SIXTH RIVER

WRIGHT STATE UNIVERSITY NFM LENDING

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Office Space for Lease Sixth River • Kettering, Ohio

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"Sixth River is the confluence of the city and nature"

Sixth River is an urban work campus updated for 21st Century lifestyles. Located on property along the Beaver Creek Greenway you'll find scenic beauty during every season. The campus offers 5-acres of natural beauty, walking paths, access to the Iron Horse Trail, and recreational grounds designed to give balance to today's urban professionals. Directly linked to Greater Dayton's trail network, the Sixth River work campus provides connectivity to everything the city has to offer in a natural environment.







SIXTH Introducing Dayton's RIVER Premier Office Park

Sixth River spans 36 acres strategically positioned in the east Dayton submarket along I-675, within the Miami Valley Research Park. The five-building office park consists of nearly 300,000 square feet and is located only minutes from Wright-Patterson Air Force Base, Wright State University, The Greene, downtown Dayton and the University of Dayton. The project's prominent location features a complete refresh and redevelopment to offer tenants the unique opportunity to have classic design with updated amenities.

SIXTH RIVER - UPDATES TO PARK & SURROUNDINGS

COMPLETED

- Parking lots
- Curbs and sidewalks
- Parking lot lighting
- Arborist landscape rehabilitation
- Pressure washing of all buildings and walks.
- Additional pedestrian walkways and pathway lighting LED retrofit
- Building uplighting
- Park Wi-Fi

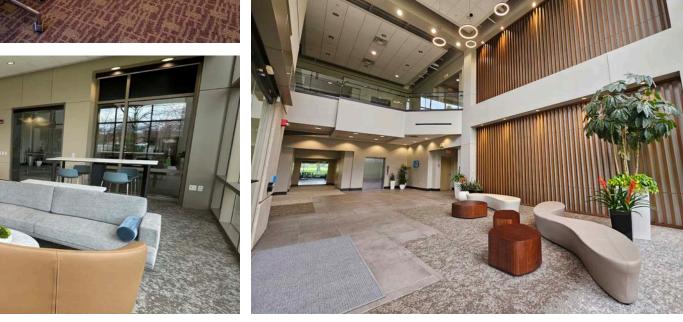
- Rebranding/ signage including site, wayfinding, building & directory signage throughout
- Signage plan to include onbuilding tenant representation.
- Landscape updates - impact plantings throughout

PLANNED

- Sixth River Parkway Walking path connectivity to extended Iron Horse Bike Way, waterfront exposure to Little Beavercreek pond.
- Sixth River Commons Retail/services/ outdoor seating commons (quick serve restaurant, hair/nail salon, drop-off drycleaner, coffee shop)
- Sixth River Village 300-unit waterfront housing development at Research Blvd & County Line Rd



Sixth River offers a tenant lounge and complimentary conference centers of varying sizes to meet tenant needs. The common areas have been completely remodeled, creating a warm and inviting atmosphere.







REGIONAL MAP

1 MILE

to Greene Crossing and The Greene

3 MILES

to University of Dayton

6 MILES

to Wright-Patterson Air Force Base

7 MILES to Downtown Dayton

8 MILES Wright State University

The City of Kettering offers an environment for companies to thrive and is home to a highly trained and experienced workforce. The city is supported by an excellent infrastructure system, numerous amenities and an established roster of top businesses. Largest employers include: Kodak, Reynolds and Reynolds Company, Synchrony Financial, Tenneco and Mast Global Digital.

