

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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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

4,912 Sq. Ft. Office, Research and Development Space
2790-A & 2790-C Indian Ripple Road, Beavercreek Township, Ohio

Individual Space Specifications

Office Area: 3,632 SF
Warehouse Area: 1,280 SF
Total Area: 4,912 SF

Building/Unit Number: 10 & 11

Ceiling Height: 8' in bldg. #10 office; 8'-10" in bldg. #11 office & 8'-4" in bldg. #11 warehouse

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

Electricity: Bldg. #10 (120/240 Volt, 200 Amp, single phase)
Bldg. #11 (120/240 Volt, 400 Amp, single phase)

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: Bldg 10: \$2.13/SF/YR based upon the fiscal year 2016-2017 Budget
Bldg 11: \$2.35/SF/YR based upon the fiscal year 2016-2017 Budget

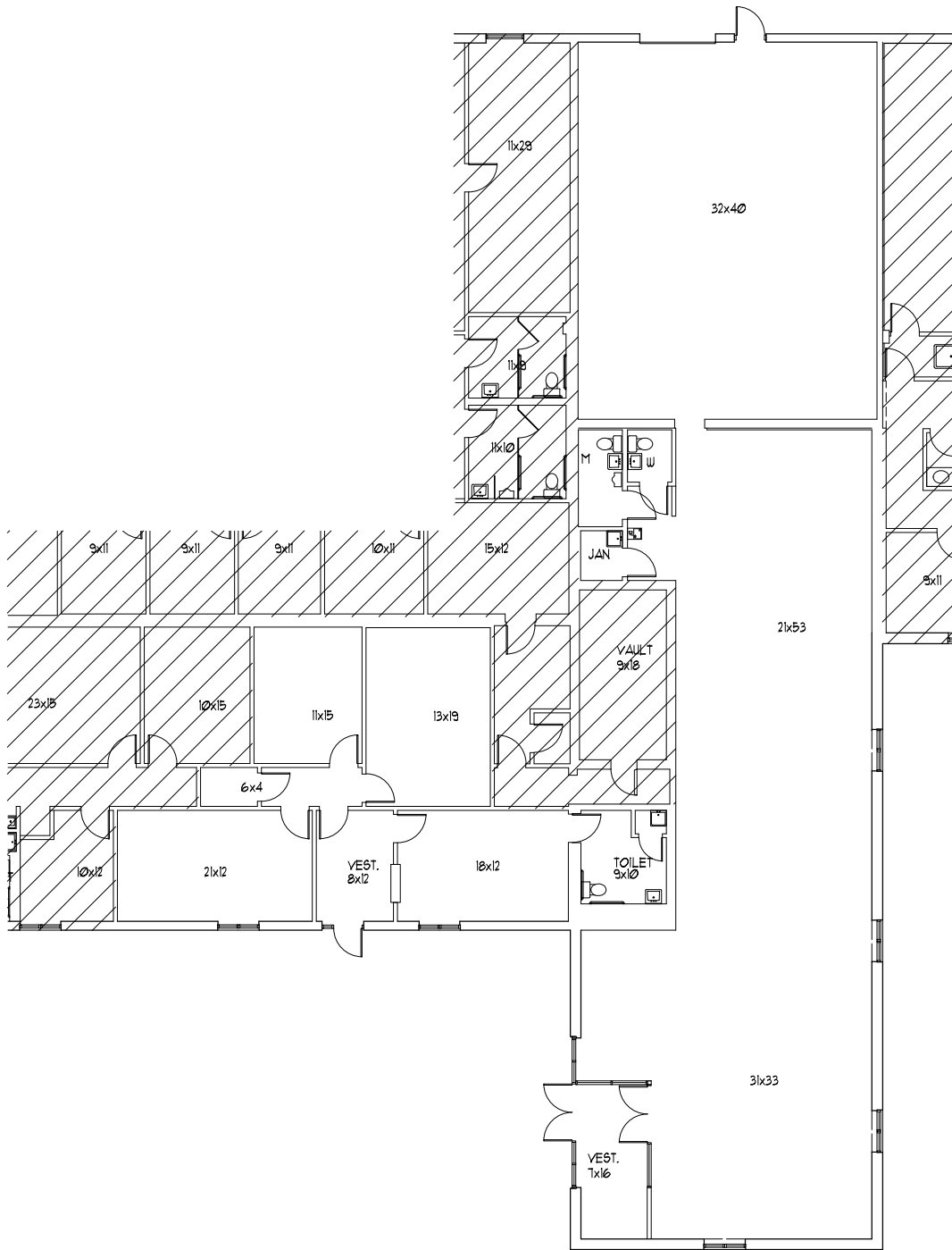
Additional Charges estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for the year and the square footage listed above. Costs may vary in the future. Common Area Maintenance includes only the maintenance items performed by the owner for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



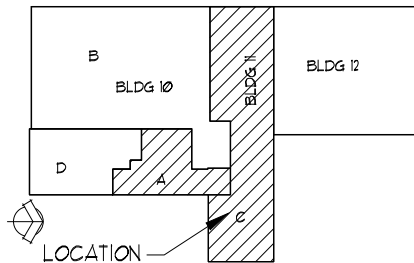
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Mike Thuenen, Property Manager
937-427-4310
mthuenen@fogg.com

