

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

57,126 Sq. Ft. Office, Research and Development Space
2650, 2656, 2670, 2680 & 2680-B Indian Ripple Road, Beavercreek Township, Ohio

Individual Space Specifications

Total Area:	57,126 SF
Building/Unit Number:	90/92
Ceiling Height:	8'
Electricity:	2680 and 2680B - (2500 Amp, single phase on 1st floor; and (4) 200 Amp, single phase panels on 2nd floor) 2670 - (1200 Amp, single phase, 120/240 volt meter, 3-wire service supplying (2) 400 amp panels on 2nd floor, (2) 200 Amp and (2) 400 Amp panels on 1st floor (all 120/240 volt, single phase)) 2656 and 2650 - (1400 Amp, 120/240 volt meter, single phase service. A 400 and a 200 Amp panel on east end, a 400 and a 200 Amp panel in adjacent room and (2) 400 Amp panels (all 120/240 volt, single phase,3-wire))
Lighting:	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none">• Energy efficient (50% less consumption than traditional T12 lighting)• Only 7% luminary depreciation over the life of the bulb
Est. Additional Charges:	\$2.89/SF/YR based upon the fiscal year 2016-2017 Budget

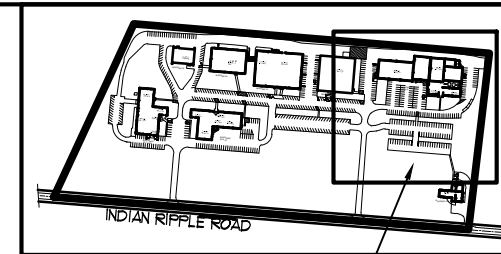
Additional Charges estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for the year and the square footage listed above. Costs may vary in the future. Common Area Maintenance includes only the maintenance items performed by the owner for 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
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LOCATION

 **KEY PLAN LOCATION**

BUILDING 90-92
 (**** Floor)
 UNIT # ****
 **** INDIAN RIPPLE ROAD
 BEAVERCREEK TWP, OH 45434

 **PARKING PLAN**

RAY FOGG CORPORATE PROPERTIES, LLC

981 KEYNOTE CIRCLE, SUITE 15
 BROOKLYN HEIGHTS, OHIO 44131

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

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PROJECT	DATE	REV.	DESCRIPTION
DP16	11-14	2012	C-347B