JLL

SIXTH RIVER

Office Space for Lease
Sixth River • Kettering, Ohio

"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.
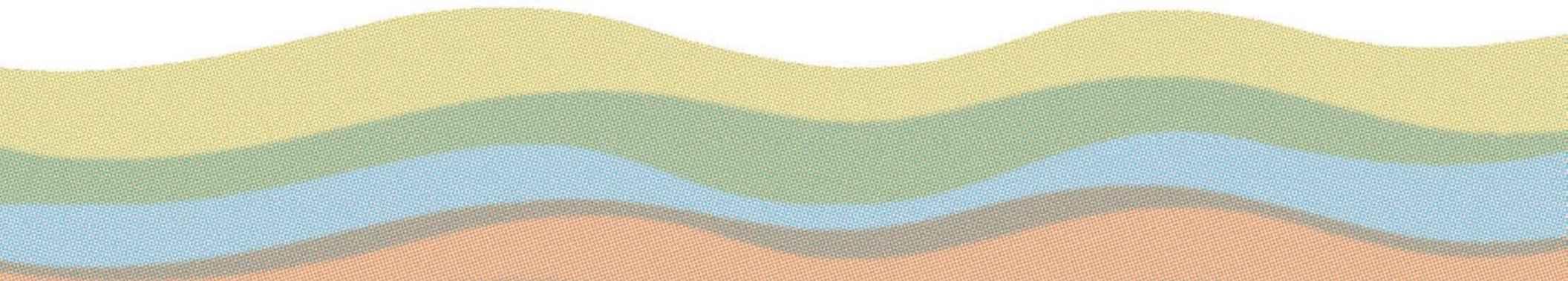
SIXTH RIVER

Introducing Dayton's 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.

COMMITTED

- Additional pedestrian walkways and pathway lighting LED retrofit
- Building up-lighting
- Rebranding/signage including site, wayfinding, building & directory signage throughout
- Signage plan to include on-building tenant representation.
- Landscape updates - impact plantings throughout
- Park Wi-Fi

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
COMPLIMENTARY CONFERENCE CENTER

PATHS

- <-----> iron horse bikeway realignment
- <——> automobile paths
- O——O pedestrian promenade
- —— pedestrian pathways

NODES/GATEWAYS

- <——> transparent lobby connectors
- O lobby entry

LANDMARK FEATURES

- ☆ water feature
- ☆ signage / sculpture

LANDSCAPE

- ● deciduous trees
- ● evergreen trees
- ● signature promenade plant

PLACES

- █ central green
- █ outdoor lobby areas
- █ buildings

IMPORTANT VIEWSHEDS

SIXTH RIVER SITE PLAN

58,000
CPD

202

201

(48)

