CLASS A OFFICE SPACE AVAILABLE FOR LEASE
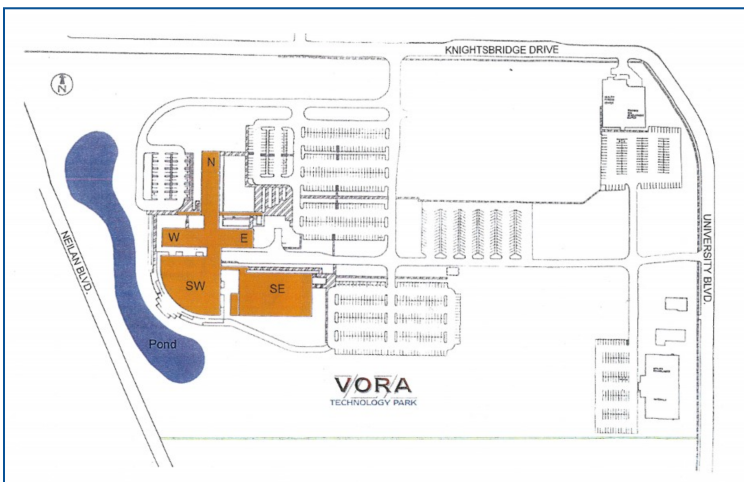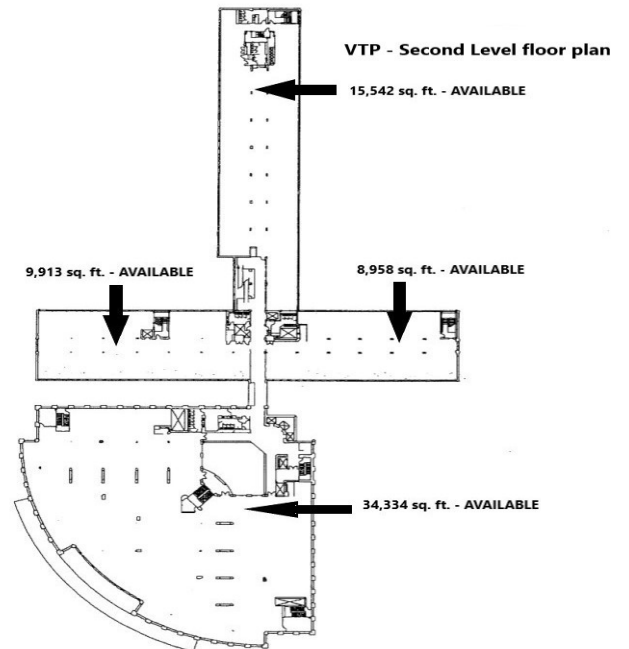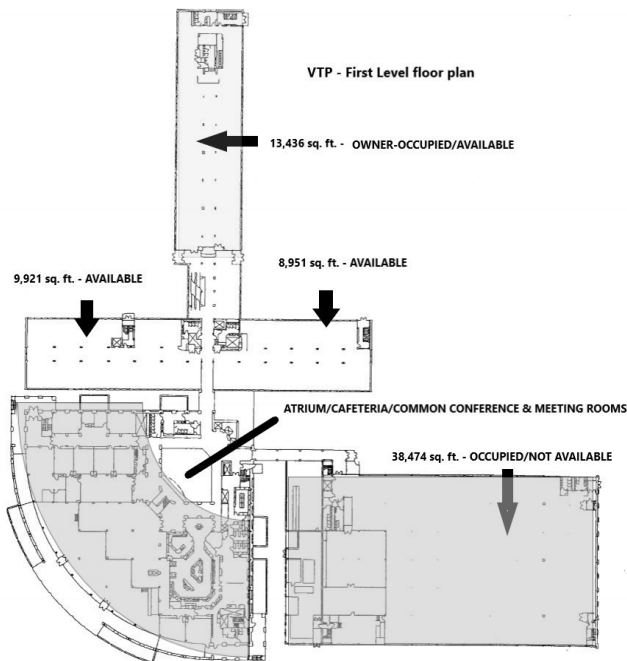
PROPERTY DETAILS SUMMARY

