

Russ Research Center



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



Leased and
managed by:



CORPORATE PROPERTIES

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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.

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

FOR LEASE

7,000 Sq. Ft. Office, Research and Development Space
2680-B Indian Ripple Road, Beavercreek Township, Ohio

Individual Space Specifications

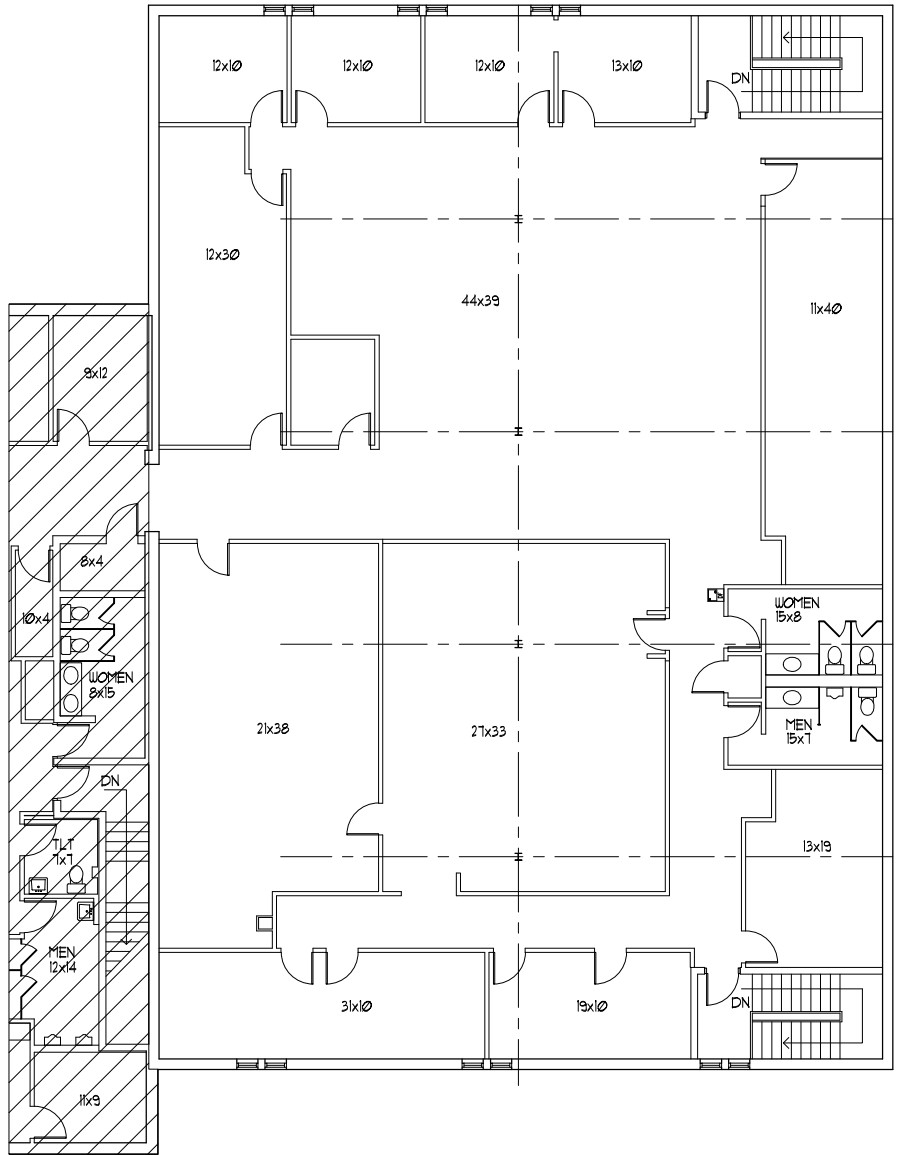
Total Area:	7,000 SF (Second Floor)
Building/Unit Number:	92
Ceiling Height:	8'
Electricity:	2680B - (2500 Amp, single phase on 1st floor; and (4) 200 Amp, single phase panels on 2nd floor)
Lighting:	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none">• Energy efficient (50% less consumption than traditional T12 lighting)• Only 7% luminary depreciation over the life of the bulb
Est. Additional Charges:	\$1.78/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.



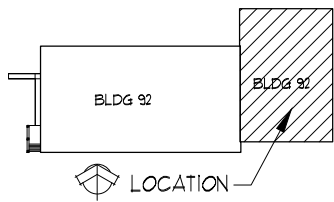
flexible spaces
all the right places.

