



# 3000 RESEARCH BLVD. KETTERING, OHIO 45420

Unutilized Corporate Space Available For Sublease

## KEY HIGHLIGHTS

- › Sublease space measures approximately 21,294 SF for the entire space. Smallest 4,716 SF or 16,578 SF.
- › Lease Rate: \$14.95/SF FSG, plus 2.5% annual increases
- › Lease term expires: September 30, 2029 (shorter sublease term is available)
- › Limited signage is available
- › Property is a part of the Miami Valley Research Park, a 22-building university-affiliated development designed to attract advanced technology companies and organizations.
- › On-site building amenities include:



## CONTACT

RICHARD MEDER

937 449 0997

[richard.meder@colliers.com](mailto:richard.meder@colliers.com)



Management



Cafeteria



Conference Room  
(by appointment)



Security



Fitness Center & Outdoor Walking Trail



Building Conference Room

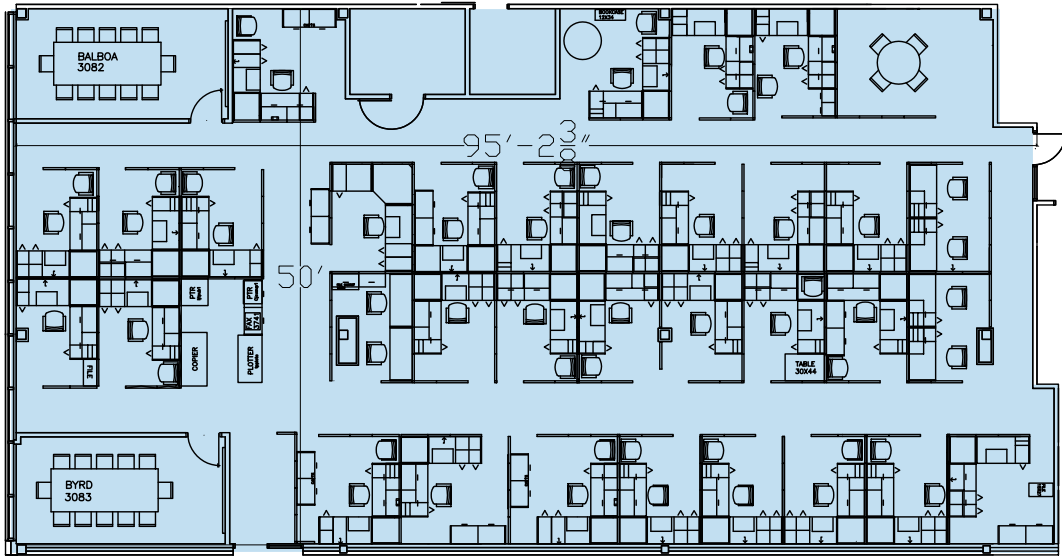


Building Fitness Center

