



Ohio

**and The Smart Offices
at East Pointe Centre**

Certified Ohio Job Ready Site



**Job Ready Site
Certified**



Ted Strickland, Governor
Lee Fisher, Lt. Governor
Lisa Patt-McDaniel, Director
Ohio Department of Development



Department of Development

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Dear Interested Stakeholder:

We are honored and excited to share with you the many advantages of the Smart Offices at East Pointe Centre certified Ohio Job Ready Site.

The Ohio Job Ready Sites Program was created to bolster the State of Ohio's portfolio of commercial and industrial developable sites. Properties in this program are strategically chosen for their ability to provide optimal infrastructure capabilities and attract economy shifting investment. Funds from the Ohio Job Ready Sites Program are targeted to offset costs traditionally incurred in speculative commercial and industrial development to accelerate investment decisions and to maximize the development potential of each property.

Projects that receive funding from the Ohio Job Ready Sites Program must satisfy stringent industry standards in order to receive Certification. These standards were developed by the Ohio Department of Development and third-party engineering and site selection firms with numerous years of experience in commercial and industrial development. An Ohio Job Ready Site Certification ensures future investors that the property meets site selection standards and includes the necessary attributes demanded by today's leading corporations.

The Smart Offices at East Pointe Centre has joined the prestigious group of sites that meet the rigorous standards created by the Department. This project is an exemplary success for the City of Middletown, Warren County, and the State of Ohio as a whole. We hope to continue sustained economic growth throughout Ohio.

Again, thank you for your interest, and we look forward to working with you during this exciting time in Ohio.

Sincerely,

Lisa Patt-McDaniel
Director

Executive Summary

The Ohio Job Ready Sites Program, authorized by Ohio voters in 2005, develops sites that are added to the state's inventory of available facility locations served by utility and transportation infrastructure. Properties created under the Ohio Job Ready Sites Program receive certification from the Ohio Department of Development and The Austin Company. A certified Job Ready Site ensures that properties meet site selection standards and include the necessary attributes demanded by today's leading corporations.

The Austin Company is a Cleveland-based design-build construction firm founded in 1878. Austin serves commercial and industrial clients worldwide by performing site selection services and by designing and implementing manufacturing plants, distribution centers, research and development facilities, and office operations.



The Smart Offices at East Pointe Centre is a Class "A" office campus, included in the initial phase of a 500-acre master plan for the City of Middletown. The Smart Offices at East Pointe Centre sits adjacent to the new Atrium Medical Center along State Route 122, providing convenient access to Interstate 75.

East Pointe 200, the first building constructed on the Job Ready Site, is a 50,000-square-foot Smart Office building that has achieved a Leadership in Energy and Environmental Design (LEED) certification of Gold. The East Pointe 200 building currently has 14,665 square feet available for lease. In addition to the East Pointe 200 Building, future development pads are available on the business campus to construct two additional buildings that can each accommodate up to 90,000 square feet.

Middletown, Ohio is located near Interstate 75, midway between the Cincinnati and Dayton metro areas. Middletown enjoys a population of 51,290 residents, and a workforce that is well versed in high technology and advanced healthcare industries. Middletown is within an hour drive of 20 major universities and colleges. Economy-shifting companies such as AK Steel and Atrium Medical Center have set roots in Middletown to take advantage of the area's superior infrastructure and workforce.

The Smart Offices at East Pointe Centre

The Smart Offices at East Pointe Centre is a 9.71-acre Job Ready Site that has convenient access to Middletown and southwest Ohio's amenities. The East Pointe 200 Building is the first building to be constructed within the Smart Offices of East Pointe Centre and is 50,000 square feet. Currently, there is 14,665 square feet of space available for lease, with 35,335 square feet of the building currently occupied by Paychex North America, State Farm Insurance, and the Dentistry Office of Everhart & Kori.

The East Pointe 200 Building has achieved Leadership in Energy and Environmental Design (LEED) Gold Certification. The building boasts many environmentally and employee friendly components such as bicycle storage and changing rooms, water reduction techniques, on-site recycling, use of low-emitting building materials, and natural daylight emitting windows.

Future development is available within the Smart Offices of East Pointe Centre. There are two development pads ready for construction that can each accommodate up to an additional 90,000 square feet. The site features convenient on-site parking that runs a ratio of 4:1000 square feet.

Utilities at the Smart Offices of East Pointe Centre

Utility	Server	Location	Size	Capacity
Electric	Duke Energy	On site	12.47 kv	5 MW
Gas	Duke Energy	On site	6 inch at road 1 ¼ inch at building	25-45 psig
Sewer Capacity	City of Middletown	On site	8 inch	10 MGD
Telecom	AT&T	On site	Fiber Optics	
Water	Warren County	On site	12 inch at road 1 ½ inch (building – domestic use)	3.5 MGD (excess capacity at WTP)



Middletown, Ohio offers an abundance of community amenities and a convenient location in southwest Ohio.



