

Russ Research Center



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



Leased and
managed by:



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- E & R Industrial

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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Beavercreek, Ohio



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

3,634 Sq. Ft. Office, Research and Development Space
2790-C Indian Ripple Road, Beavercreek Township, Ohio

Individual Space Specifications

Office Area: 2,354 SF
Warehouse Area: 1,280 SF
Total Area: 3,634 SF (can be combined with adjoining space for a total of 4,912 SF)

Building/Unit Number: 11

Drive-In-Door: One (1) 7'-10" x 6'-11" door

Electricity: 120/240 Volt, 400 Amp, single phase service

Lighting: High lumen T8 lamps and instant start, electronic ballasts:
• Energy efficient (50% less consumption than traditional T12 lighting)
• Only 7% luminary depreciation over the life of the bulb

Est. Additional Charges: \$2.34/SF/YR based upon the fiscal year 2016-2017 Budget

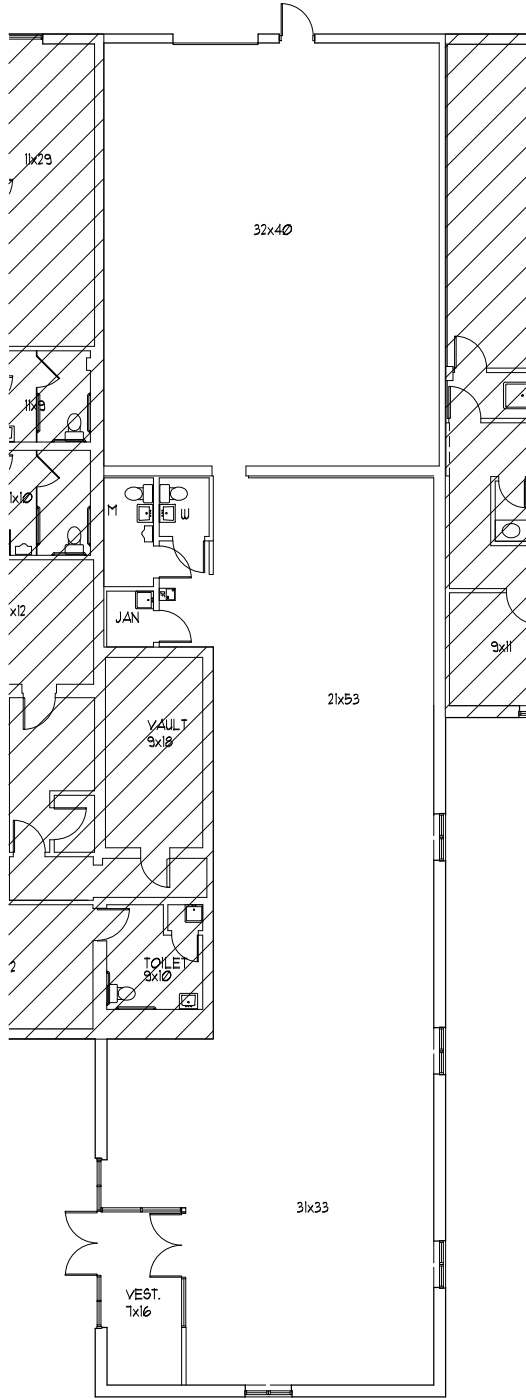
Additional Charges estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for the year and the square footage listed above. Costs may vary in the future. Common Area Maintenance includes only the maintenance items performed by the owner for the benefit of the entire project, such as snowplowing, lawn care, backflow prevention test, exterior lighting and general exterior maintenance, etc.



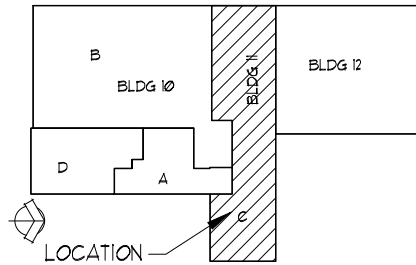
flexible spaces
all the right places.

Mike Thuenen, Property Manager
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mthuenen@fogg.com