WRIGHT-PATTERSON **AIR FORCE BASE**



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Walmart Supercenter



GREENE CROSSING			
RUNG	FIT WORKS		
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FIRST FLOOR SECOND FLOOR 21,253 RSF AVAILABLE 21,254 RSF AVAILABLE 0 13,287 RSF Ø 10,255 RSF UNIVERSITY ROOM $\diamond I \diamond \diamond$ 20,00,00, 00,00,00 b alle AAA eteteta 5,098 RSF <u> pajago</u> . <u>pajago</u> ELEC A 3,810 RSF • MANAGEMENT 7,901 RSF OFFICE 0000 4,156 RSF

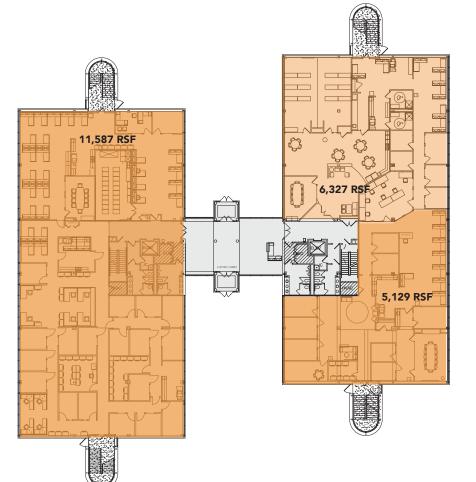
> ENTIRE BUILDING AVAILABLE AREA **APROX. 45,000 RSF *FULL HEIGHT BASEMENT STORAGE AVAILABLE** *MANAGEMENT OFFICE COULD BE RELOCATED

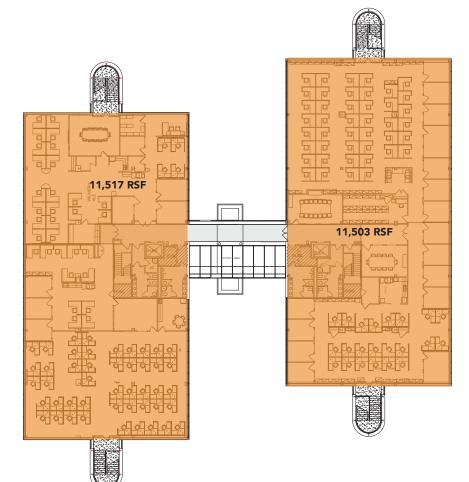
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3123 RESEARCH BLVD FLOORPLANS

FIRST FLOOR 11,456 RSF AVAILABLE

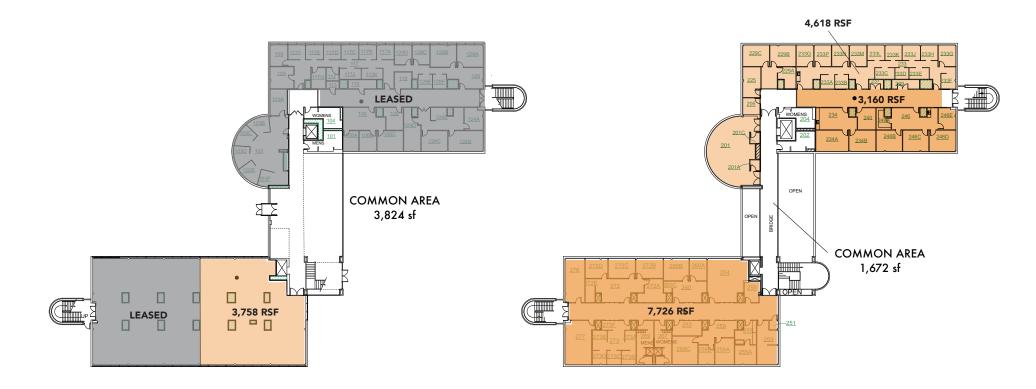
SECOND FLOOR 11,503 RSF AVAILABLE





TOTAL BUILDING AVAILABLE AREA 46,063 RSF *FULL HEIGHT BASEMENT STORAGE AVAILABLE

3139 RESEARCH BLVD FLOORPLANS



TOTAL BUILDING AVAILABLE AREA 19,347 RSF *FULL HEIGHT BASEMENT STORAGE WITH DRIVE-IN ACCESS







Josh Gerth 513.252.2178 josh.gerth@jll.com

Michelle Klingenberg 859.991.5157 michelle.klingenberg@jll.com

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