



Class-A Office Space

- Campus-style facility
- 365,000 square feet of flexible office space
- Five "Class A" buildings with modern interior finishes and marble & granite exteriors
- 4-story atrium with skylights
- Multiple, world-class data center(s)
- Fiber optic networks throughout the campus
- 5 passenger & 2 freight elevators & 4 escalators
- Shipping/receiving docks
- Lighted parking areas for 850 vehicles
- 24x7 Security
- Currently hosts reputable (F1000) companies

State-of-the-Art Tier 1 and Tier 3 Data Center(s)

- 65,000 square feet of Tier 3 Data Center (by Cincinnati Bell Technology Solutions, CBTS)
- Windows and roof rated for 120 mph winds
- Fully automated computer HVAC
- Mechanical systems with 100% redundancy
- Ideal as a primary, backup or disaster recovery site

Business Incubator

- 15,000 square feet of technology business incubator space with a high-energy environment
- Includes everything a high-tech startup needs (office space, bandwidth, telephone, network and hosting infrastructure, VOIP, video conferencing and other amenities)

Banquet and Conferencing Facilities

- 15,000 square feet Banquet Center
- Grand Hall seats 600+ guests
- Configurable conference and meeting rooms
- Video conference rooms
- Cafeteria with full-service kitchen
- Outdoor plaza & gazebo for summer receptions

Park-like Setting

- 55-acre campus setting
- Professionally landscaped grounds
- 2 miles of walking trails in a nature reserve
- 2.2 acre pond with illuminated fountains

Ideal Location

- Center of Cincinnati-Dayton-Oxford triangle
- Along the bank of the Great Miami River
- Adjoins Miami University Hamilton campus
- 35 minutes to downtown Cincinnati
- 45 minutes to CVG and Dayton airports
- 10 minutes to Butler County Regional Airport

Advanced Building Systems Infrastructure

Building Automation / Control Systems

- Closed circuit TV monitoring system on campus
- Fire, EMS and Life Safety systems
- Johnson Control's Metasys building automation system for real-time monitoring along with automatic remote notification of critical system messages

Central Cooling Plant

- 1550 tons total capacity
- 58° F well water is provided by three wells for year-round energy efficient cooling operation

Central Heating Plant

- Dual fuel capable 5 steam boilers 5250 MBH each
- Fuel tanks with 40,000 gallons of storage capacity

Air Handlers

- 10 digitally controlled systems
- Individual thermostats for office spaces

Electrical Service & Emergency Power

- 5500 KVA with dual primary feeders
- Automatic transfer in 90-second of loss of primary feed
- Underground redundant feeders with tie switches
- 300 KW Caterpillar emergency generator

Lighting

- Peerless indirect pendant-hung lighting in office areas
- Fluorescent can lights in all hallways

Flexible Power Distribution Systems

- Vertical distribution closets for data switching equipment, fiber optics and UPS power
- Horizontal distribution features in-floor cell ducts system for distribution of power & data to work stations/offices

Plumbing System

- Two water feeds from the City water supply (8" & 10")
- 850-gallon domestic hot water circulation system
- Duplex water softener
- Storm/flood water rejection capacity 80,000 gallons/min
- Emergency power back up for all plumbing

Other Systems

- Sprinkler system installed throughout entire facility
- Card access control throughout campus
- Multi-mode fiber optic backbone throughout campus
- Panduit Giga-Channel, cat 5e horizontal Ethernet cabling

- Honeywell FS90 fire detection & audio evacuation system



Vora Technology Park Features:

- ✓ **Campus Setting**
- ✓ **Class-A Office Space**
- ✓ **State-of-the-art Data Center**
- ✓ **High Tech Business Incubator**
- ✓ **Banquet and Conferencing Facilities**
- ✓ **World-class Building/Technology Infrastructure**

✓ **Tremendous Economic Development Zone Incentives**

For more information, please contact:

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