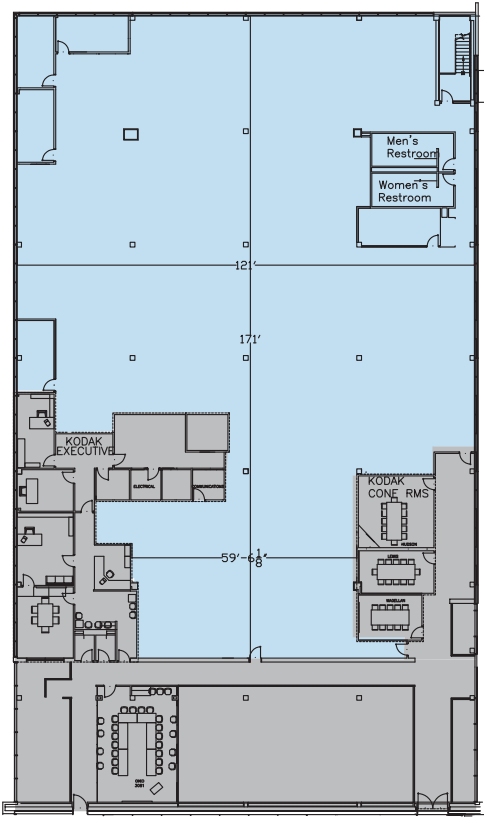


Building Cafeteria

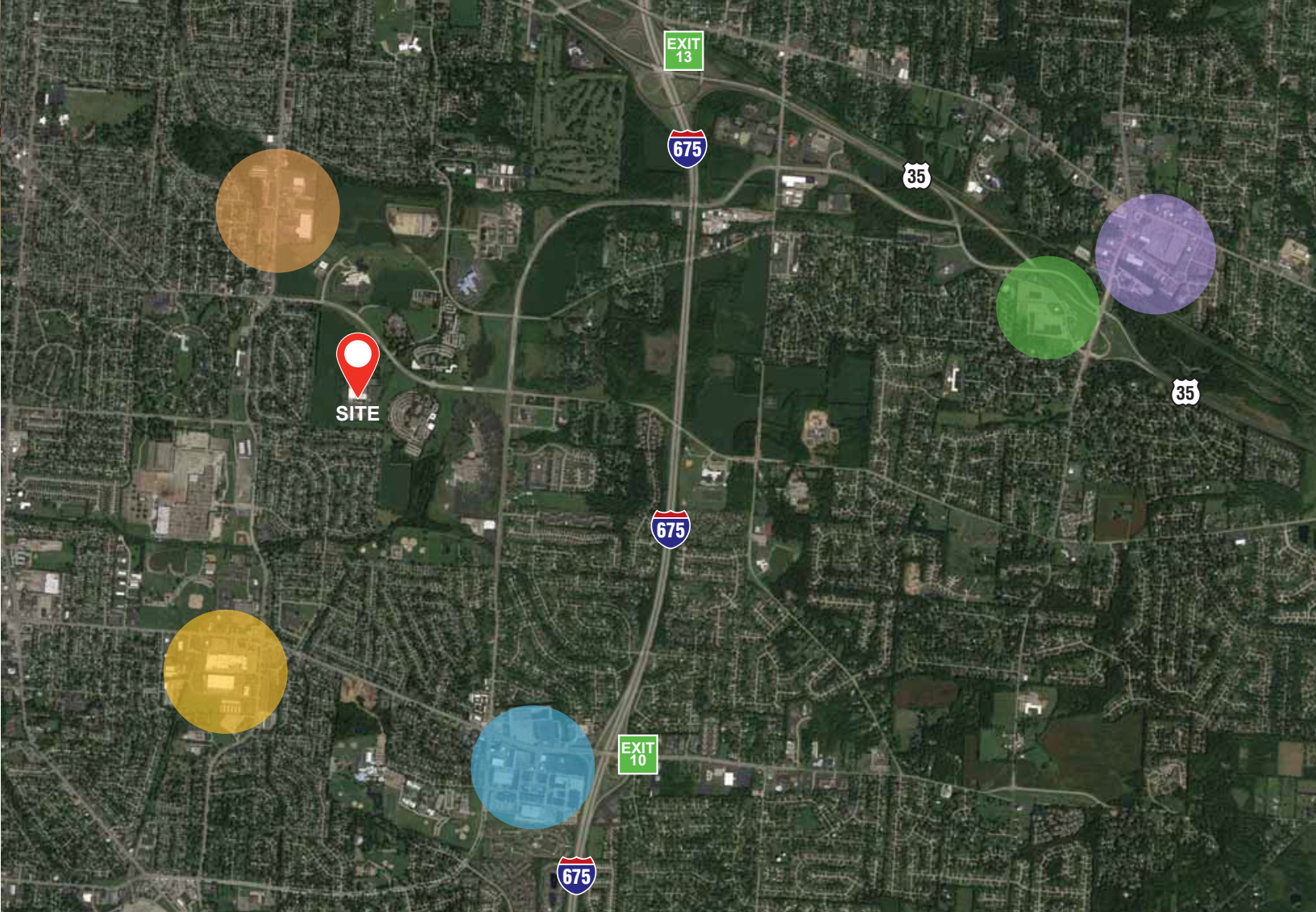
FIRST FLOOR  
4,716 SF AVAILABLE



SECOND FLOOR  
16,578 SF AVAILABLE



AVAILABLE SPACE  
NOT INCLUDED

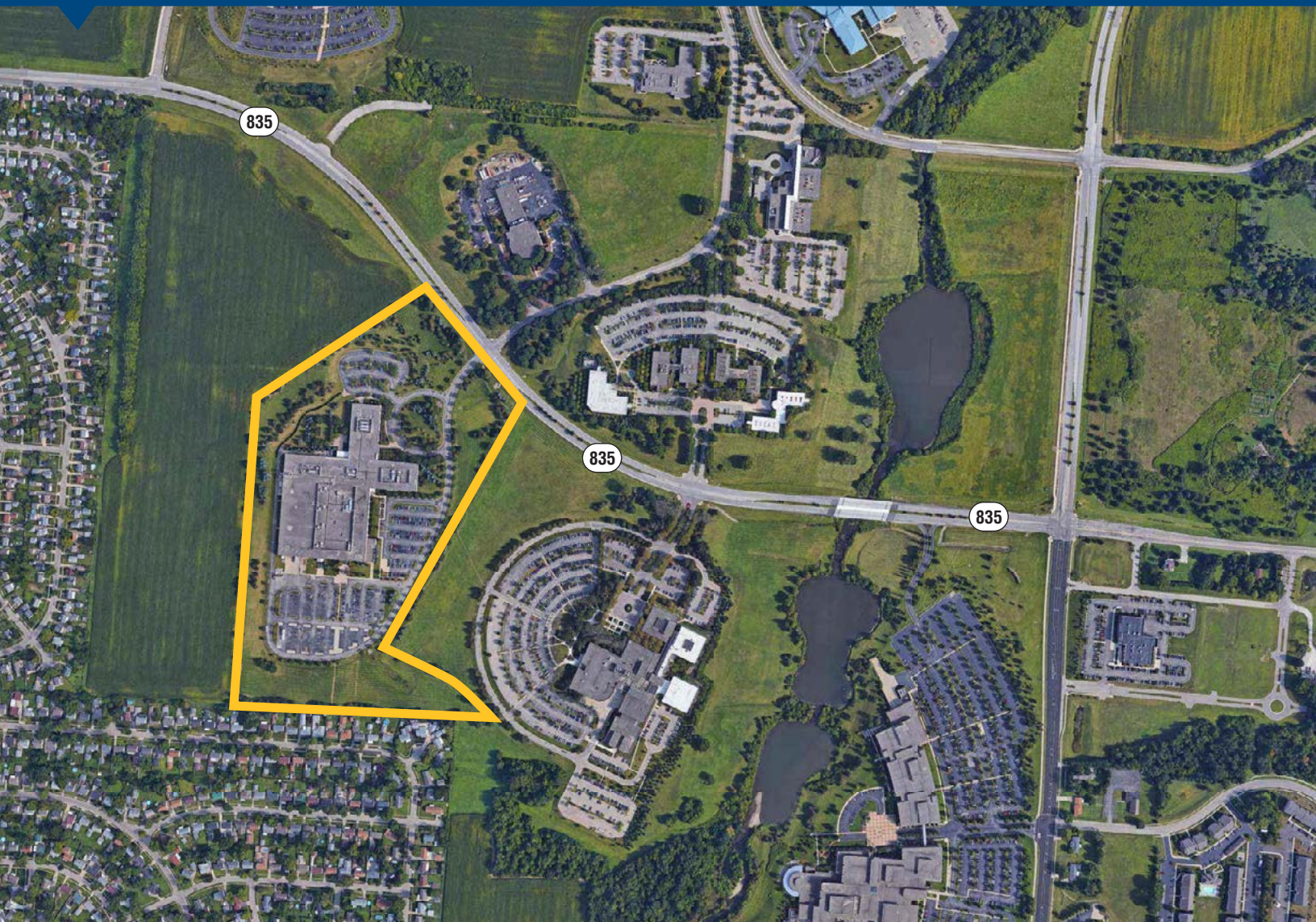


NEARBY AMENITIES

THE GREENE	
SHOP	Cold Stone
American Eagle	Crave
Apple	EO Burgers
Banana Republic	Flemings Prime Steakhouse
C.J. Banks	McCormick & Schmick's
Chico's	Mimi's Cafe
Eddie Bauer	Noodles & Co.
Express	Omaha Steaks
Gap	Panera Bread
J. Crew	Pies & Pints
Kay Jewelers	Potbelly
Nordstrom Rack	The Cheesecake Factory
Old Navy	The Pub
Sephora	
Sunglass Hut	ENTERTAINMENT/SERVICES
Von Maur	Cinemark at The Greene
	Funny Bone Comedy Club
	LA Fitness
	Massage Envy
	Salons @ The Greene
	Woodhouse Day Spa
DINING	
Bar Louie	
Brio's	
Chipotle	

SHOP	Dairy Queen
ALDI	Taco Bell
Dollar Tree	Kentucky Fried Chicken
Goodwill	
Kroger	Penn Station
Sears Outlet	Starbuck's
Walgreens	
	SERVICES
