

SIXTH RIVER

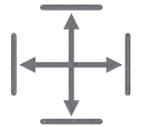
SIXTH RIVER: WHERE INNOVATION MEETS NATURE



Only 6 miles to
Wright
Patterson AFB



Signage & Branding
Opportunities



Available suite range
from 1,000 - 40,000 SF



Complete refresh/
redevelopment



Property Highlights

- **Now Leasing:** Modern office space available – now leasing!
- **Available Space:** Up to 45,000 SF of contiguous office space with full floor and full building opportunities.
- **Flexible Floorplans:** Move-in ready space available and floorplans with a mix of private offices, conference/training rooms, open space, and break rooms.
- **Completed Renovations:** Ownership dedicated to enhancing the campus through recent upgrades such as fully renovated common areas, refreshed parking lots and sidewalks, updated exterior LED lighting, all-new directional and branded signage, new landscaping, and improved pedestrian walkways throughout.
- **Complimentary Amenities:** Upgraded common areas feature collaborative conference rooms and outdoor seating areas.
- **Prime Location:** Set within the Miami Valley Research Park, Sixth River spans 36 acres and includes five office buildings totaling nearly 300,000 square feet. With close proximity to Wright Patterson Air Force Base, The Greene, Wright State University, and Downtown Dayton, this premier location blends the convenience of urban access with the serenity of natural surroundings.
- **Live-Work-Play Destination:** Positioned next to a soon to be constructed 260+ unit market-rate apartment community, the campus is evolving into a full lifestyle hub where residents can seamlessly live, work, and unwind—all in one vibrant location.





260+ Unit Planned Apartment Complex Starting in 2026



Future Multi-Family Development

ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

AREA MAP

1 MILE



3 MILES



6 MILES



7 MILES



8 MILES

