

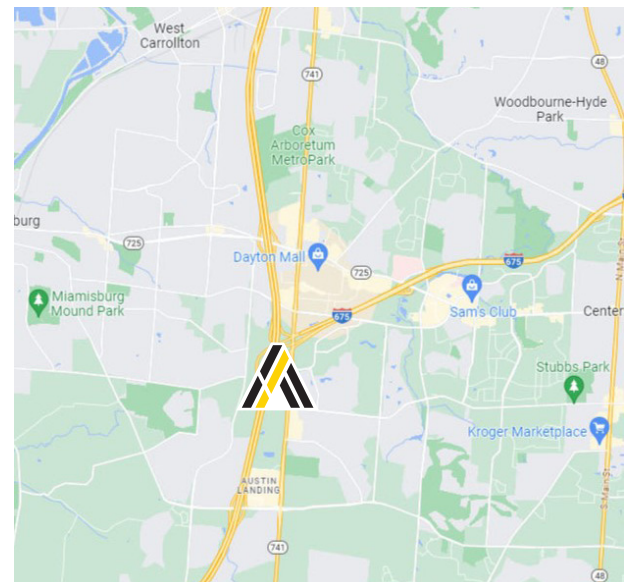


9555-9595 Springboro Pike

Miami Township, Ohio 45342

Property Highlights

- Up to 132,700± SF office available within Miami Township, offering no city income tax
- Planned capital improvements and renovations currently underway including a new lobby refresh, exterior lighting, new signage plan/rebranding, and landscaping updates
- Flexible floorplates with space planning available by Landlord
- Aggressive tenant improvement packages
- Covered loading dock available and high parking ratio
- Highly visible location off State Route 741 and Interstate 75 offering maximum signage exposure
- Located within 1 mile of Austin Landing, Dayton's newest "Live, Work, Play" development and a full highway interchange
- Only 15 minutes south of downtown Dayton and 40 minutes north of Cincinnati positions the buildings well for attracting employees in both the Dayton and Cincinnati market



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Planned Lobby Renovations



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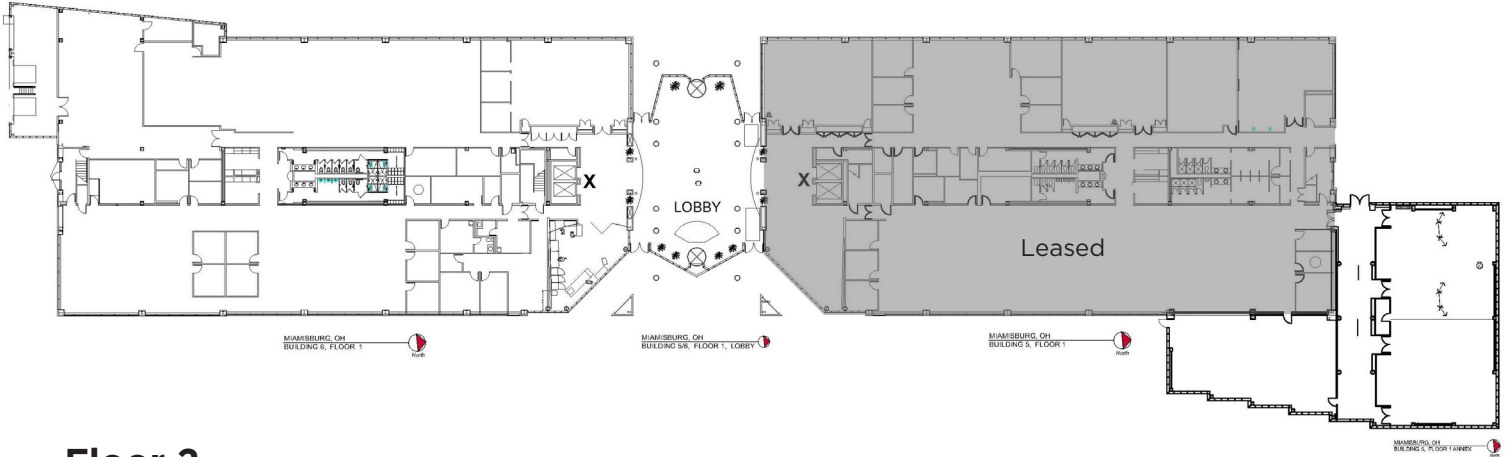
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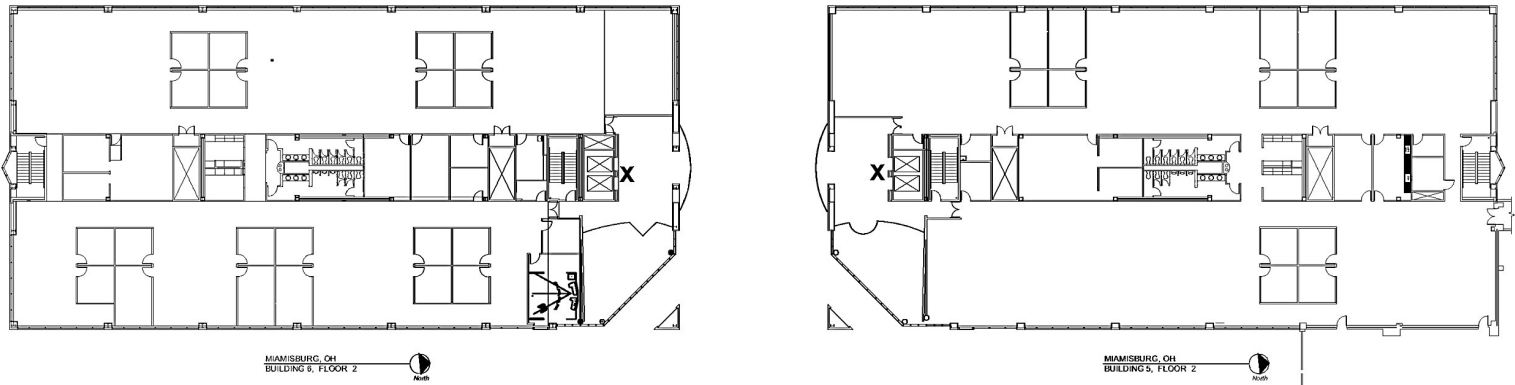


