

# Russ Research Center



...2642-2794 Indian Ripple Road  
Beavercreek, Ohio



Leased and  
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# STANDARD BUILDING SPECIFICATIONS

## Russ Research Center

The following information is a general description of the project. Please see the Individual Space Specifications for more details on each available space.

**Russ Research Center offers a serene campus style setting for innovation.** It is located away from traffic congestion, yet within close proximity to major freeways, amenities and Wright Patterson Air Force Base. Also near Greene County Regional Airport, the Center is home to a number of engineering, technology, research and development firms.

Among the available amenities is Russ Innovation Gateway, a modern equipped teleconferencing center featuring a large classroom and two conference rooms.

The lighting at the Center has recently been upgraded to energy efficient T-8 fixtures with electronic start ballasts. These lights consume up to 50% less electricity, provide long bulb life and offer better illumination compared to T-12 fixtures.

Tenants have the ability to connect to OARnet, the same dedicated, statewide, generator-protected fiber ring used by every research facility in Ohio. OARnet has network speeds that can allow an entire DVD movie to be transferred to or from our tenant's location in less than 60 seconds! Access to the network can be achieved within a few days of moving in, without delays or higher costs associated with local service providers.

### LOCATION & ACCESS

- 29 acres on Indian Ripple Rd. in Beavercreek Township, Ohio
- 1.4 miles from Rt. 35
- 3.8 miles from I-675
- 4 miles from Greene County Regional Airport
- 12 miles from Wright Patterson Air Force Base
- 1.6 miles from Country Club of the North

### LIGHTING

- Energy efficient T-8 bulbs with electronic start ballasts

### EXTERIOR WALLS

- Masonry walls

### PARKING & DRIVES

- Paved asphalt

### UTILITIES

- Electric: Dayton Power and Light
- Telephone: AT&T, Verizon, and Time Warner
- Water: Green County Sanitary
- Sanitary & Storm Sewer: Green County Sanitary

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**flexible spaces**  
all the right places.

**937.427.4310**  
**fogg.com**

The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy hereof.

# ***FOR LEASE***

1,544 Sq. Ft. Office, Research and Development Space  
2790-D Indian Ripple Road, Beavercreek Township, Ohio

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## **Individual Space Specifications**

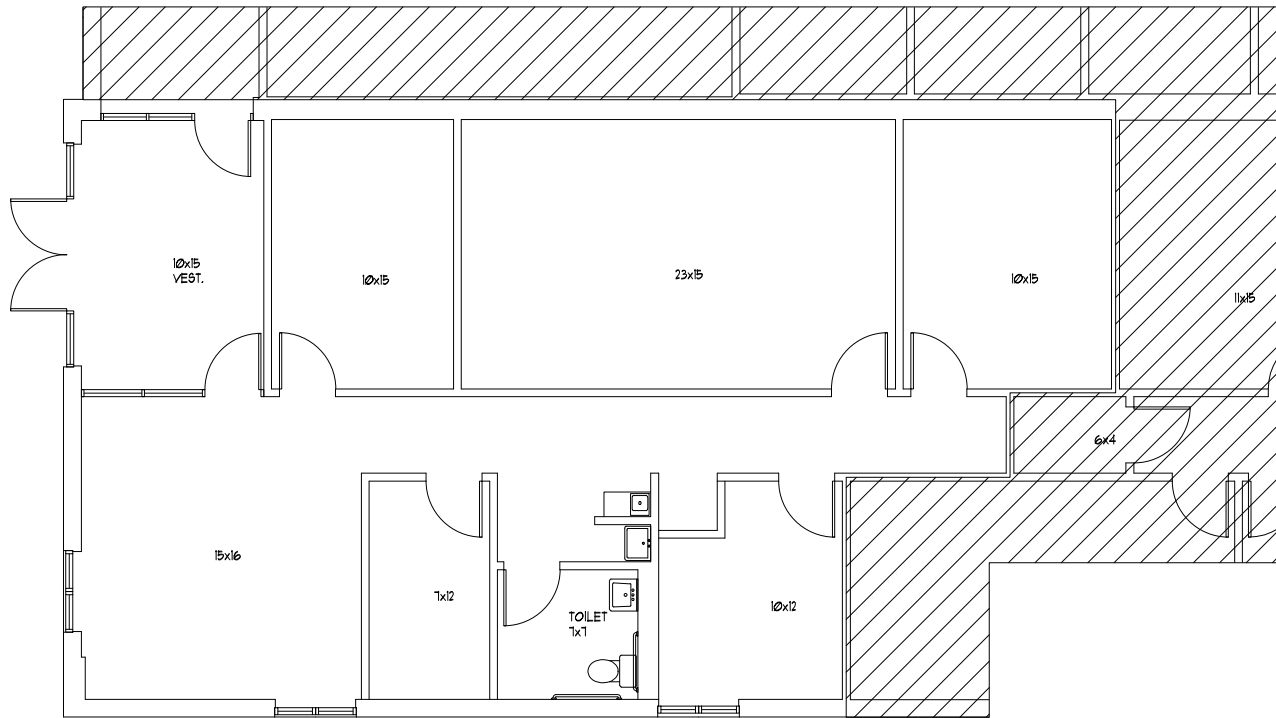
<b>Total Area:</b>	1,544 SF
<b>Building/Unit Number:</b>	10
<b>Ceiling Height:</b>	8'
<b>Electricity:</b>	200 Amp, single phase, 120/240 Volt meter & electric service
<b>Lighting:</b>	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none"><li>• Energy efficient (50% less consumption than traditional T12 lighting)</li><li>• Only 7% luminary depreciation over the life of the bulb</li></ul>
<b>Est. Additional Charges:</b>	\$2.15/SF/YR based upon the fiscal year 2016-2017 Budget  Additional Charges estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for the year and the square footage listed above. Costs may vary in the future. Common Area Maintenance includes only the maintenance items performed by the owner for the benefit of the entire project, such as snowplowing, lawn care, backflow prevention test, exterior lighting and general exterior maintenance, etc.



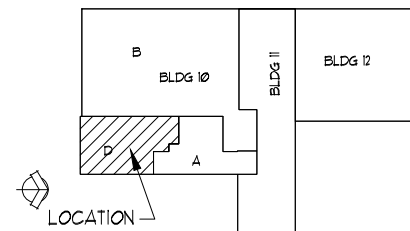
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all the right places.

Mike Thuenen, Property Manager  
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mthuenen@fogg.com

**fogg.com**




**FLOOR PLAN**  
 1,544 sf



**BUILDING 10**  
 UNIT # 2190D  
 2790 INDIAN RIPPLE ROAD  
 BEAVERCREEK, TWP OH 45440

RAY FOGG CORPORATE PROPERTIES, LLC  
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DATE	BY	REVISION
DMS		11-8-2013
		C-3478
		ALD