

Unutilized corporate space  
available for sublease!

\$14.95  
PSF FSG

## 3000 RESEARCH BOULEVARD | Kettering, Ohio 45420

- Available 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 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



Management



Cafeteria



Security



Conference Room  
(by appointment)



Fitness Center & Outdoor Walking Trail





Building Conference Room

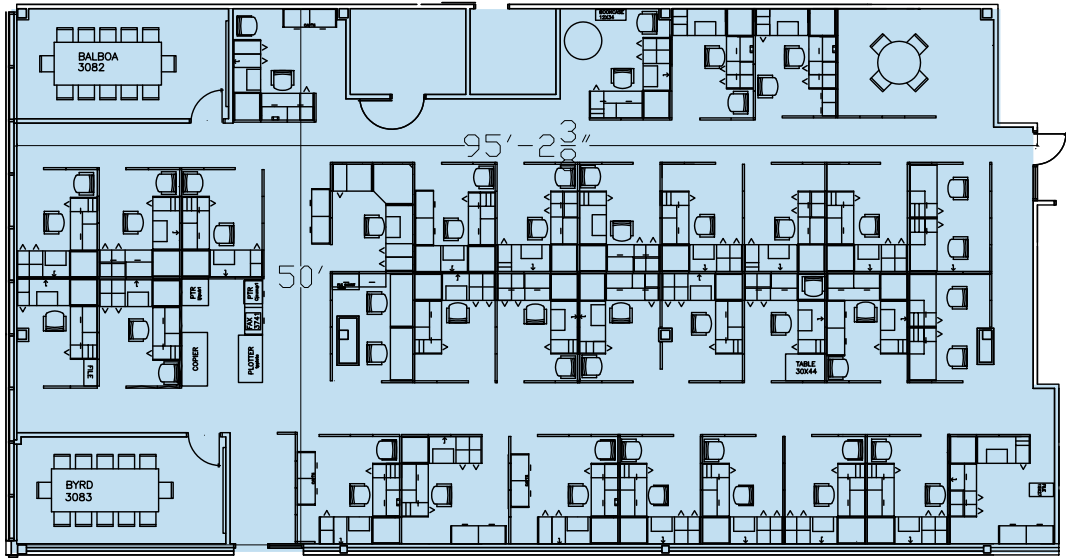


Building Fitness Center

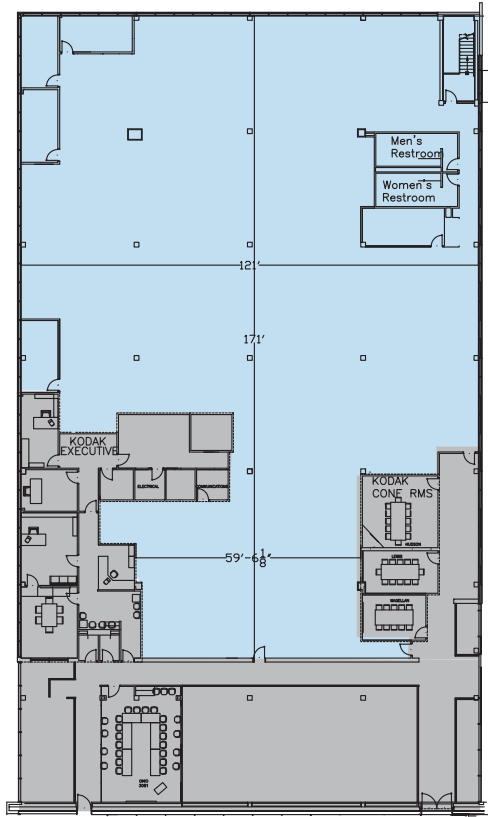


Building Cafeteria

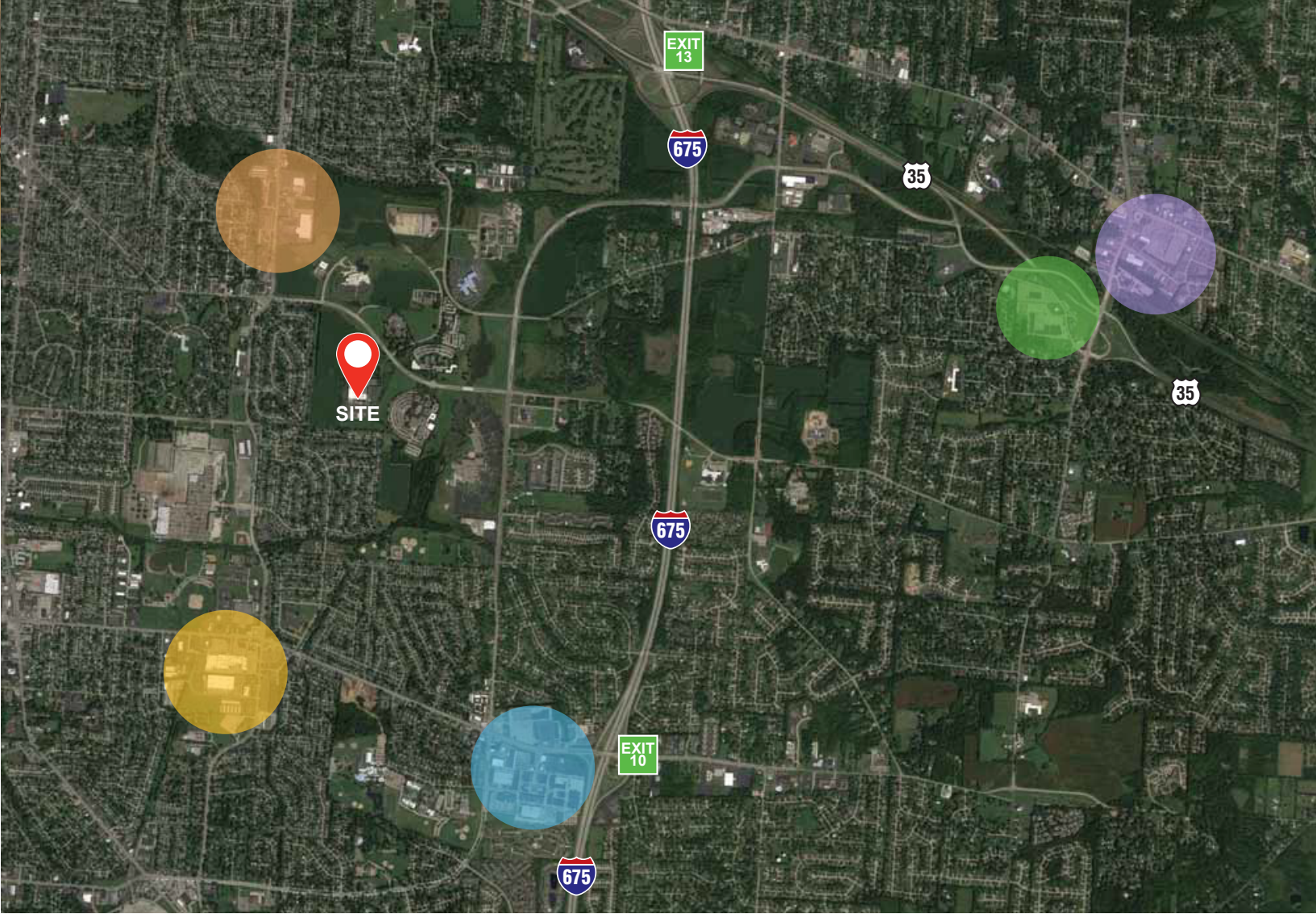
FIRST FLOOR  
4,716 SF AVAILABLE



SECOND FLOOR  
16,578 SF AVAILABLE



AVAILABLE SPACE  
NOT INCLUDED



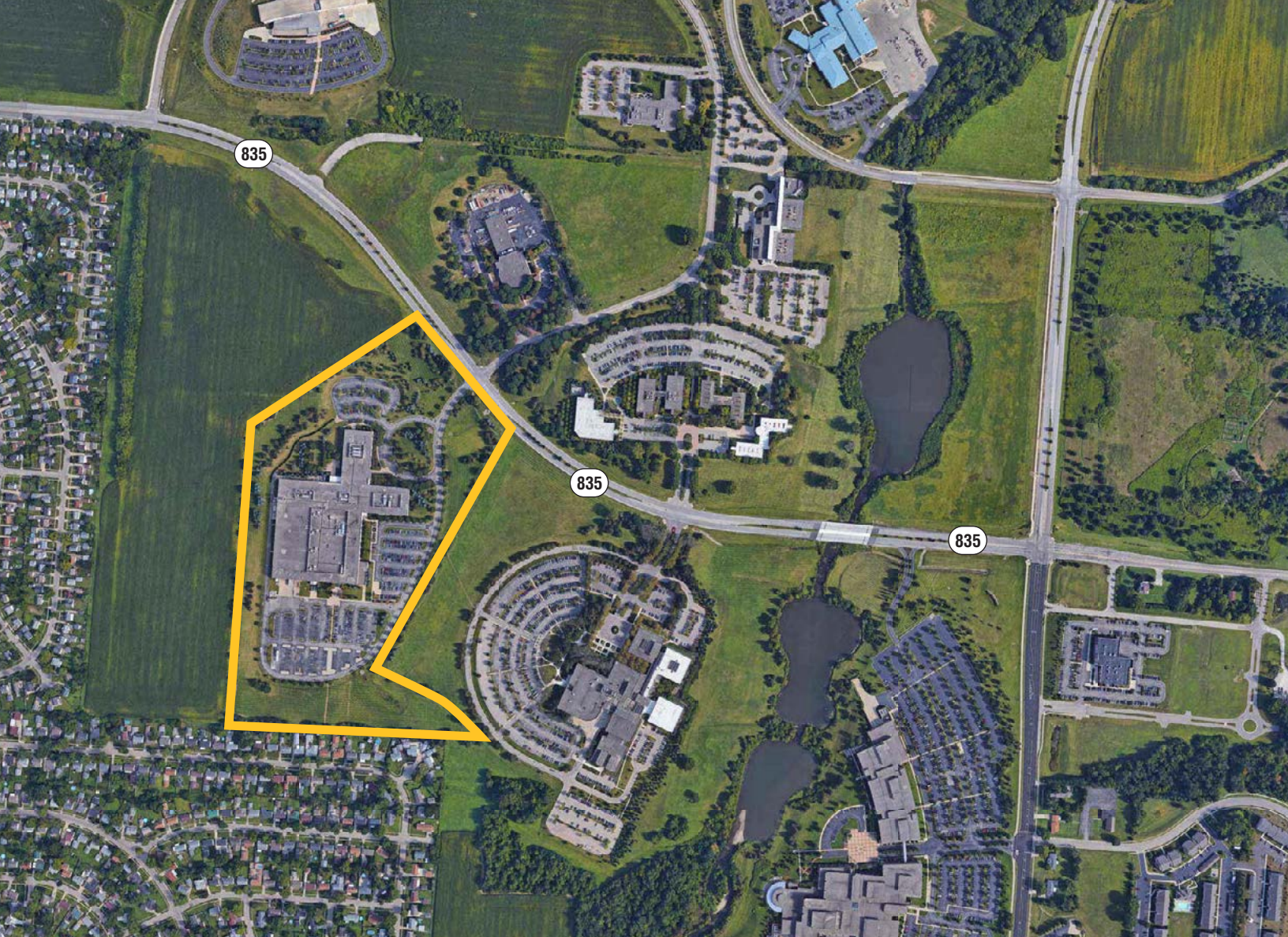
NEARBY AMENITIES

| 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    |                           |
| Von Maur        |                           |
| DINING          | ENTERTAINMENT/SERVICES    |
| Bar Louie       | Cinemark at The Greene    |
| Brio's          | Funny Bone Comedy Club    |
| Chipotle        | LA Fitness                |
|                 | Massage Envy              |
|                 | Salons @ The Greene       |
|                 | Woodhouse Day Spa         |

|                              |                        |
|------------------------------|------------------------|
| SHOP                         | Dairy Queen            |
| ALDI                         | Taco Bell              |
| Dollar Tree                  | Kentucky Fried Chicken |
| Goodwill                     |                        |
| Kroger                       | Penn Station           |
| Sears Outlet                 | Starbuck's             |
| Walgreens                    |                        |
| DINING                       | SERVICES               |
| Applebee's                   | Great Clips            |
| Bob Evans                    | Title Boxing Club      |
| 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              |
| DINING              | Tim Horton's           |
| El Toro             | Wendy's                |
| 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                |





CONTACT FOR MORE INFO:

**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

Office 937 449 0997

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

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. A Copyright by Colliers International 2018. This flier may be reproduced only in its entirety, without modification or deletion.