



Tech Town II

711 E. Monument Avenue
Dayton, Ohio 45402

LEASE RATE:
\$14.00 PSF NNN

Property Highlights

- 45,000± SF Office building
- 15,000± SF up to 30,000± SF Available
- Quiet park-like setting
- Office, laboratory, and research space
- Floor plans allow for many different office uses
- Near Fifth Third Field and over 500 multi-family units
- Located in the heart of the fast-growing east area of downtown



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Photos



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Photos

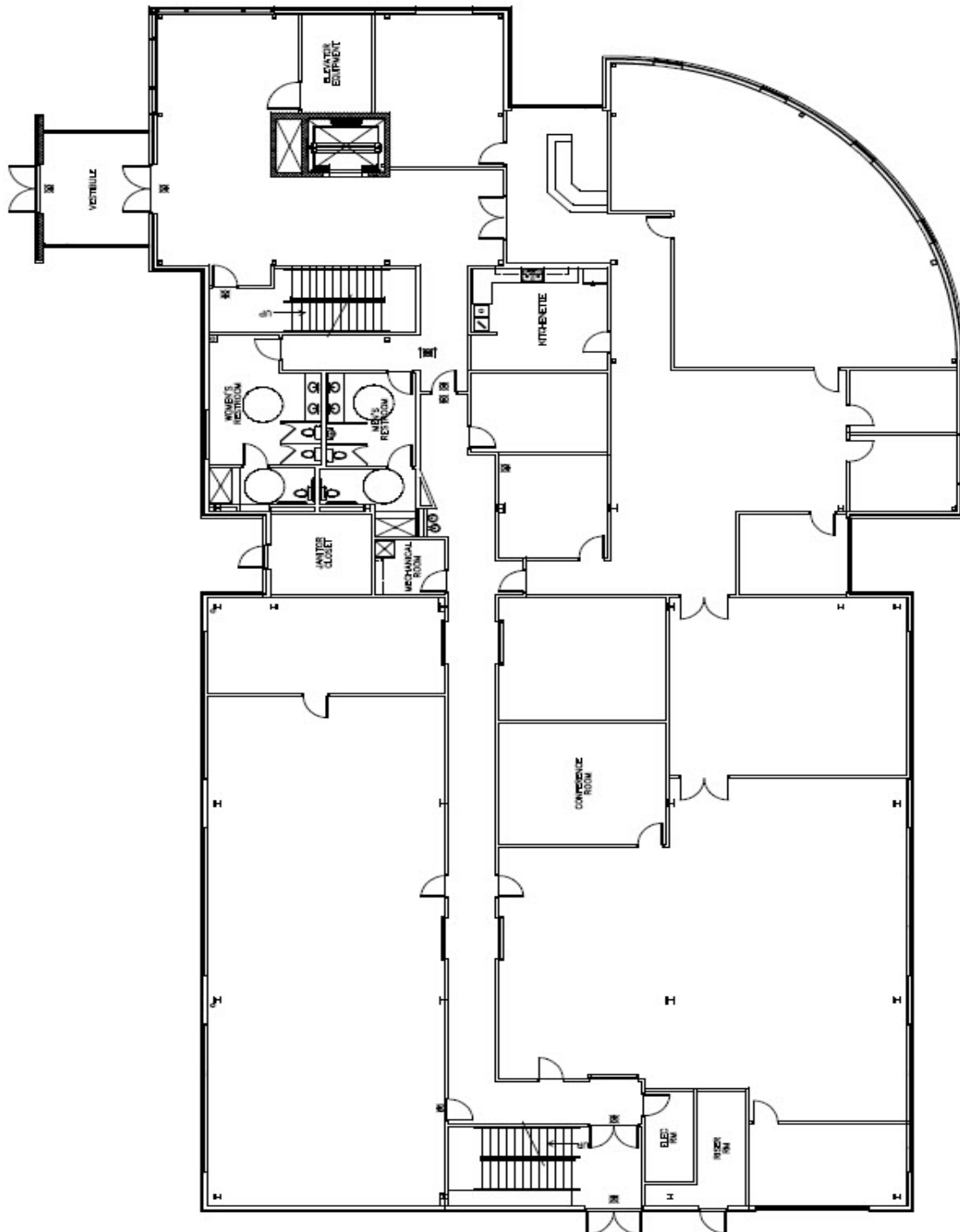


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First Floor Plan



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High-tech Industry Focus

- Advanced Materials
- Sensors
- RFID
- Information Technology

Tech Town's Unmatched Benefits

- Location in Dayton—Ohio's Aerospace Hub of Innovation.
- Situated just 6-7 minutes from Wright-Patterson Air Force Base.
- Dayton is the nation's #1 90-minute air market—reaching 55% of the U.S. population in 90 minutes or less.

Home of Top R&D Institutes

- University of Dayton Research Institute—ranked #2 in the nation.
- Air Force Research Laboratory— the Air Force's largest research facility.

Campus Setting Facilitates Collaboration

- Commercialization support via five technology incubators.
- Includes the Institute for the Development and Commercialization of Advanced Sensor Technology and the Dayton RFID Convergence Center.

Access to Academic Resources

- Over 25 universities and colleges in the surrounding region.
- Over 3,000 masters and doctorates awarded annually.

Cutting Edge Technology Infrastructure

- Energy efficient smart buildings
- Open Wi-Fi
- LEED Certified by U.S. Green Building Council