

76,000 SF - 253,500 SF

POTENTIAL HEADQUARTERS LOCATION FOR SALE OR LEASE

9473, 9555 & 9595 SPRINGBORO PIKE
MIAMI TOWNSHIP, OHIO



CORE LOCATION

FREESTANDING 76,000 SF - 253,500 SF POTENTIAL HEADQUARTERS LOCATION ON APPROXIMATELY 4 - 22 ACRES AVAILABLE ON I-75 BETWEEN THE NEW AUSTIN BOULEVARD MIXED-USE INTERCHANGE AND I-675 IN MIAMI TOWNSHIP (MONTGOMERY COUNTY), OHIO.

For **SALE**
or **LEASE**

ZERO
Local Earnings Tax
Miami Township
Location

CENTRAL

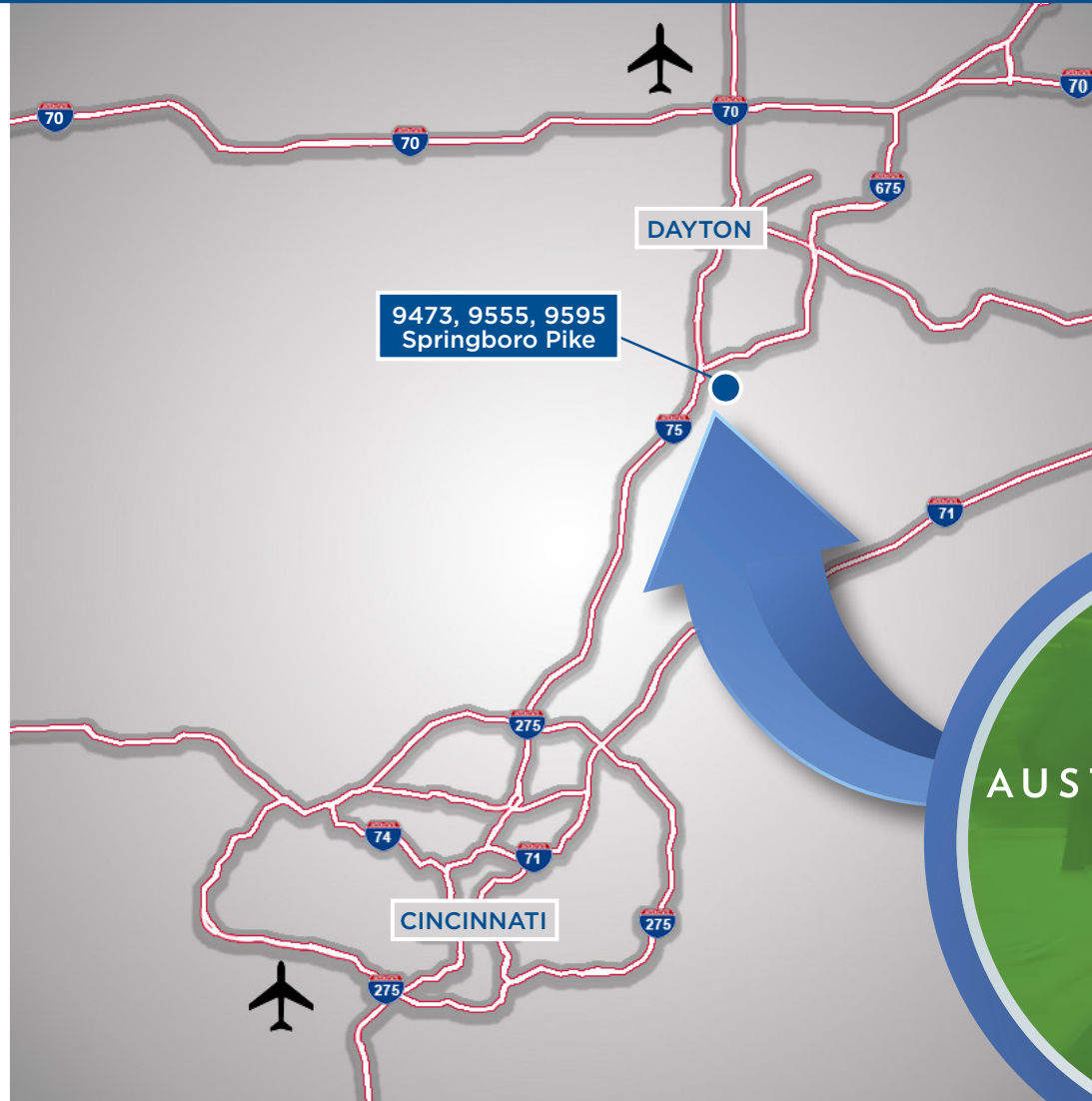
Attract Employees from
Dayton and Cincinnati