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FLOOR PLAN
4,912 sf



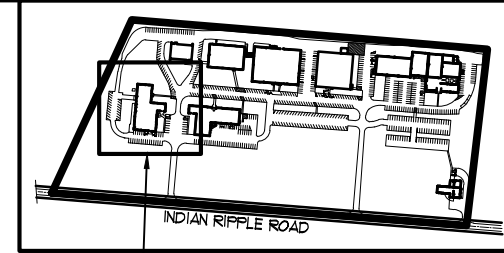
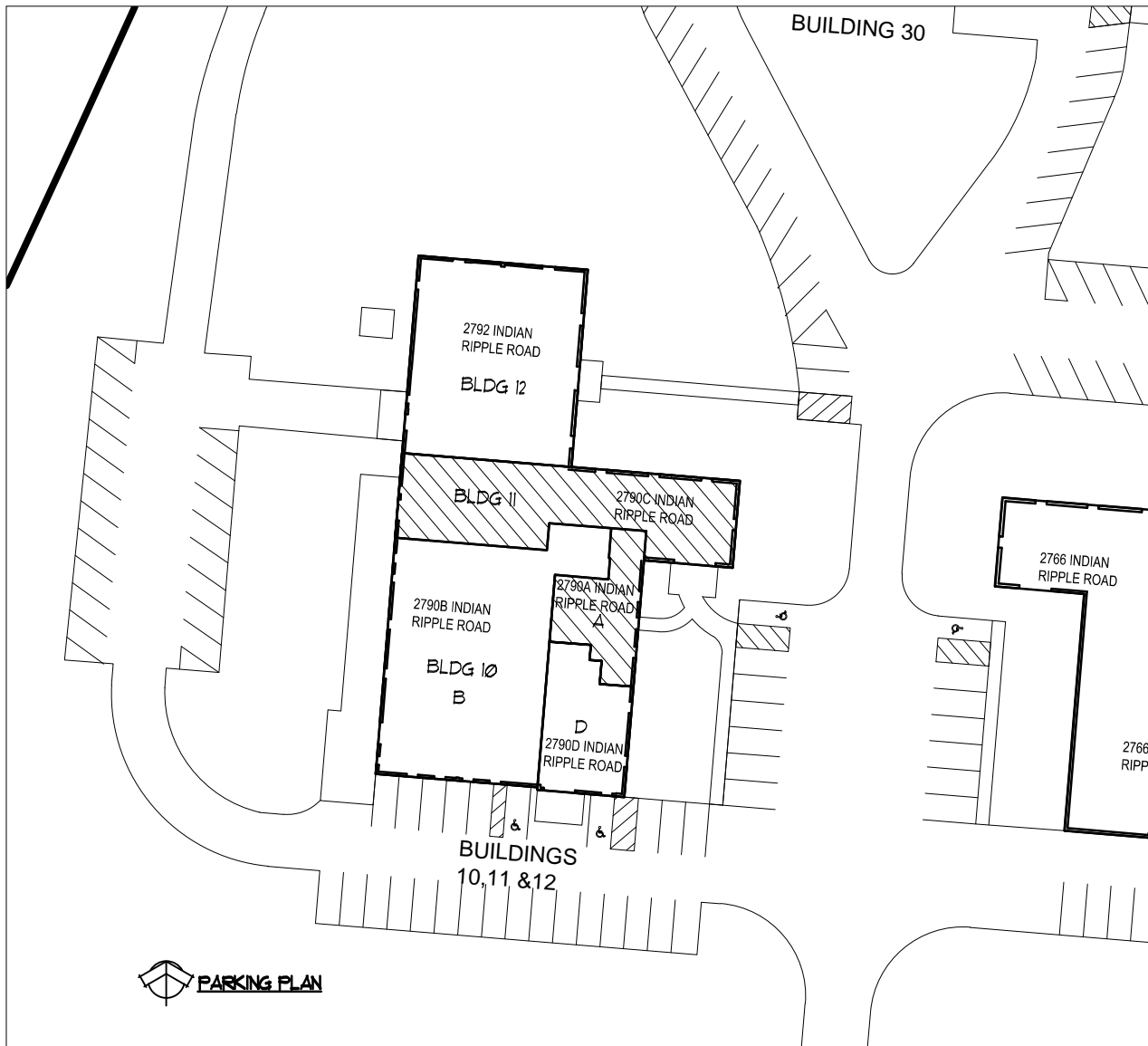
BUILDINGS 10 & 11
UNITS # 2190A & 2190C
2190 INDIAN RIPPLE ROAD
BEAVERCREEK TWP, OH 45440

RAY FOGG BUILDING METHODS, INC.
800 BROADWAY AVENUE, SUITE 100, CLEVELAND, OHIO 44115
PHONE (216) 351-7976

PROJECT NO.	DATE	DESCRIPTION	SCALE
DMS	8-4-2014	C-3478	AL01

RAY FOGG CORPORATE PROPERTIES, LLC
981 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO 44131

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



LOCATION

 **KEY PLAN LOCATION**

 **PARKING PLAN**

BUILDINGS 10 & 11
 UNITS • 2790A & • 2790C
 2790 INDIAN RIPPLE ROAD
 BEAVERCREEK TWP, OH 45440

RAY FOGG CORPORATE PROPERTIES, LLC

981 KEYNOTE CIRCLE, SUITE 15
 BROOKLYN HEIGHTS, OHIO 44131

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RAY FOGG BUILDING SYSTEMS, INC.
 7700 STATE ROUTE 100
 CLEVELAND, OHIO 44125
 216.351.7976

PROJECT NO.	DATE	SCALE	DATE/NO. OF REV.	BY
1216		1/8" = 1'-0"	2013	C-3478