4

WRIGHT-PATTERSON
AIR FORCE BASE

AREA A

Walmart
Supercenter

SIXTH
RIVER

GREENE CROSSING

BURGER KING   FITWORKS   STARBUCKS

JJ   WAFFLE HOUSE   El Toro

1 MILE
to Greene Crossing
and The Greene

3 MILES
to University of Dayton

6 MILES
to Wright-Patterson
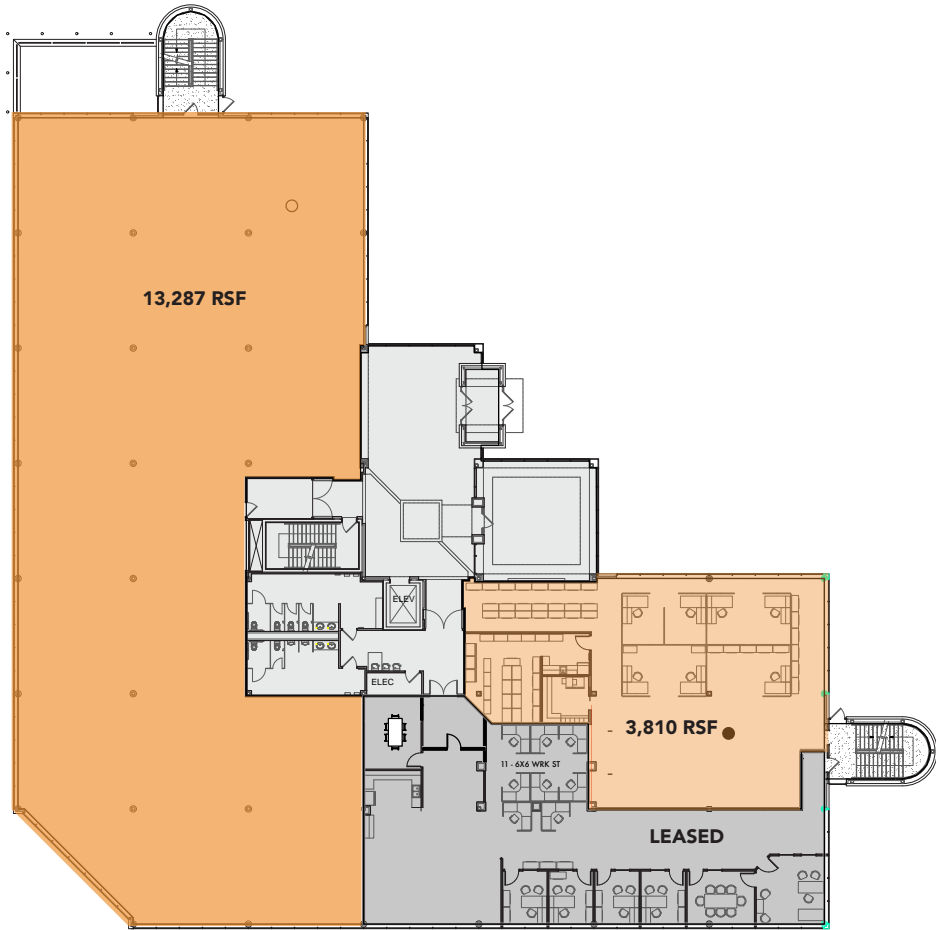Air Force Base

7 MILES
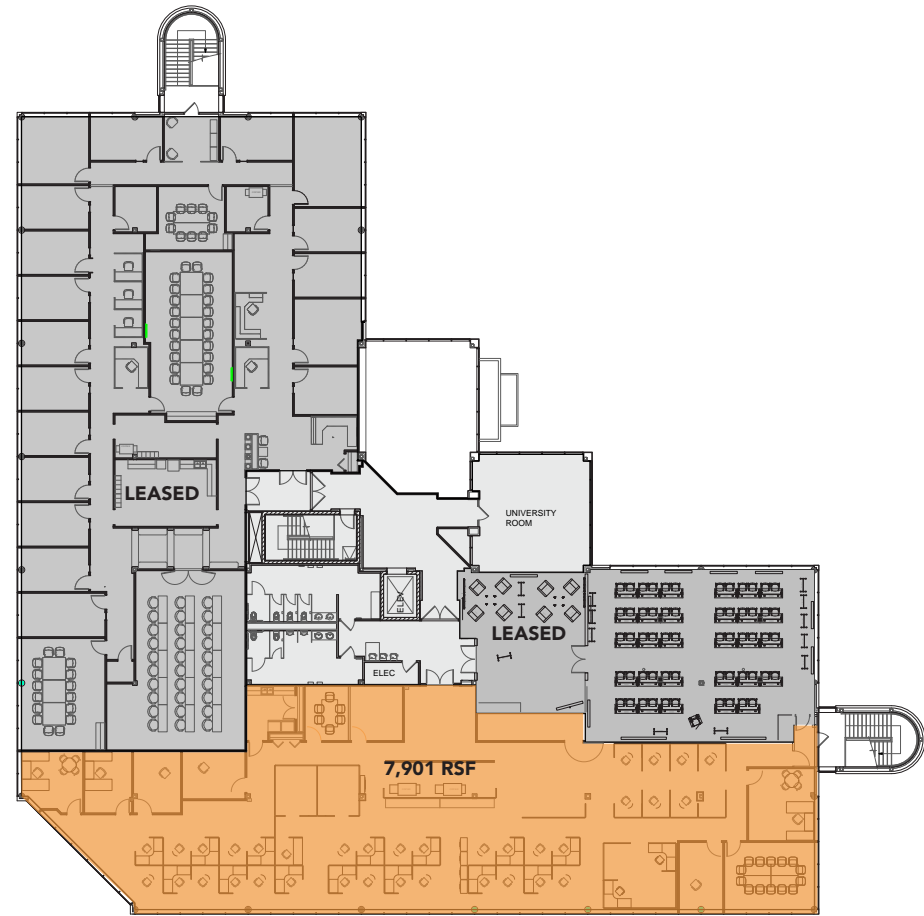to Downtown Dayton

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,
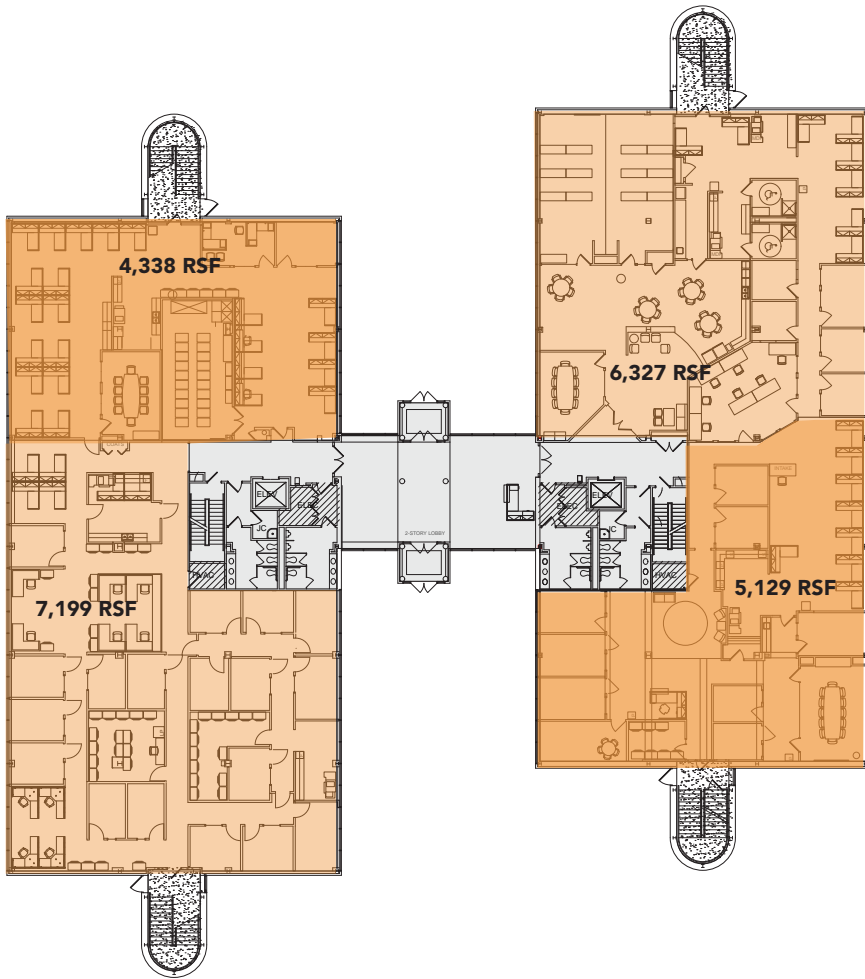Synchrony Financial, Tenneco
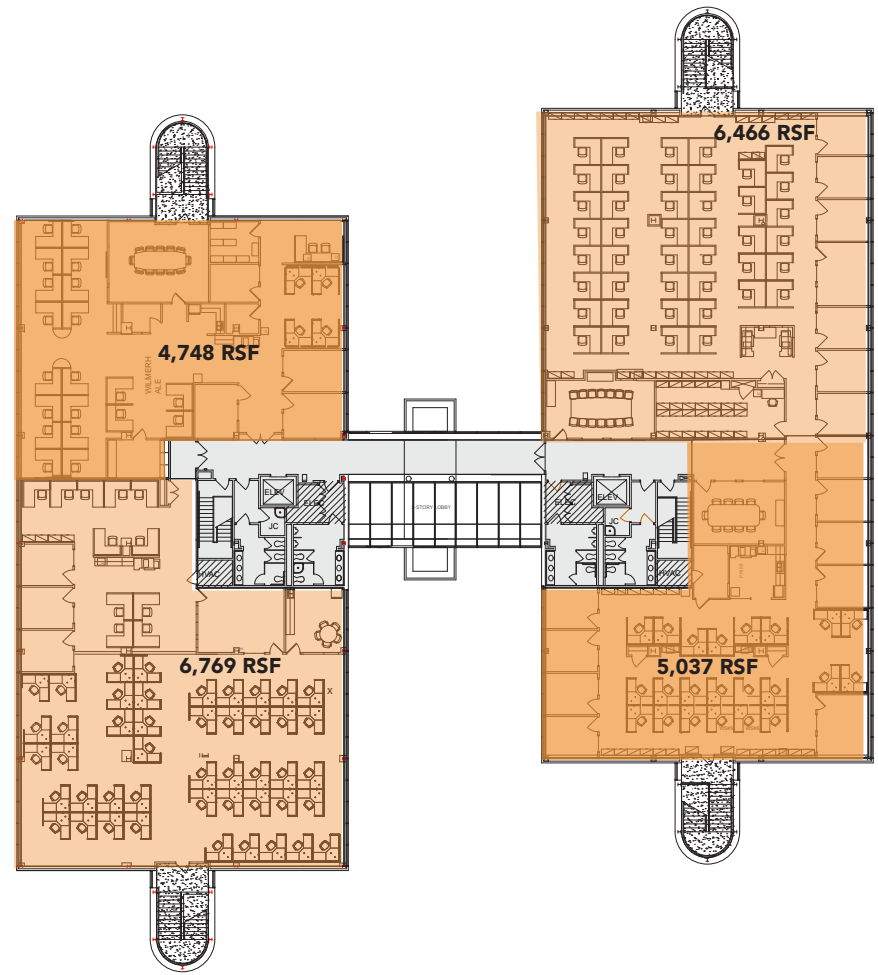and Mast Global Digital.