10min

to Downtown
Dayton

40min

to Downtown
Cincinnati



DEMOGRAPHICS

(Five Mile Radius)

Population: 130,688

Households: 47,324

Employee Population: 112,391

Median Income: \$70,358

Median Age: 41.2

2 MINUTES TO
AUSTIN  **LANDING**

DINING
ENTERTAINMENT
FITNESS
SHOPPING
HOTELS
RESIDENTIAL
PARKS

IDEAL CAMPUS SETTING



- Easy Access from Austin Boulevard and OH 725 at I-75 and I-675
- Landmark Visibility from I-75 (132,000 Average Daily Traffic)
- Excellent Surrounding Amenities at Austin Landing, Springboro Pike and Dayton Mall Area
- 130,688 Population within 5 Miles

POTENTIAL HEADQUARTERS LOCATION



SINGLE-OCCUPANT
CONTROL &
BRANDING



HIGH PARKING
RATIO



EXCESS LAND FOR
EXPANSION



RECENT CAPITAL
IMPROVEMENTS



COVERED
LOADING



EFFICIENT
FLOOR
PLATES

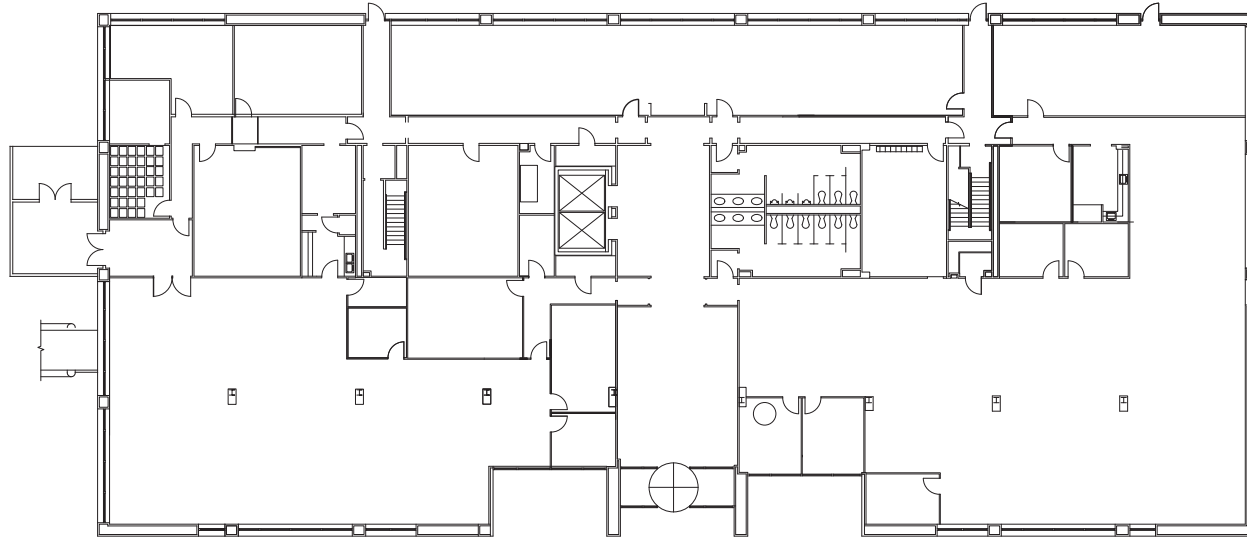
9473

9473 SPRINGBORO PIKE

