



FOR LEASE

FOR LEASE | 2685 HIBISCUS WAY, BEAVERCREEK, OH 45431

College Park II

- Class A, 47,333 SF office building with approximately 39,130 SF available for lease
- Located in the heart of the thriving Beavercreek submarket
- Rate of \$19.50 PSF net of operating expenses on non-SCIF space. Rate of \$24.50 PSF for SCIF space.
- Adequate parking
- Easy access to I-675
- SCIF space 3,200 SF. Space offers lab, secured work areas, etc.



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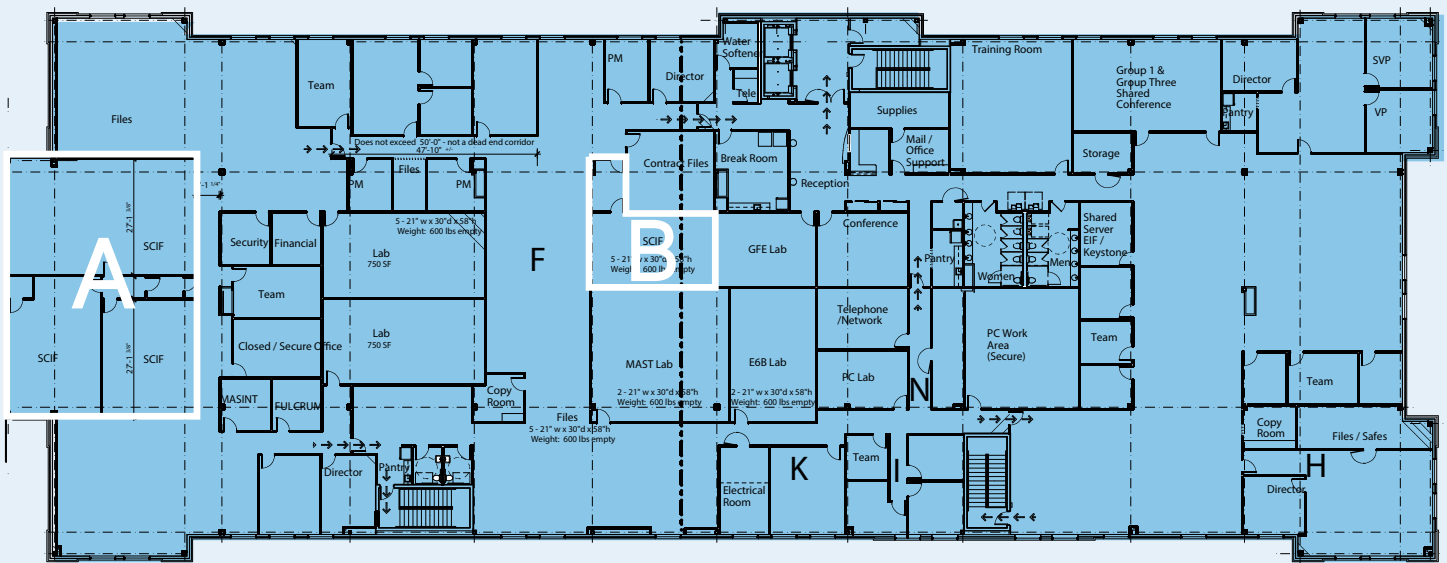
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SECOND FLOOR



For illustration purposes only – floor plans not to scale.

Available Space & Costs

Net Rent **\$19.50/SF non-SCIF space**
of Operating Expenses **\$24.50/SF SCIF space**

Available SF
1st Floor **4,405 SF**
2nd Floor **39,130 SF**
Total Available **43,535 SF**

Min. Contiguous **4,405 SF**

Max. Contiguous **39,130 SF**

A SCIF approx. 2,600 SF

B SCIF approx. 600 SF

Total SCIF approx. 3,200 SF

Certified lab space is also available on this floor.