FIRST FLOOR
17,079 AVAILABLE

13,287 RSF

3,810 RSF

11 - 6X6 WRK ST

ELEV

ELEC

LEASED

SECOND FLOOR
7,901 AVAILABLE

LEASED

UNIVERSITY ROOM

LEASED

ELEC

7,901 RSF

FIRST FLOOR
22,993 RSF

4,338 RSF

6,327 RSF

7,199 RSF

5,129 RSF

SECOND FLOOR
23,020 RSF

6,466 RSF

4,748 RSF

6,769 RSF

5,037 RSF

TOTAL MULTI-TENANT AVAILABLE AREA
46,013 RSF

TOTAL BUILDING AVAILABLE AREA
52,794 RSF

3139 RESEARCH BLVD FLOORPLANS

FIRST FLOOR
13,960 RSF

1,919 RSF

2,323 RSF

682 RSF

716 RSF

1,275 RSF

278 RSF

7,449 RSF

SECOND FLOOR
12,875 RSF

1,889 RSF

2,068 RSF

3,114 RSF

FOUNDATION BOARD ROOM

MAIL ROOM

3,050 RSF

3,554 RSF
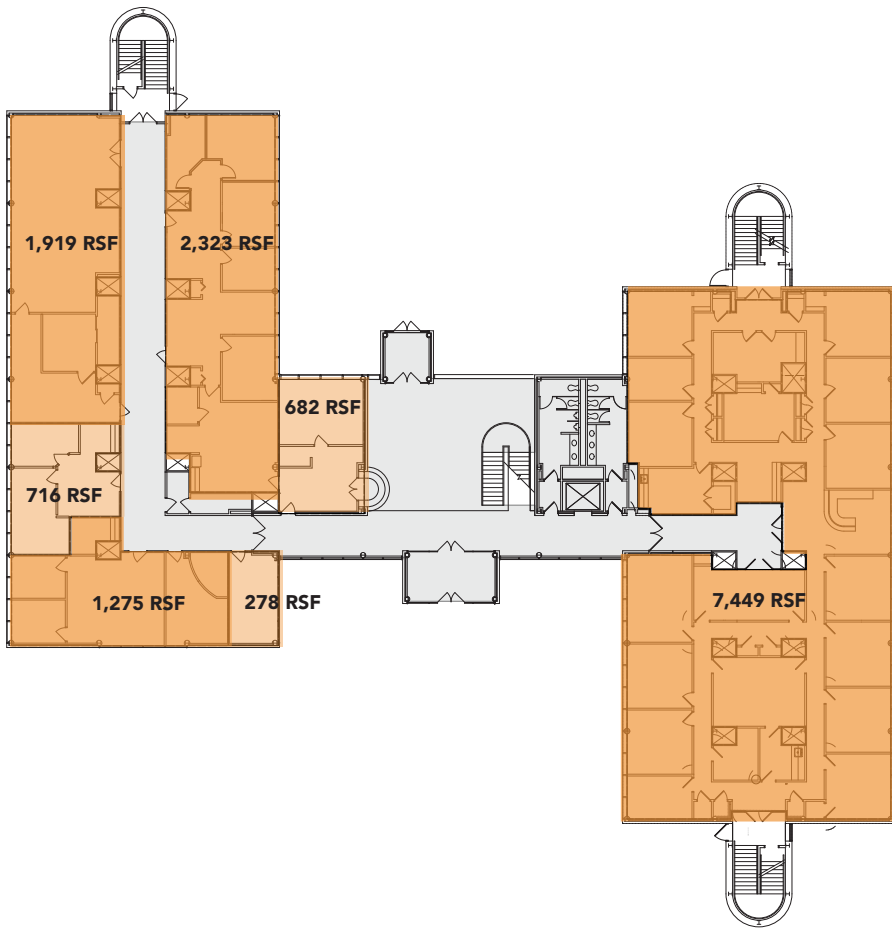
TOTAL MULTI-TENANT AVAILABLE AREA
26,835 RSF
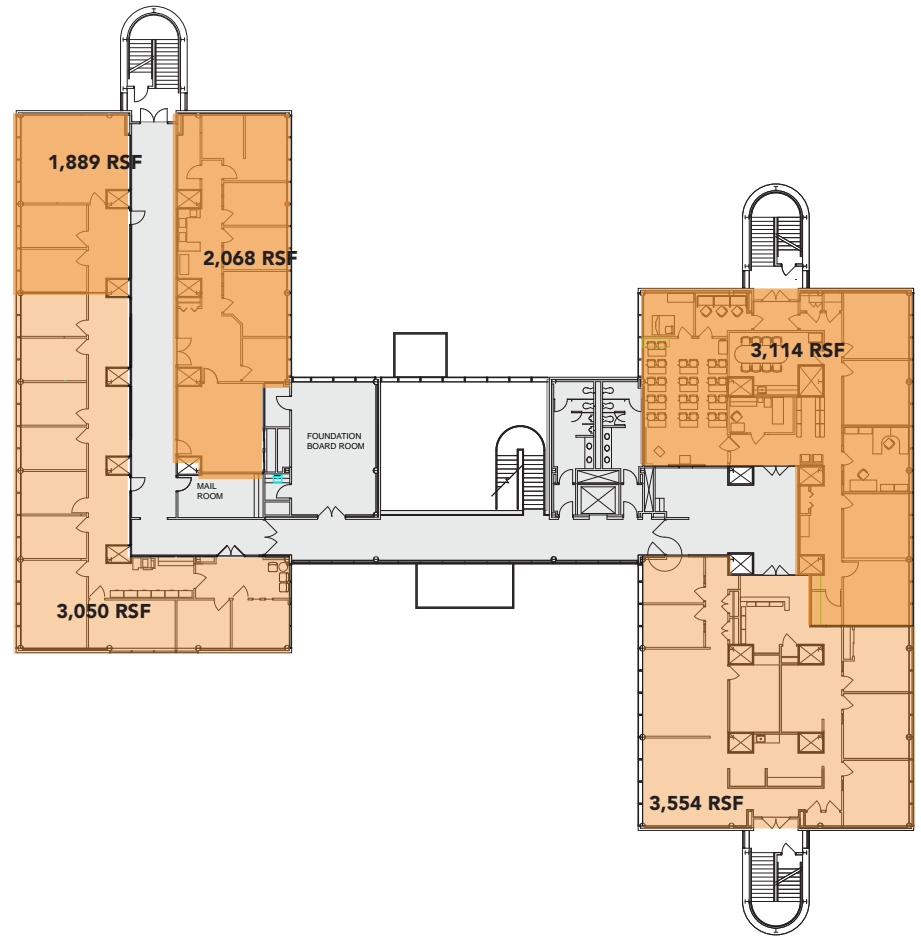
TOTAL BUILDING AVAILABLE AREA
46,113 RSF

3155 RESEARCH BLVD FLOORPLANS

FIRST FLOOR
13,760 RSF

SECOND FLOOR
13,556 RSF

First Floor labels:
- 1,700 RSF
- 1,205 RSF
- 1,166 RSF
- 6,857 RSF
- 2,641 RSF
- 1,100 RSF
- 1,005 RSF
- WOMENS
- MENS