	Great Clips
DINING	Title Boxing Club
Applebee's	
Bob Evans	
SHOP	
Beaver Valley Wine & Spirits	
DINING	
Beef 'O' Brady's	
Bob Evans'	
House of Thai	
Rocky's Pizza Ring	
Wedig's	

BEAVERCREEK PLAZA	
SHOP	Papa Murphy's
CVS	Rapid Fired Pizza
Kroger	Submarine House
Pet Valu	Subway
	Taco Bell
	Tim Horton's
	Wendy's
DINING	
El Toro	
Ele Cake	
Frisch's Big Boy	ENTERTAINMENT/SERVICES
Marion's Piazza	Beaver-Vu Bowling
McDonald's	The UPS Store
New Great Wall	
SHOP	DINING
CVS	Fricker's
Goodwill	Little Saigon
Play it Again Music	Sports N Spirits Pub
Valley Thrift Store	Subway
	The Roote Beer Stande
	Wendy's



## PLEASE CONTACT

**RICHARD MEDER**

937 449 0997

[richard.meder@colliers.com](mailto:richard.meder@colliers.com)



**COLLIERS INTERNATIONAL  
GREATER DAYTON**

10 W. 2nd Street, Suite 200

Dayton, OH 45402

M 937 449 0997

[www.colliers.com/ohio](http://www.colliers.com/ohio)

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