fogg.com



FLOOR PLAN
3634 sf



BUILDING 11
UNIT # 2190C
2190 INDIAN RIPPLE ROAD
BEAVERCREEK TWP, OH 45440

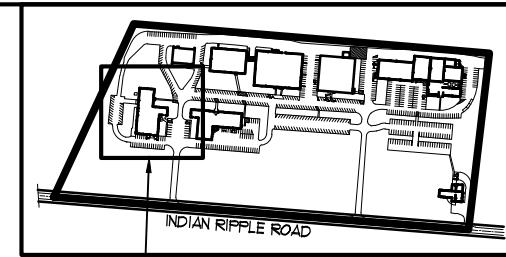
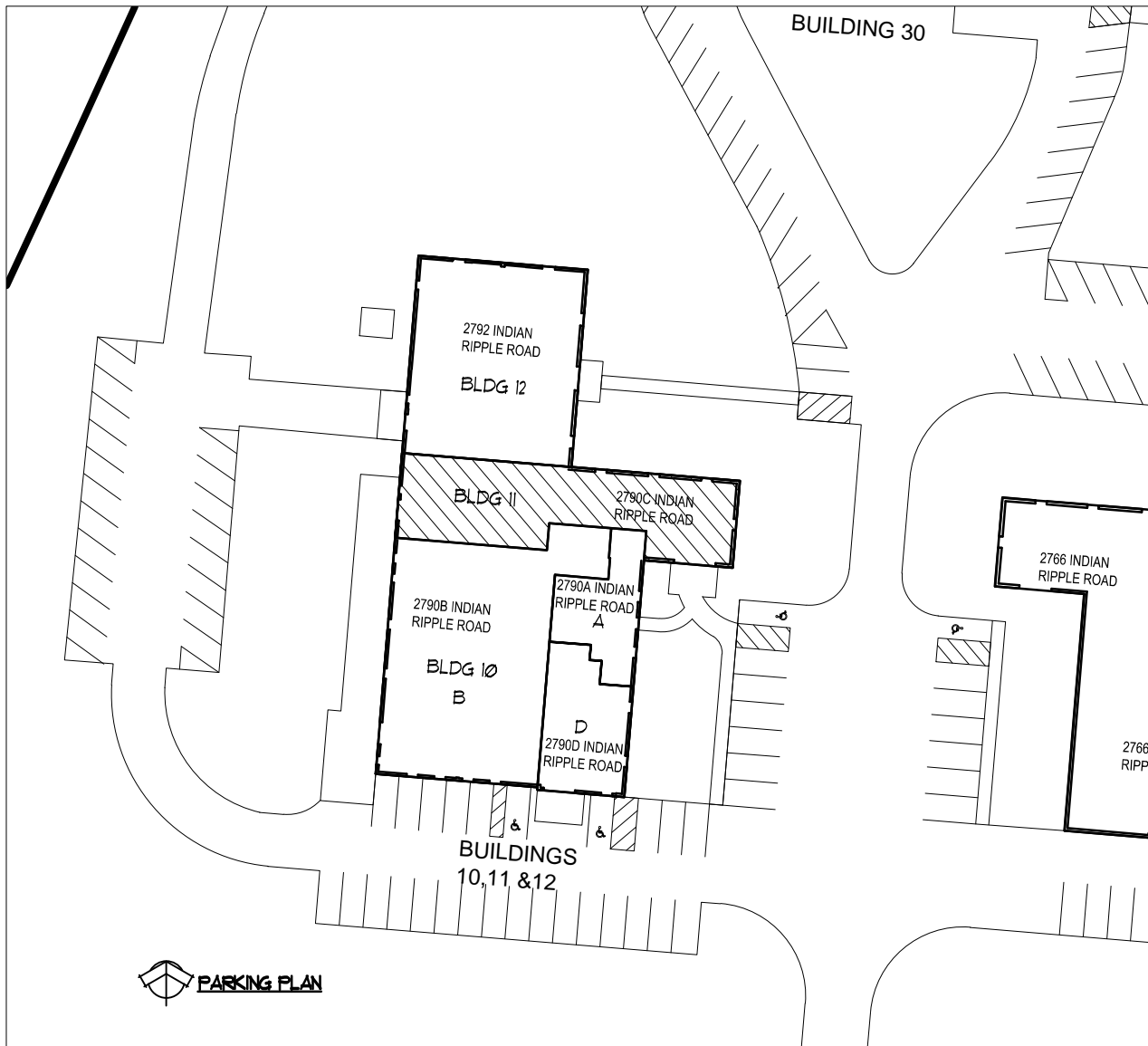


RAY FOGG BUILDING METHODS, INC.
ONE EASTWATER AVENUE, SUITE 114, CLEVELAND, OHIO 44115
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RAY FOGG CORPORATE PROPERTIES, LLC
981 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO 44131

(216) 351-7976
1-877-729-3644

DESIGNED BY	DRAWN	DATE	CONTRACT NO.	SHEET NO.
DMS		11-8 2013	C-3478	A101



LOCATION

 **KEY PLAN LOCATION**

 **PARKING PLAN**

BUILDING 11
 UNIT # 2790C
 2790 INDIAN RIPPLE ROAD
 BEAVERCREEK TWP, OH 45440

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RAY FOGG BUILDING SYSTEMS, INC.
 7000 WOODBURN AVENUE, CLEVELAND, OHIO 44130
 216.351.7976

DATE	BY	REVISION
1-8-2013		C-347B