⇒ **101,000 SQUARE FEET**—CLASS A OFFICE SPACE AVAILABLE

⇒ 365,000 TOTAL SQUARE FEET

⇒ 55-ACRE CAMPUS

⇒ FLEXIBLE OFFICE SPACE—8,900—33,000 SQUARE FEET

⇒ CLASS A EXTERIOR AND INTERIOR FINISHES

⇒ ACCESS TO WORLD-CLASS DATA CENTER, ON-SITE

⇒ OWNER-OCCUPIED FACILITY

⇒ AMPLE PARKING, ADJACENT TO FACILITY

⇒ ADJACENT TO SCENIC GREAT MIAMI RIVER

⇒ IDEAL LOCATION AT CENTER OF CINCINNATI-DAYTON METROPLEX AND 45 MINUTES FROM 2 INTERNATIONAL AIRPORTS

⇒ ADJOINS MIAMI UNIVERSITY HAMILTON CAMPUS

LEASE PRICE: $10.00/SF, NNN

CONTACT:

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VTP - First Level floor plan

13,436 sq. ft. - OWNER-OCCUPIED/AVAILABLE

9,921 sq. ft. - AVAILABLE

8,951 sq. ft. - AVAILABLE

ATRIUM/CAFETERIA/COMMON CONFERENCE & MEETING ROOMS

38,474 sq. ft. - OCCUPIED/NOT AVAILABLE

VTP - Second Level floor plan

15,542 sq. ft. - AVAILABLE

9,913 sq. ft. - AVAILABLE

8,958 sq. ft. - AVAILABLE

34,334 sq. ft. - AVAILABLE

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VORA TECHNOLOGY PARK—ADVANCED BUILDING SYSTEMS INFRASTRUCTURE

Electrical Service & Emergency Power

♦ 5,500 kVA, with dual primary feeders

♦ Automatic transfer of primary feed loss

♦ Redundant underground feeders, with tie switches

♦ Liebert instantaneous UPS (uninterruptible power supply)

♦ Two Kohler (350 kW) emergency generators

♦ Two 1 MW diesel generators, ensure long-term, back-up power

Central Heating/Cooling Plants/Air Handlers

♦ Five dual fuel capable, steam boilers (5,250 MBH each)

♦ 40,000 gallons of fuel tank storage capacity

♦ 1,550 ton total capacity

♦ 58° F water provided by three wells, for year-round energy efficient cooling operation

♦ Ten digitally controlled systems

♦ Individual thermostats in office spaces

Flexible Power Distribution, Data and Fiber Optics Systems

♦ Vertical distribution closets for data switching equipment, fiber optics and UPS power

♦ Horizontal distribution features in-floor cell duct systems for distribution of power & data to work stations/offices

♦ Multi-mode, fiber optic backbone throughout campus

♦ Panduit Giga-channel, cat5e horizontal Ethernet cabling

CENTERGRID CO-LOCATION DATA CENTER INFRASTRUCTURE

♦ Data center meets AICPA SOC 2 requirements

♦ Data center staffed 24/7/365 with experienced technicians

♦ Electric energy, the sources of which are over 50% fully renewable, provide primary power to the on-site data center

♦ Data center is fed from two independent utility grid feeds, with automatic switching

♦ Multiple, instantaneous back-up power sources

Lighting

♦ Peerless indirect pendant-hung lighting in office areas

♦ Can lighting throughout all common areas and hallways

Plumbing Systems

♦ Two water feeds (8" & 10") from municipal water supply

♦ Domestic hot water circulation system (850 gals.)

♦ Duplex water softener

♦ Storm/flood water rejection capacity—80,000 gals./min.

♦ Emergency back-up power for all plumbing

Building Automation/Control Systems

♦ Closed circuit TV monitoring system on campus

♦ Fire, EMS and Life Safety systems

♦ Johnson Controls' Metasys building automation system— real-time monitoring; auto-remote notification of critical system messages

Fire/Safety/Security Systems

♦ Fire sprinkler system installed throughout entire facility

♦ Security card access control throughout campus

♦ Honeywell FS90 fire detection & audio evacuation system

♦ On-site, security personnel provided 24/7/365

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Vora Technology Park—Exterior Gallery

Kohler generators—North Wing

Northward view of VTP and pond

Westward view of VTP—CyrusOne Data and building entrance

Walking trail at VTP

Walking trail at VTP

Historic marker memorializing natural areas at VTP

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