Second Floor labels:
- 872 RSF
- 2,155 RSF
- 1,006 RSF
- 1,919 RSF
- 2,596 RSF
- 974 RSF
- 1,442 RSF
- WOMENS
- MENS
- OPEN
- BRIDGE
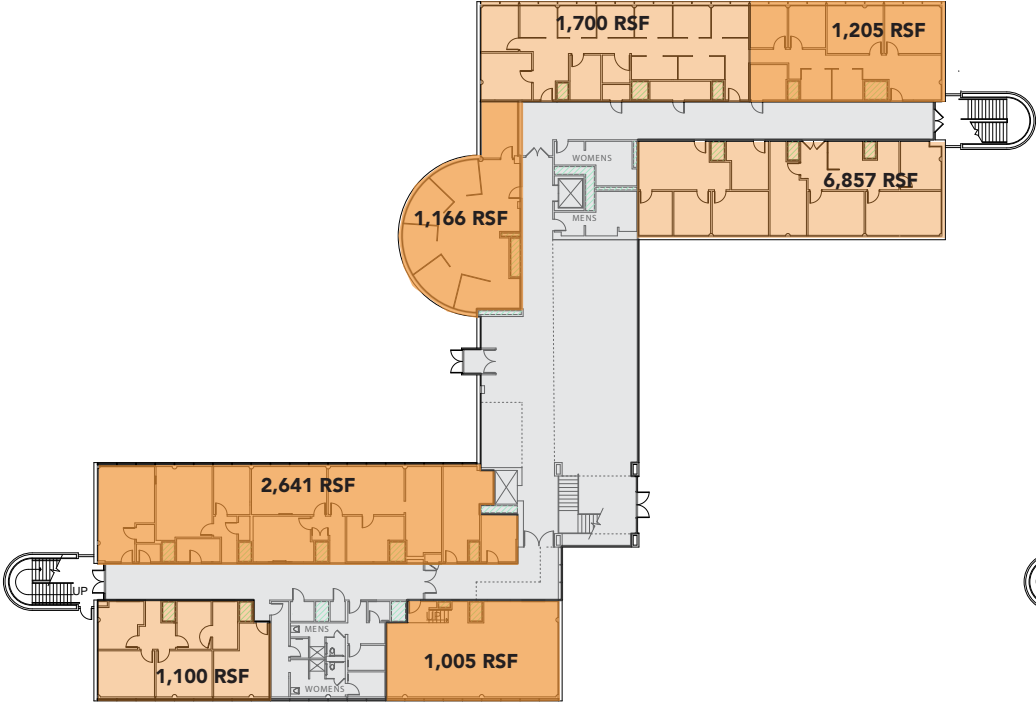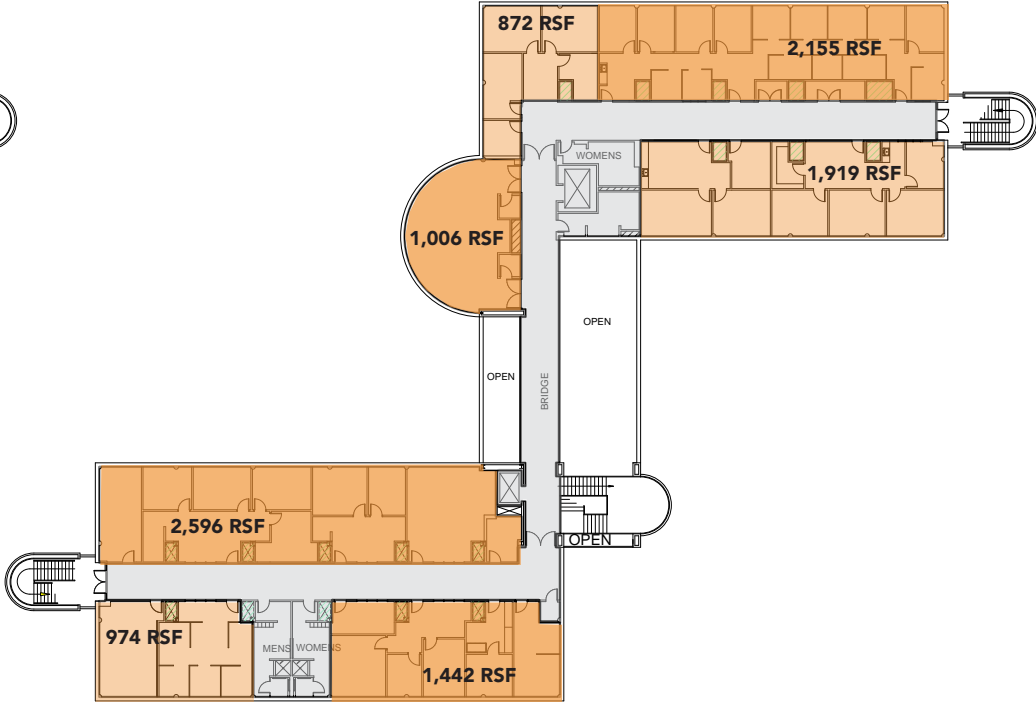
TOTAL BUILDING AVAILABLE AREA
27,316 RSF

3171 RESEARCH BLVD FLOORPLANS

JLL **ICP**

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