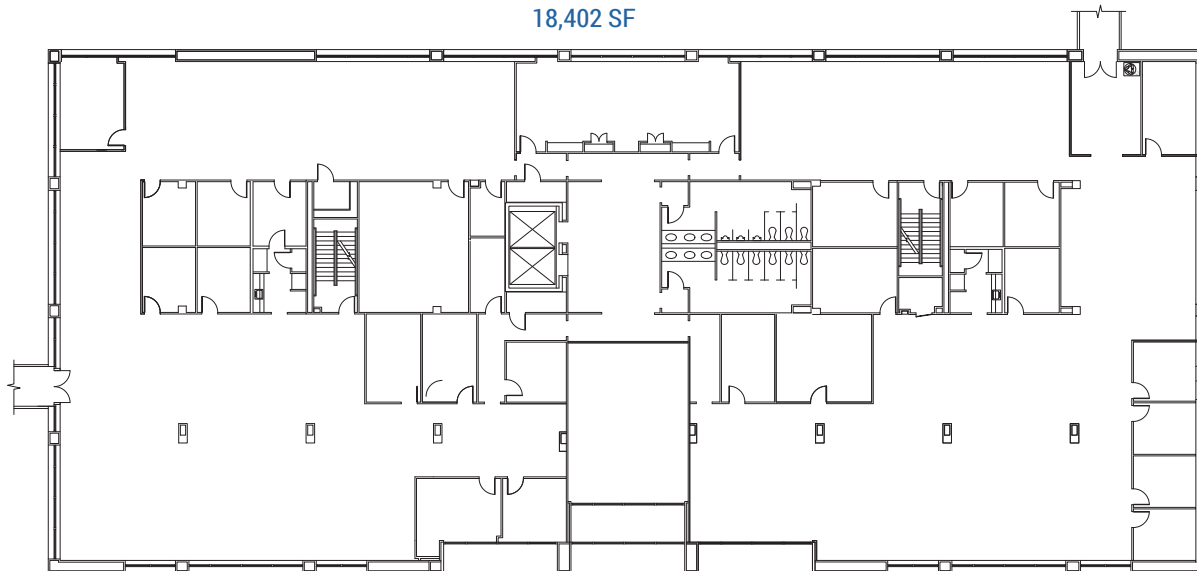
SIZE (SF):	76,198
ACREAGE:	Approximately 4 subject to final plat
ZONING:	O-2
PARKING:	260
YEAR BUILT:	1985
FLOORS:	4
ROOF:	Modified Bitumen replaced in 2004 with warranty through August 30, 2024
STRUCTURE:	Steel frame, precast concrete façade
ELEVATORS:	2
HEATING:	Gas-fired boiler
COOLING:	Central chilled water plant serves 9393, 9473, 9443, 9555, and 9595 with (1) 350-ton York and (2) 500-ton York centrifugal chillers and (3) cooling towers
HVAC CONTROLS:	DDC System, central campus monitoring
ELECTRIC:	12,470-volt DP&L Two feeds
GAS:	Vectren and Constellation
WATER/SEWER:	Montgomery County Water Services
LIFE SAFETY:	Honeywell panel on third floor
SPRINKLERS:	Wet system
GENERATOR:	(1) 300 KW generator serves 9473 and 9393
OTHER:	- Covered loading area with leveler - Parking lot sealcoat 2019