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

fogg.com




 **FLOOR PLAN**
1,000 sf



BUILDING 92
(2nd Floor)
UNIT # 2680B
2680B INDIAN RIPPLE ROAD
BEAVERCREEK TWP, OH 45440

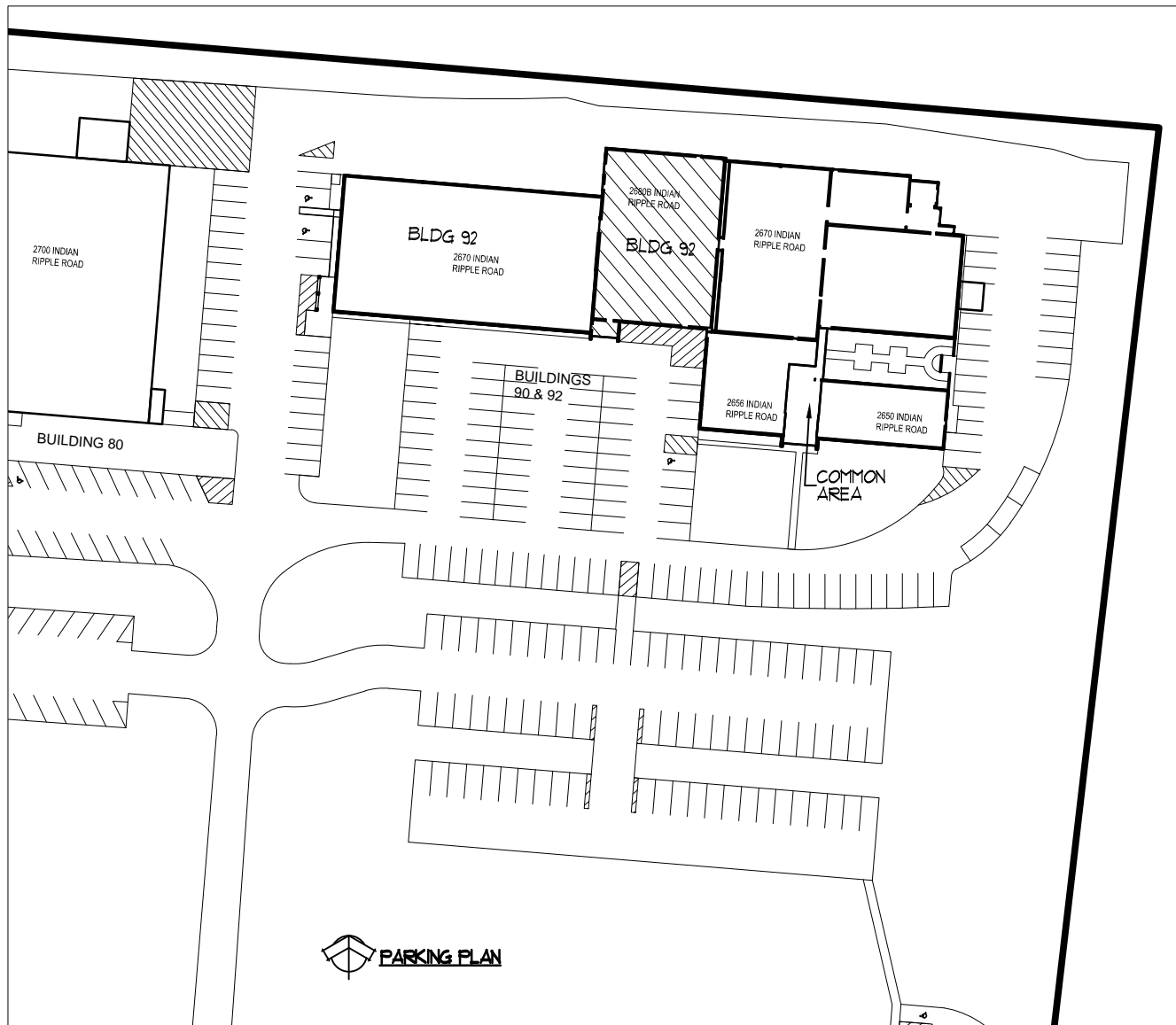
RAY FOGG CORPORATE PROPERTIES, LLC
981 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO 44131

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

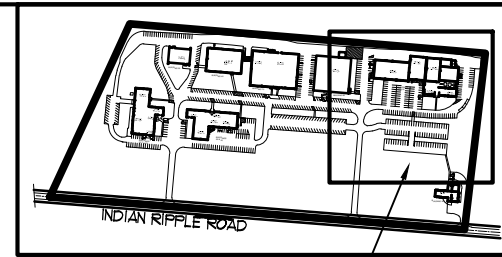


RAY FOGG BUILDING METHODS, INC.
ONE EASTWATER AVENUE, SUITE 114, CLEVELAND, OHIO 44115
PHONE (216) 881-7974

DESIGNED BY	DRAWN	DATE	CONTRACT NO.	DRAWING NO.
DM'S		11-8 2013	C-3478	A101



 **PARKING PLAN**



LOCATION

 **KEY PLAN LOCATION**

BUILDING 92
(2nd Floor)
 UNIT # 2680B
 2680 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 163
 COLUMBUS, OHIO 43229
 614.291.8100

PROJECT NO.	DATE	SCALE	DATE/NO.	BY
2416		1/8" = 1'-0"	2/23	C-347B