- Middletown has a population of 51,290 and is located in Butler and Warren counties.
- The Renaissance District, located at Interstate 75 and State Route 122, features a new master-planned mixed-use community that includes environmentally friendly office buildings, the Atrium Medical Center, the Dayton Children’s Hospital, and educational and recreational facilities.
- The Smart Offices at East Pointe Centre is a half mile from Interstate 75 and State Route 122.
- Middletown is located within approximately 60 minutes of the Cincinnati/Northern Kentucky International Airport and the Dayton International Airport.

Drive times to Middletown

Location	Drive Time
Dayton, Ohio	30 minutes
Cincinnati, Ohio	40 minutes
Columbus, Ohio	90 minutes
Cleveland, Ohio	3.5 hours



The wide variety of industry and business in Middletown, Ohio has made it a strategic industrial hub in southwest Ohio.

- Economic development efforts in Middletown are focused on retaining and attracting new business to the area in order to grow and develop highly advanced sectors in all facets of industry.
- Middletown provides a workforce that is well versed in high technology businesses, modern industry, and advanced health care.



- To ensure that Middletown maintains a well versed workforce, the city has established workforce development programs that are nationally recognized.
- Due to its strategic location, efficient infrastructure, and highly skilled workforce, Middletown has seen clusters of businesses migrate to the area, including:



AK Steel, a Fortune 500 company and industry leader in production of flat rolled carbon, stainless, and electrical steel products.



Atrium Medical Center, a recently developed medical campus bringing state-of-the-art medical and ancillary medical services to the southwest Ohio area.



E-Technologies, a company providing high-value engineering and information technology services, and an industry leader in IT solutions for manufacturing and processing companies.



The MillerCoors Trenton Brewery, one of the MillerCoors newest and most modern breweries, with a capacity to produce 11 million barrels of beer each year.



Wausau Paper, located in downtown Middletown, is a leading producer of fine printing and writing papers, towels, tissues, and specialty products.

The Butler and Warren County area is a fast-growing business center with many post-secondary education options.

- The Smart Offices at East Pointe Centre directly benefit from having a large number of higher education facilities located in close proximity.
- Middletown proudly offers 20 universities and colleges located within an hour's drive:
 - Miami University Middletown, with an enrollment of 2,500, offers two-year and four-year degree programs.
 - Miami University in Oxford has 14,000 undergraduates and 1,500 graduate students. Miami University was declared a "best value in public education."
 - The University of Dayton offers 70 degree programs in the Arts & Sciences, Business, Education, Engineering, and Law, along with several master and doctoral programs.
 - Wright State University, with an enrollment of nearly 17,000, offers 155 degree programs including graduate and doctoral programs in medicine and professional psychology.



- The University of Cincinnati is an urban, public research school that has approximately 5,000 students graduate each year.
- Xavier University is a private, liberal arts university with an enrollment of nearly 4,000, which offers 69 majors and 49 minors.
- Sinclair Community College has an enrollment of 24,000 and is one of the largest community college campuses in the nation.
- Cincinnati State Technical and Community College offers more than 100 associate degrees, majors, and certificate programs.
- ITT Technical Institutes have locations in both Dayton and Cincinnati, and offer technology-oriented programs.
- Greentree Health Science Academy, located on the Atrium Medical Center campus, will train health care workers at both the high school and college level.
- Butler Tech Career Center is a top-rated training program for high school, college prep, and adult students.
- Warren County Career Center serves the area with high school and adult programs that are constantly updated to meet the desires of businesses.

Build Your Business, Love Your Life

A diverse state with varied regional economies and assets, Ohio offers a perfect balance between the ideal business climate for the 21st century and a more affordable, quality life experience. Ohio stands for an uncompromising balance in life, where both a rewarding career and a satisfying lifestyle are equally and readily attainable.

Ohio offers everything business needs to thrive and grow – a central location supported by a world-class logistics infrastructure, easy access to markets and supply chains, a large and productive labor pool, public/private sector leadership committed to business and policy innovation across Ohio's diverse economic sectors, and a unique tax structure that encourages business growth.

Just as importantly, business success is built within the broader context of life fulfillment. The diverse regions anchored by these cities offer a tapestry of cultural, recreational, and educational opportunities that promote a life full of balance.

Ohioans enjoy one of the most diverse living environments in the country to live, work, and play. Hundreds of miles of winding trails through lush forests, sandstone cliffs, and along our 12 scenic rivers showcase Ohio's natural beauty and provide opportunities for hiking, bicycling, horseback riding, and zipline canopy tours. We have 16 major metropolitan areas and 29 micropolitan areas that give our residents a mix of unparalleled beauty, big-city life, major league sports, and world-class arts and culture.

With so much to see and do, Ohio is a place where balance without compromise allows you to achieve at a higher level and realize your individual aspirations – at home, work, and in the community. With our diverse labor pool, world-class logistics infrastructure, and incredible access to opportunities that enhance your life, Ohio is the State of Perfect Balance.

Ohio Department of Development

77 South High Street, Columbus, Ohio 43215 U.S.A.

Phone: (614) 466-4551 or 1-800-848-1300

www.ohio.gov

www.OhioMeansBusiness.com

www.development.ohio.gov



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