FIRST FLOOR
18,854 SF



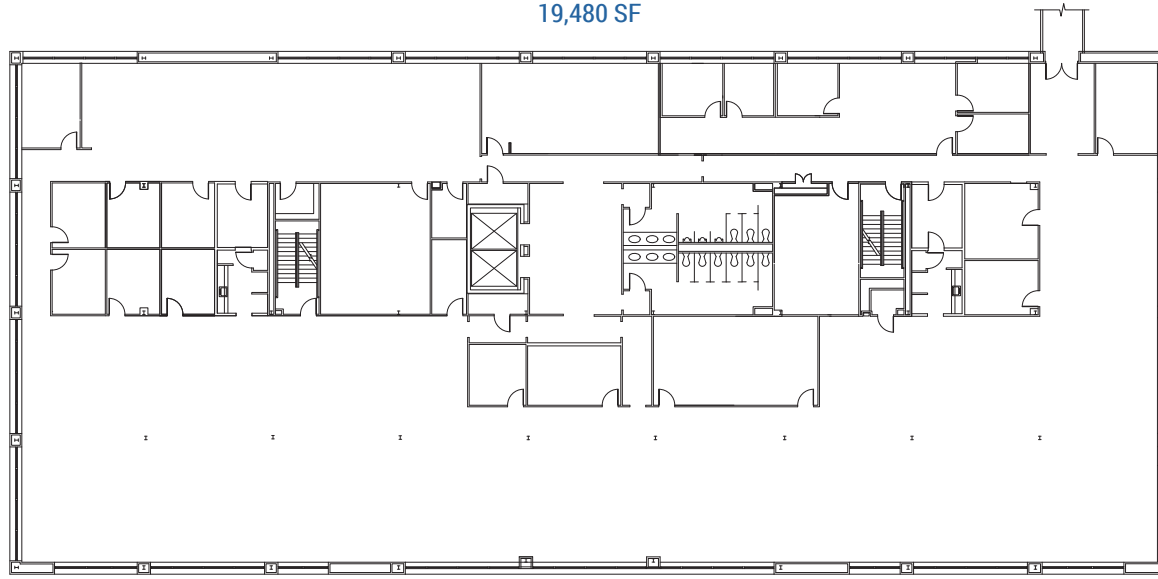
SECOND FLOOR
18,402 SF



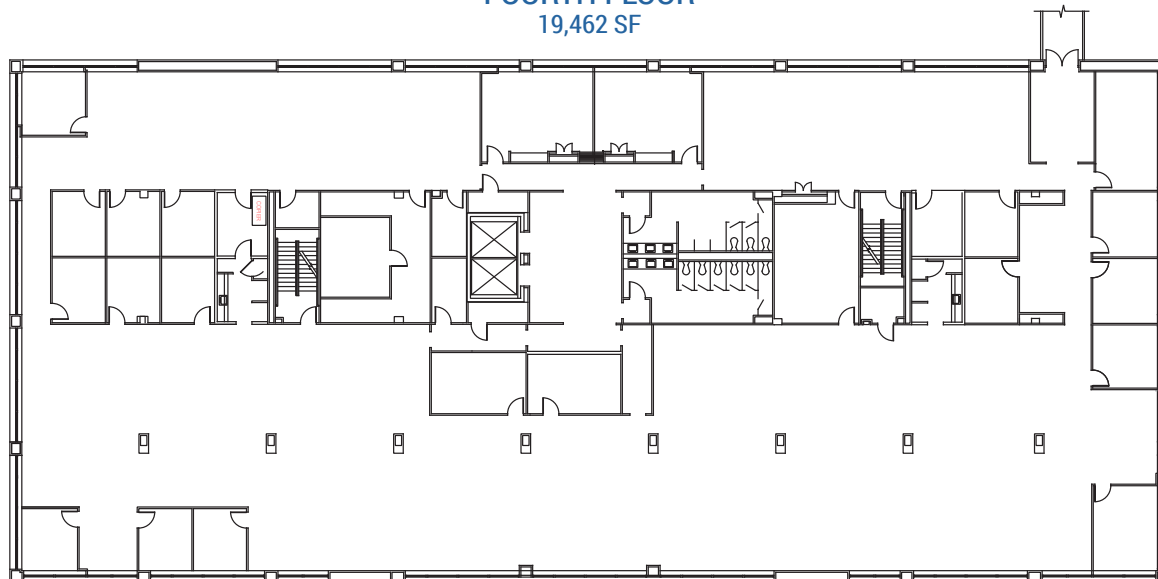
FLOOR PLANS

9473

THIRD FLOOR
19,480 SF



FOURTH FLOOR
19,462 SF



9555-9595

9555-9595 SPRINGBORO PIKE

9555

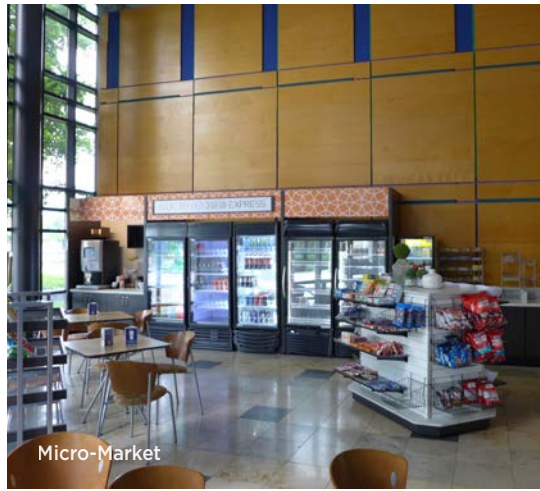
9595

SIZE (SF):	93,203	84,173
ACREAGE:	Total of approximately 18 for 9555 and 9595 subject to final plat	Total of approximately 18 for 9555 and 9595 subject to final plat
ZONING:	O-2	O-2
PARKING:	Total of 622 for 9555 and 9595 with room for expansion	Total of 622 for 9555 and 9595 with room for expansion
YEAR BUILT:	1989	1990
FLOORS:	4	4
ROOF:	Modified Bitumen replaced in 2010 with warranty through September 16, 2030	Modified Bitumen replaced in 2012 with warranty through October 25, 2032 (mechanical building and service dock canopy roofs through December 8, 2031)
STRUCTURE:	Steel frame, precast concrete façade	Steel frame, precast concrete façade
ELEVATORS:	2	2
HEATING:	Gas-fired boiler in mechanical building	Gas-fired boiler in mechanical building
COOLING:	Central chilled water plant serves 9393, 9473, 9443, 9555, and 9595 with (1) 350-ton York and (2) 500-ton York centrifugal chillers and (3) cooling towers	Central chilled water plant serves 9393, 9473, 9443, 9555, and 9595 with (1) 350-ton York and (2) 500-ton York centrifugal chillers and (3) cooling towers
HVAC CONTROLS:	DDC System, central campus monitoring	DDC System, central campus monitoring
ELECTRIC:	12,470-volt DP&L Two feeds	12,470-volt DP&L Two feeds
GAS:	Vectren and Constellation	Vectren and Constellation
WATER/SEWER:	Montgomery County Water Services	Montgomery County Water Services
LIFE SAFETY:	Honeywell panel on first floor	Honeywell panel on first floor
SPRINKLERS:	Wet system	Wet system
GENERATOR:	(1) 300 KW generator serves 9555/9595 and 9443	(1) 300 KW generator serves 9555/9595 and 9443
OTHER:	- Double-height collaboration space - Gym - Parking lot sealcoat 2020	- Covered loading dock - Parking lot sealcoat 2020





