



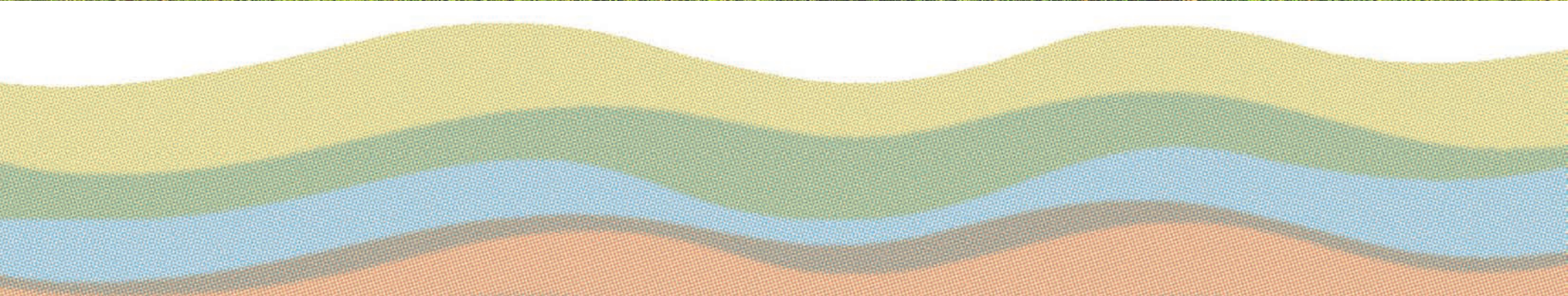
**SIXTH
RIVER**

Office Space for Lease

Sixth River • Kettering, Ohio

“Sixth River is the confluence of the city and nature”

Sixth River is an urban work campus updated for 21st Century lifestyles. Located on property along the Beaver Creek Greenway you'll find scenic beauty during every season. The campus offers 5-acres of natural beauty, walking paths, access to the Iron Horse Trail, and recreational grounds designed to give balance to today's urban professionals. Directly linked to Greater Dayton's trail network, the Sixth River work campus provides connectivity to everything the city has to offer in a natural environment.





SIXTH RIVER

Introducing Dayton's Premier Office Park

Sixth River spans 36 acres strategically positioned in the east Dayton submarket along I-675, within the Miami Valley Research Park. The five-building office park consists of nearly 300,000 square feet and is located only minutes from Wright-Patterson Air Force Base, Wright State University, The Greene, downtown Dayton and the University of Dayton. The project's prominent location features a complete refresh and redevelopment to offer tenants the unique opportunity to have classic design with updated amenities.

SIXTH RIVER - UPDATES TO PARK & SURROUNDINGS

COMPLETED

- Parking lots
- Curbs and sidewalks
- Parking lot lighting
- Arborist landscape rehabilitation
- Pressure washing of all buildings and walks.
- Additional pedestrian walkways and pathway lighting LED retrofit
- Building up-lighting
- Park Wi-Fi
- Rebranding/signage including site, wayfinding, building & directory signage throughout
- Signage plan to include on-building tenant representation.
- Landscape updates - impact plantings throughout

