



MIAMI TOWNSHIP OFFICE SPACE NOW AVAILABLE

9555 / 9595 SPRINGBORO PIKE
MIAMI TOWNSHIP, OHIO

NEWMARK

**FREESTANDING 253,500 SF OFFICE BUILDINGS NOW AVAILABLE
ON I-75 BETWEEN THE AUSTIN BOULEVARD MIXED-USE INTERCHANGE
AND I-675 IN MIAMI TOWNSHIP (MONTGOMERY COUNTY), OHIO.**

DEMOGRAPHICS

(Five Mile Radius)

Population: 130,688

Households: 47,324

Employee Population: 112,391

Median Income: \$70,358

Median Age: 41.2

For
LEASE

ZERO
Local Earnings Tax
Miami Township
Location

CENTRAL
Attract Employees from Dayton
and Cincinnati

10min
to Downtown Dayton

40min
to Downtown Cincinnati

IDEAL CAMPUS SETTING



SINGLE-OCCUPANT
CONTROL
& BRANDING



RECENT CAPITAL IM-
PROVEMENTS



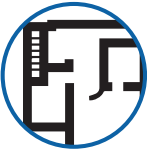
HIGH PARKING
RATIO



I-75 VISIBILITY
AND SIGNAGE



COVERED
LOADING



EFFICIENT
FLOOR PLATES

2 MINUTES TO
AUSTIN LANDING

DINING
ENTERTAINMENT
FITNESS
SHOPPING
HOTELS
RESIDENTIAL
PARKS



- Easy Access from Austin Boulevard and OH 725 at I-75 and I-675
- Landmark Visibility from I-75 (132,000 Average Daily Traffic)
- Excellent Surrounding Amenities at Austin Landing, Springboro Pike and Dayton Mall Area
- 130,688 Population within 5 Miles

	9555	9595
SIZE (SF):	93,203	84,173
ZONING:	O-2	O-2
PARKING:	Total of 622 for 9555 and 9595 with room for expansion	Total of 622 for 9555 and 9595 with room for expansion
YEAR BUILT:	1989	1990
FLOORS:	4	4
ROOF:	Modified Bitumen replaced in 2010 with warranty through September 16, 2030	Modified Bitumen replaced in 2012 with warranty through October 25, 2032 (mechanical building and service dock canopy roofs through December 8, 2031)
STRUCTURE:	Steel frame, precast concrete façade	Steel frame, precast concrete façade
ELEVATORS:	2	2
HEATING:	Gas-fired boiler in mechanical building	Gas-fired boiler in mechanical building
COOLING:	Central chilled water plant serves 9393, 9473, 9443, 9555, and 9595 with (1) 350-ton York and (2) 500-ton York centrifugal chillers and (3) cooling towers	Central chilled water plant serves 9393, 9473, 9443, 9555, and 9595 with (1) 350-ton York and (2) 500-ton York centrifugal chillers and (3) cooling towers
HVAC CONTROLS:	DDC System, central campus monitoring	DDC System, central campus monitoring
ELECTRIC:	12,470-volt DP&L Two feeds	12,470-volt DP&L Two feeds
GAS:	Vectren and Constellation	Vectren and Constellation
WATER/SEWER:	Montgomery County Water Services	Montgomery County Water Services
LIFE SAFETY:	Honeywell panel on first floor	Honeywell panel on first floor
SPRINKLERS:	Wet system	Wet system
GENERATOR:	(1) 300 KW generator serves 9555/9595 and 9443	(1) 300 KW generator serves 9555/9595 and 9443
OTHER:	- Double-height collaboration space - Gym - Parking lot sealcoat 2020	- Covered loading dock - Parking lot sealcoat 2020





