey" finish is viable.
Amenities:	<ul style="list-style-type: none">❖ The vacant spaces are wired with CAT-5 network wiring❖ A first floor furnished conference/training center capable of seating 100+ is available for use by tenants on a first come, first served basis.❖ A portion of the state-of-the-art Data Center with back-up generator (located on the second floor) can be leased❖ Easy access to I-75 and area restaurants, hotels and shops❖ On-site ownership and property management❖ Abundant natural light; well appointed building lobby

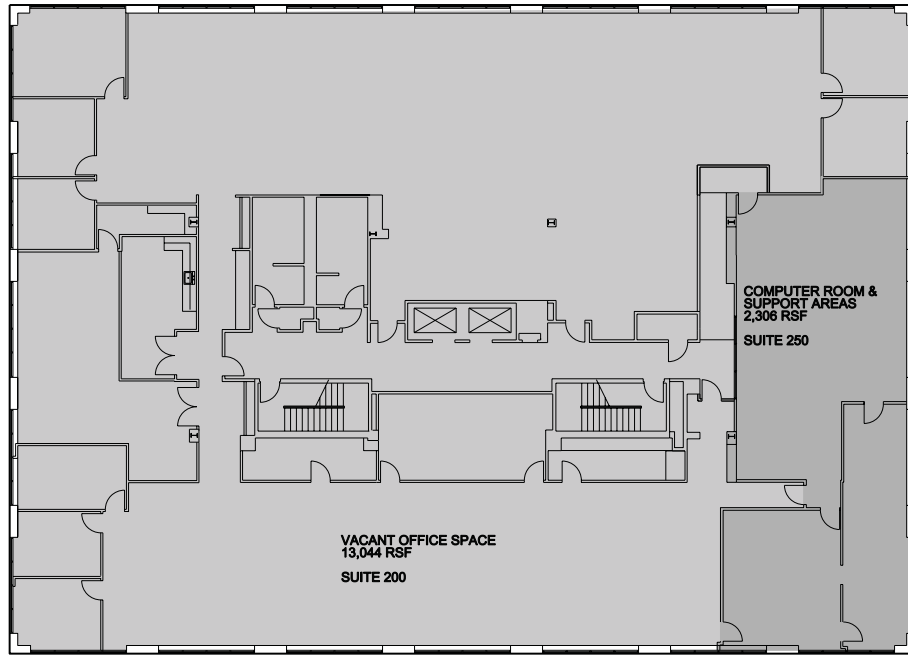
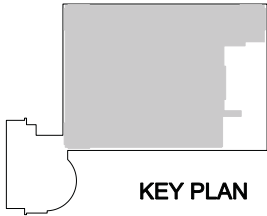
Note: The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors and omissions.

For more information, contact:
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**FIRST FLOOR RENTABLE
SQUARE FOOTAGE
9,034 RSF AVAILABLE**

REVISION: AS BUILT PLAN	ISSUE: RENTABLE SQ. FT.	APPROVED BY: PI	SD-01
DRAWING TITLE: FIRST FLOOR	SCALE: NOT TO SCALE	DATE: 03-16-2010	
PROJECT: 7250 POE AVE.		PROJECT NO.: 105201	SHEET: I-110



**SECOND FLOOR RENTABLE
 SQUARE FOOTAGE
 13,044 RSF AVAILABLE**

REVISION: AS BUILT PLAN	ISSUE: RENTABLE SQ. FT.	APPROVED BY: PI	SD-02
DRAWING TITLE: SECOND FLOOR	SCALE: NOT TO SCALE	DATE: 02-24-2010	
PROJECT: 7250 POE AVE.		PROJECT NO.: 105201	SHEET: I-120