Two-Story Lobby



Micro-Market



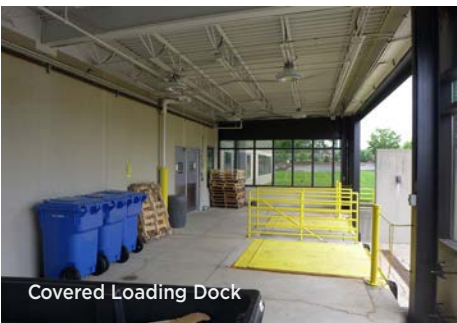
Variety of Conference Spaces



Locker Rooms



Fitness Center



Covered Loading Dock

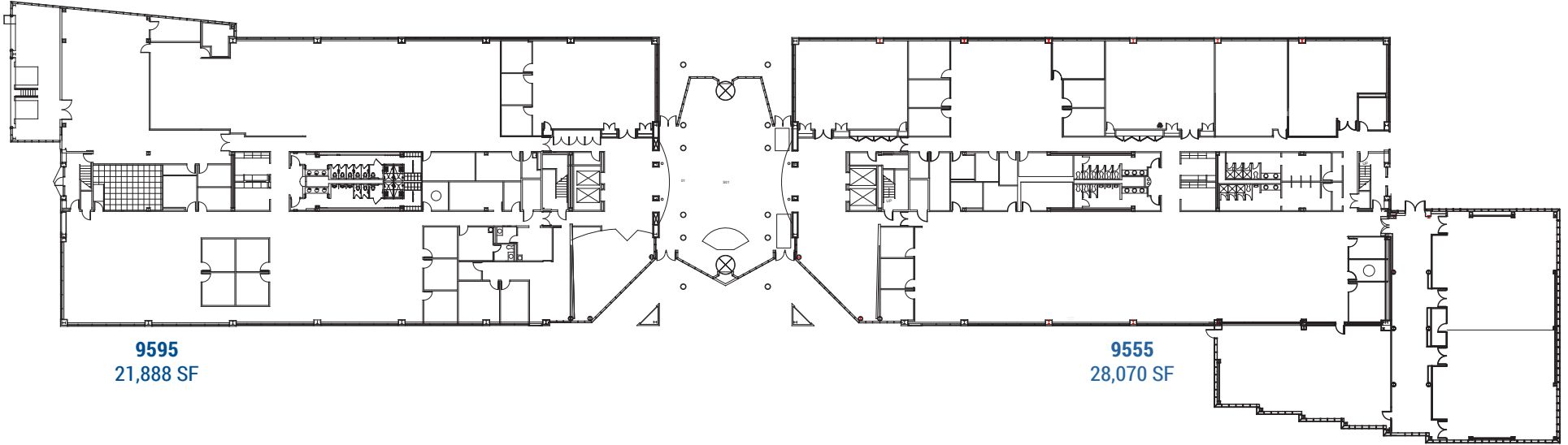


Inspiring Workspace

FLOOR PLANS

9555/9595

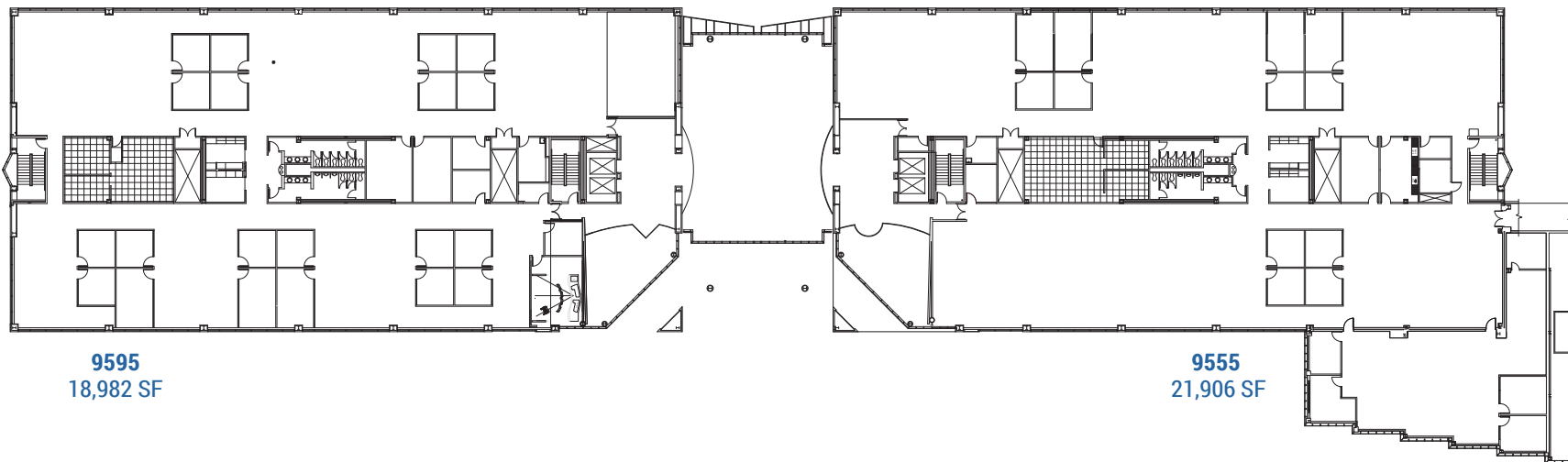
FIRST FLOOR



9595
21,888 SF

9555
28,070 SF