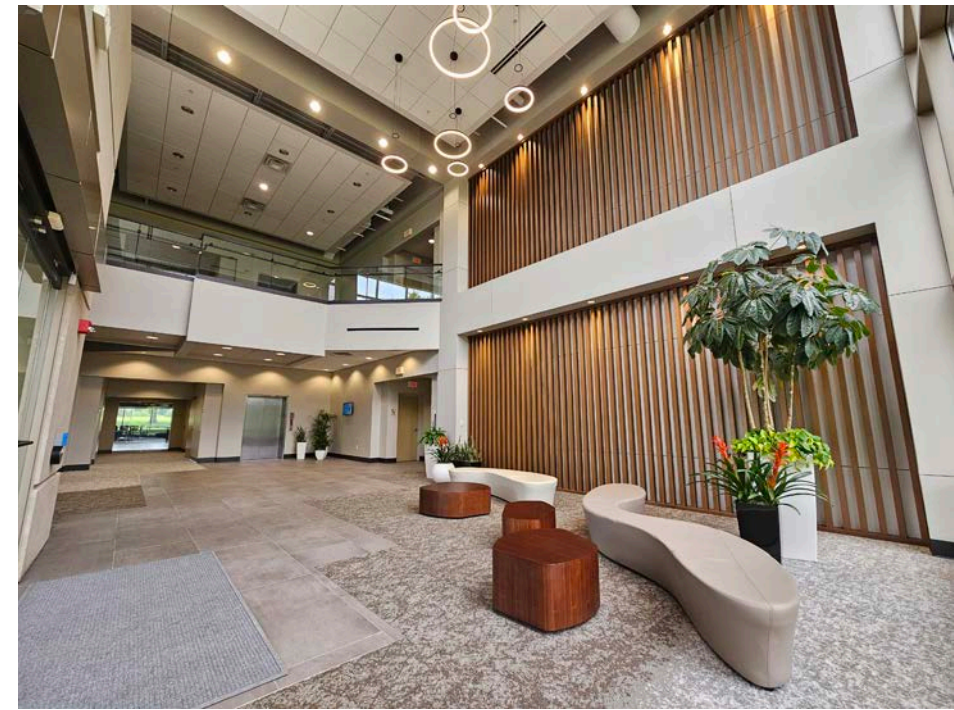
PLANNED

- **Sixth River Parkway**
Walking path connectivity to extended Iron Horse Bike Way, waterfront exposure to Little Beavercreek pond.
- **Sixth River Commons**
Retail/services/outdoor seating commons (quick serve restaurant, hair/nail salon, drop-off drycleaner, coffee shop)
- **Sixth River Village**
300-unit waterfront housing development at Research Blvd & County Line Rd





Sixth River offers a tenant lounge and complimentary conference centers of varying sizes to meet tenant needs. The common areas have been completely remodeled, creating a warm and inviting atmosphere.