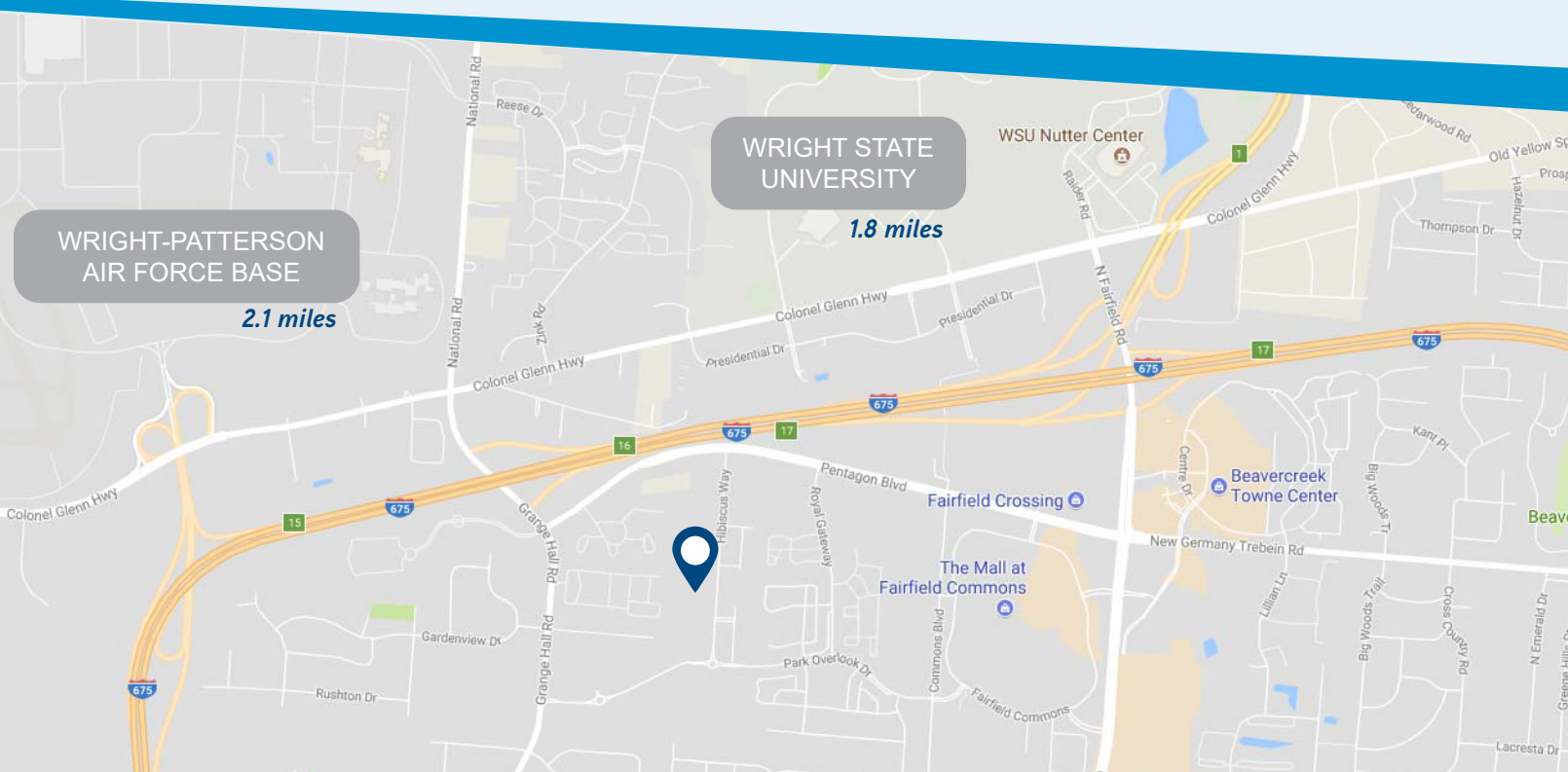
Second floor space also offers lab, secured work area, etc.

WRIGHT-PATTERSON
AIR FORCE BASE

2.1 miles

WRIGHT STATE
UNIVERSITY

1.8 miles



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The Beavercreek office submarket is a beacon of development that continues to expand.

THE AREA

The Beavercreek office submarket is adjacent to the largest single-site employer in the State of Ohio, Wright-Patterson Air Force Base (WPAFB). Ingress and egress to the submarket is unparalleled, with the proximity to I-675 via the North Fairfield Road exit to the east and the Colonel Glenn exit to the west. Pentagon Road serves as the major east/west artery for the interior of the market, allowing for quick access to WPAFB, as well as the highway systems and neighboring amenities.

DISTANCE

I-675	1 min. drive
Wright State University	5 min. drive
The Mall at Fairfield Commons	6 min. drive
Wright-Patterson Air Force Base	12 min. drive
The Greene	15 min. drive
Dayton Intl. Airport	27 min. drive



Colonel Glenn Hwy

Pentagon Blvd.

Hibiscus Way