Floor Plans

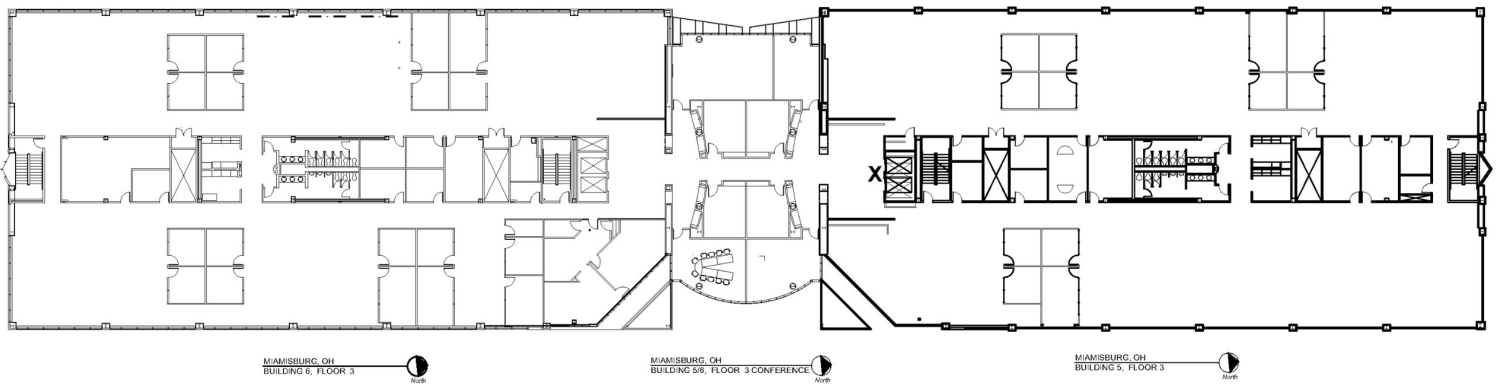
Floor 1



Floor 2



Floor 3



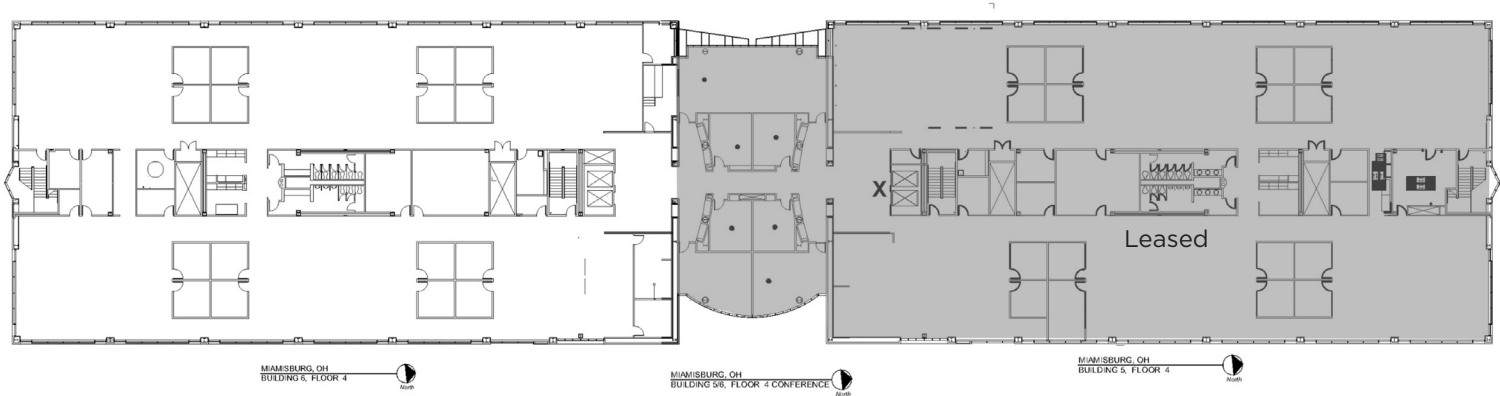
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Floor Plans

Floor 4



Sample Demising Plan