REGIONAL MAP

1 MILE

to Greene Crossing
and The Greene

3 MILES

to University of Dayton

6 MILES

to Wright-Patterson
Air Force Base

7 MILES

to Downtown Dayton

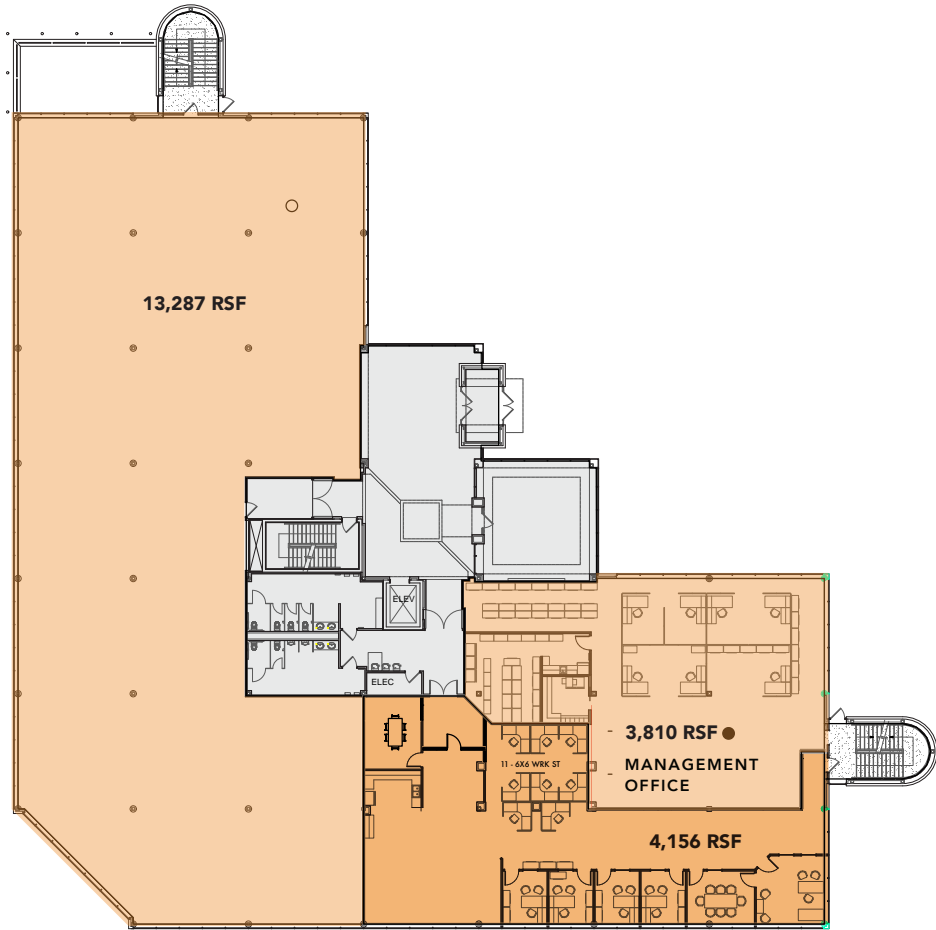
8 MILES

Wright State University

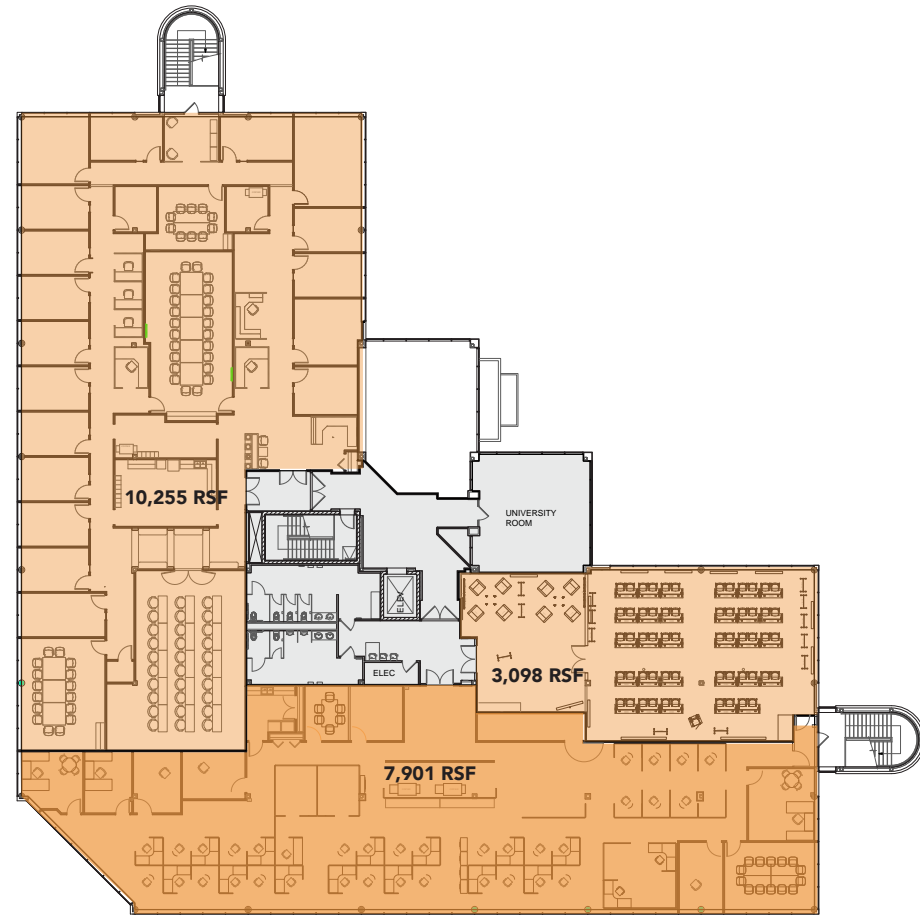
The City of Kettering offers an environment for companies to thrive and is home to a highly trained and experienced workforce. The city is supported by an excellent infrastructure system, numerous amenities and an established roster of top businesses. Largest employers include: Kodak, Reynolds and Reynolds Company, Synchrony Financial, Tenneco and Mast Global Digital.