Variety of Conference Spaces



Locker Rooms



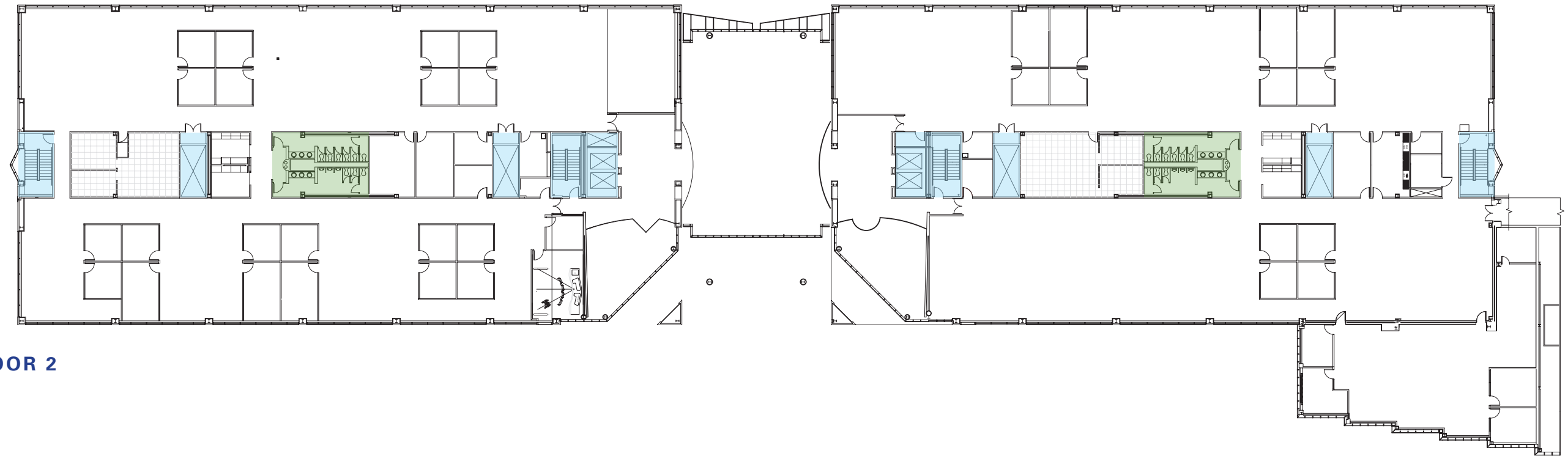
Office Space



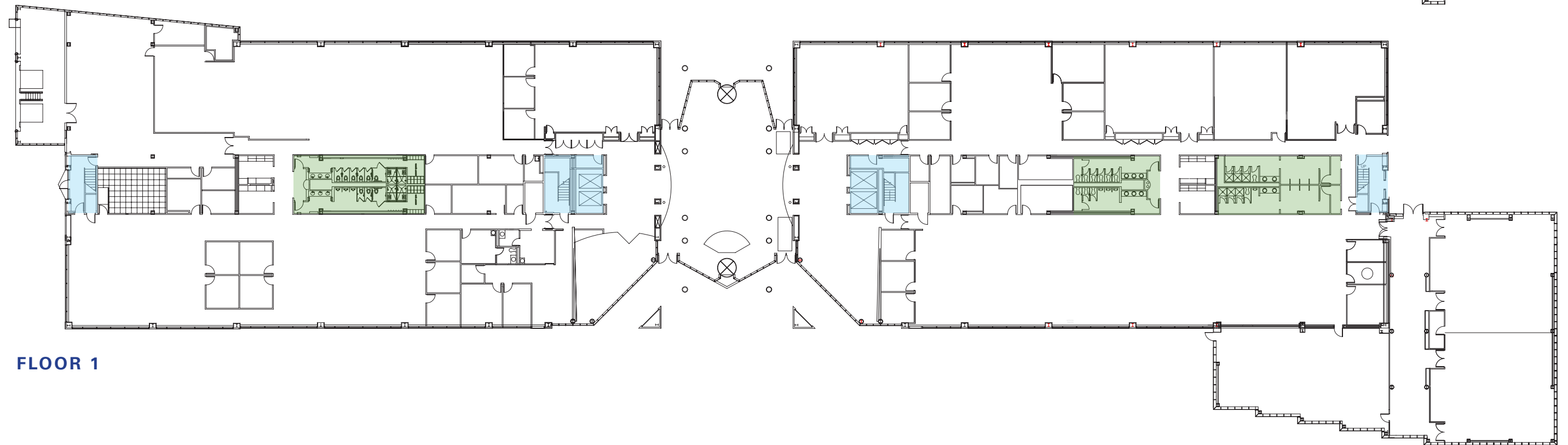
Covered Loading Dock



Inspiring Workspace