SECOND FLOOR



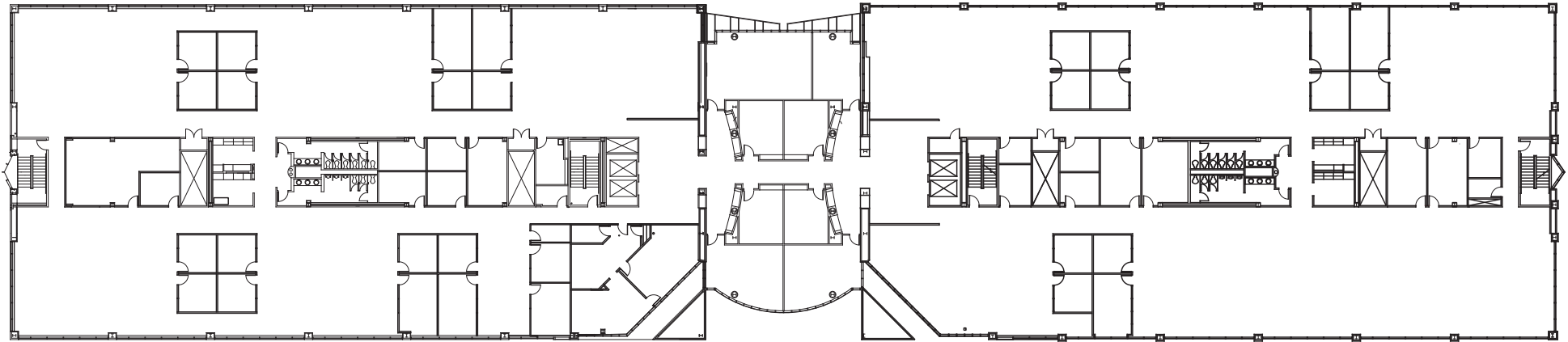
9595
18,982 SF

9555
21,906 SF

FLOOR PLANS

9555/9595

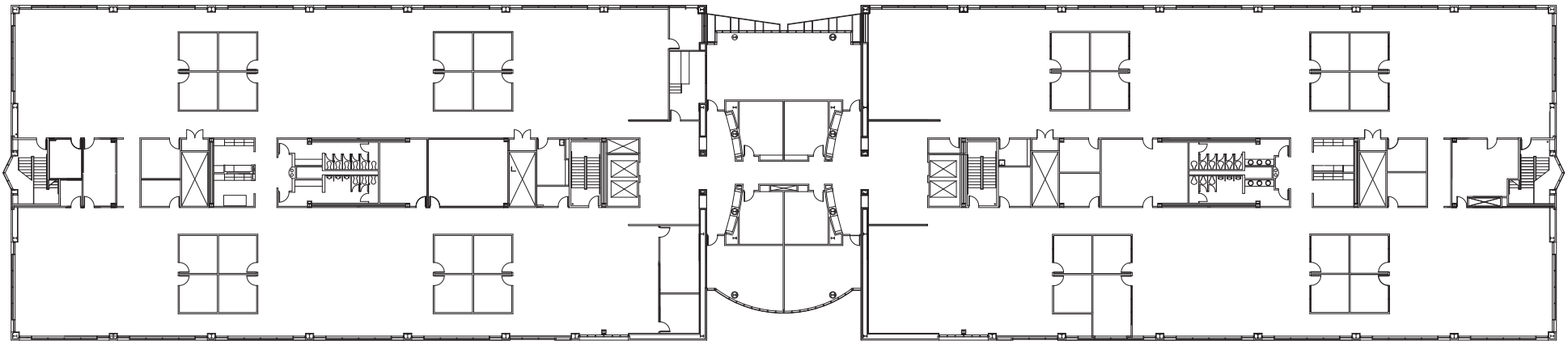
THIRD FLOOR



9595
21,536 SF

9555
21,536 SF

FOURTH FLOOR



9595
21,767 SF

9555
21,691 SF

FOR MORE INFORMATION, CONTACT:

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