FIRST FLOOR
21,253 RSF AVAILABLE



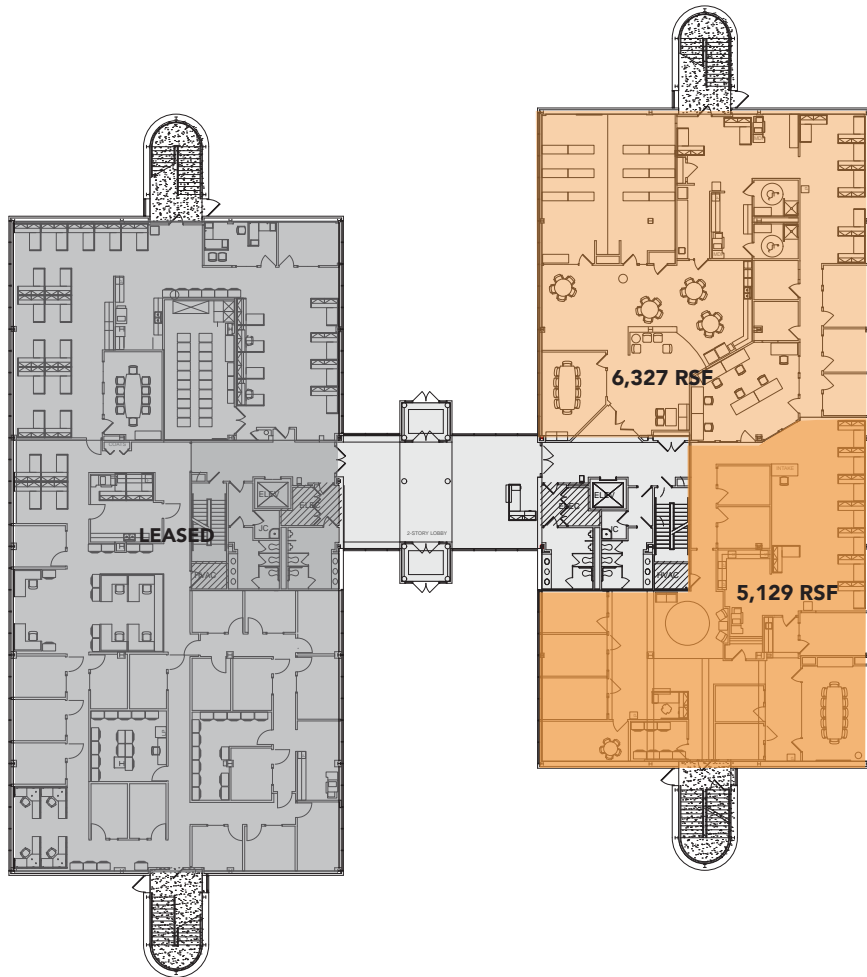
SECOND FLOOR
21,254 RSF AVAILABLE



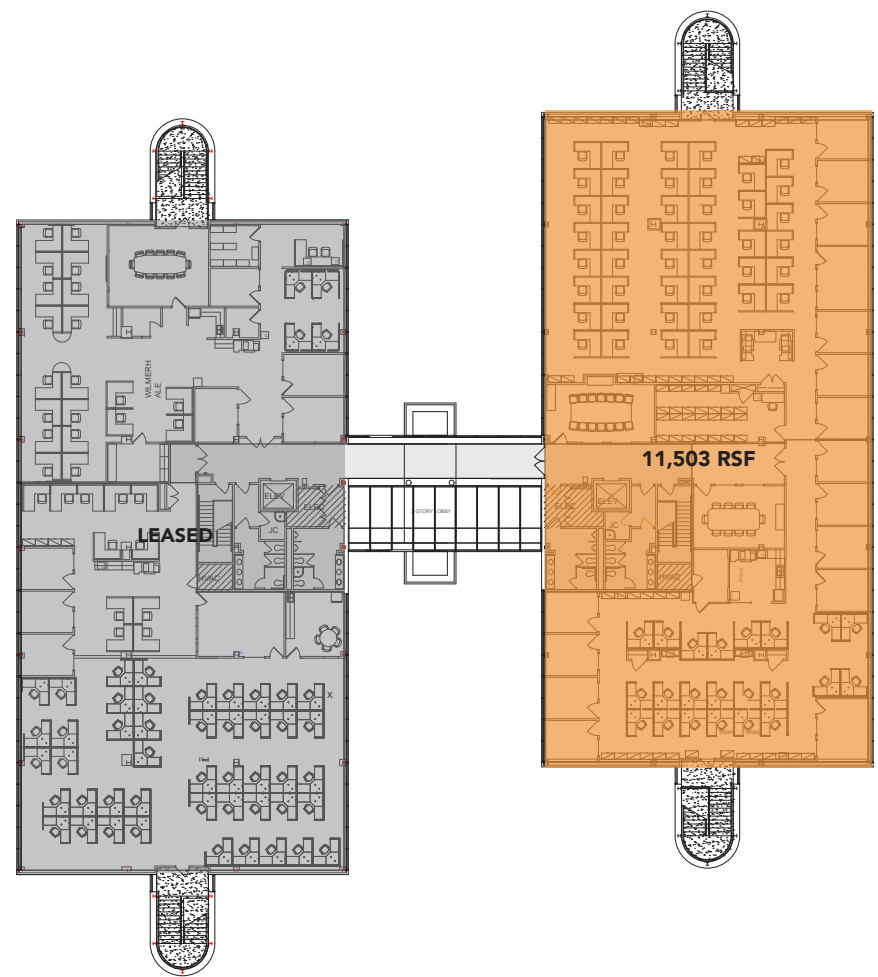
ENTIRE BUILDING AVAILABLE AREA
APROX. 45,000 RSF

- *FULL HEIGHT BASEMENT STORAGE AVAILABLE**