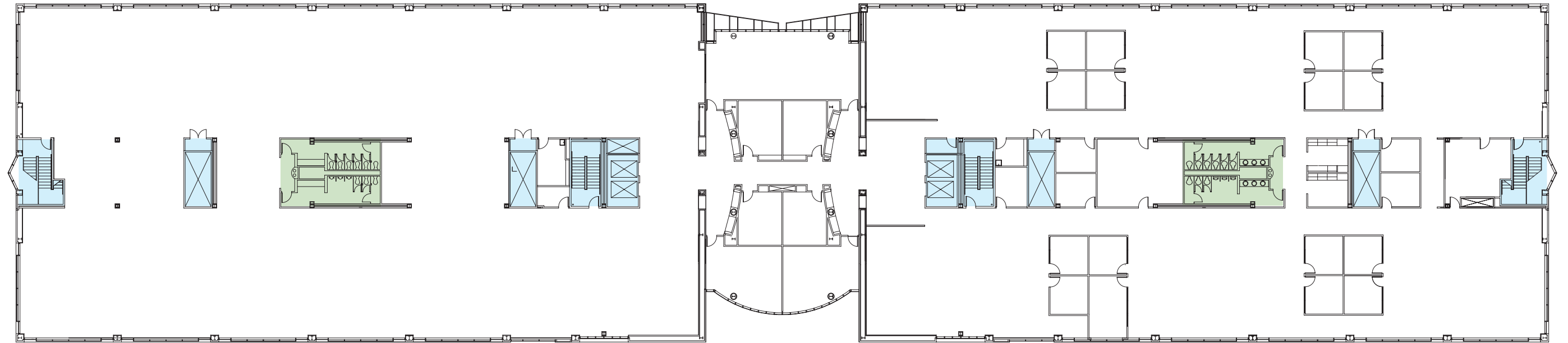
FLOOR 2



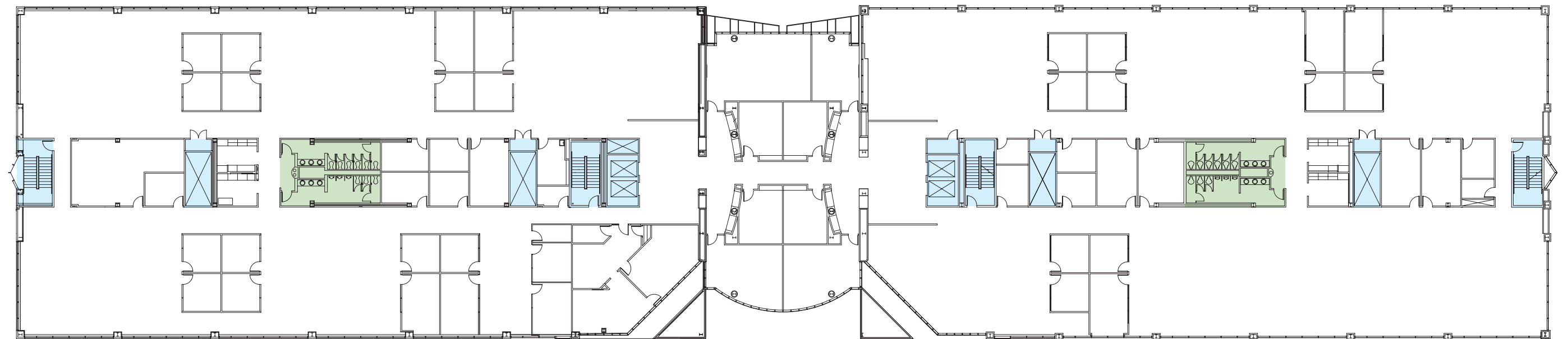
FLOOR 1

9595

9555



FLOOR 4



FLOOR 3

9595

9555



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