- *MANAGEMENT OFFICE COULD BE RELOCATED**

FIRST FLOOR
11,456 RSF AVAILABLE



SECOND FLOOR
11,503 RSF AVAILABLE

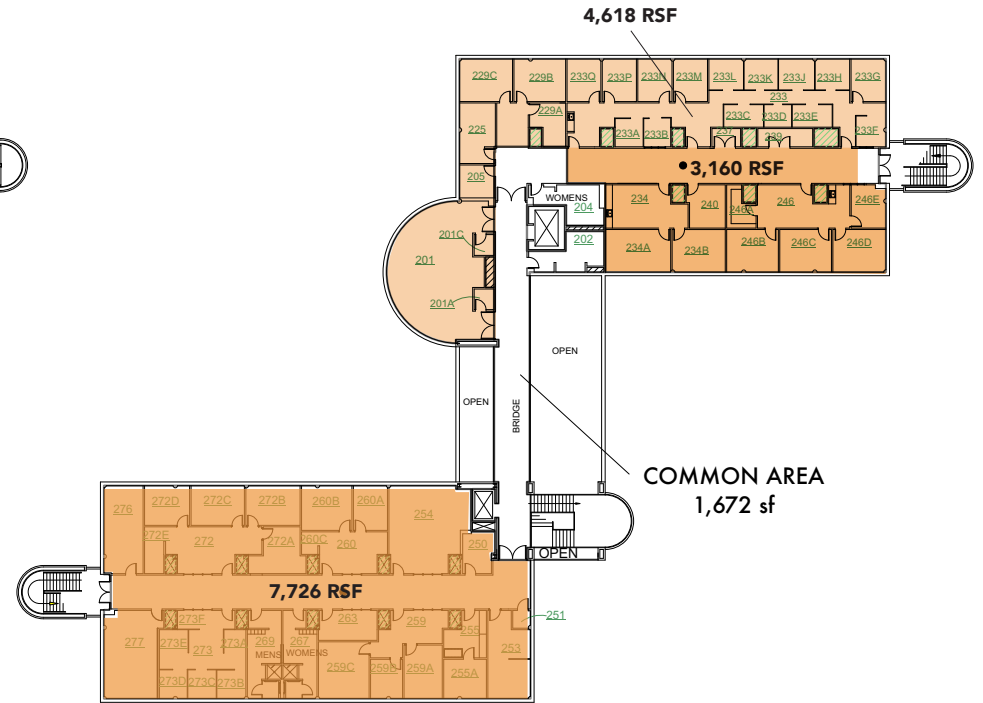
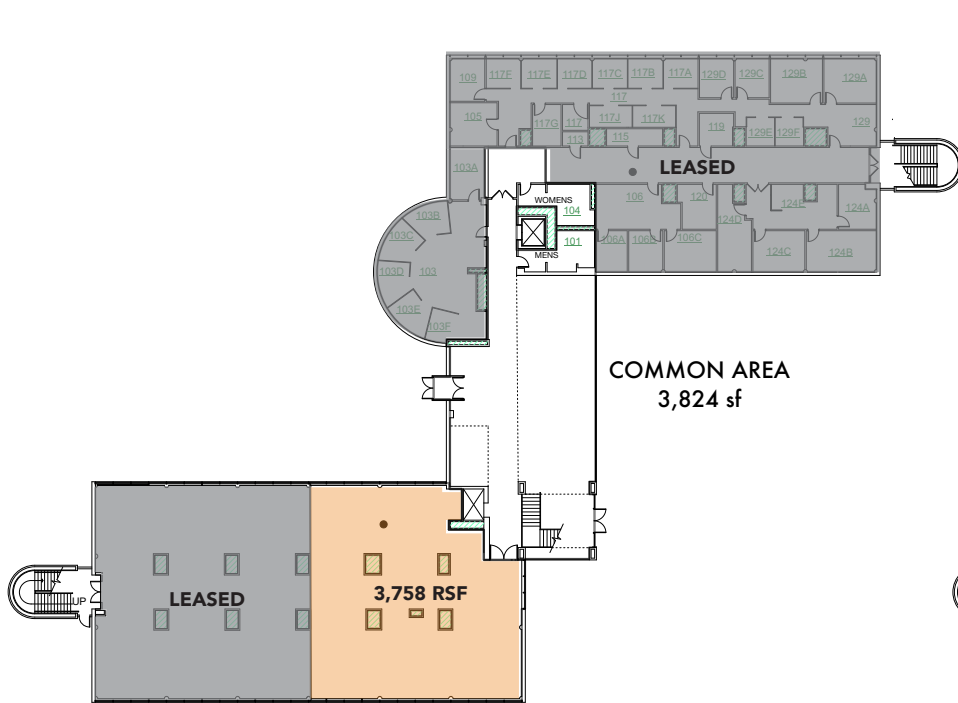


TOTAL BUILDING AVAILABLE AREA
22,959 RSF

***FULL HEIGHT BASEMENT STORAGE AVAILABLE**

FIRST FLOOR
3,758 RSF AVAILABLE

SECOND FLOOR
15,589 RSF AVAILABLE



TOTAL BUILDING AVAILABLE AREA
19,347 RSF

***FULL HEIGHT BASEMENT STORAGE WITH DRIVE-IN ACCESS**



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