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Ohio

**and the Nextedge Applied
Research and Technology Park
Springfield, Ohio**

Certified Ohio Job Ready Site

Ohio

**Job Ready Site
Certified**

AN
THE AUSTIN COMPANY

Ohio
The State of Perfect Balance®

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



Department of Development

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Lisa Patt-McDaniel, Director

March 18, 2010

Dear Interested Stakeholder:

We are honored and excited to share with you the many advantages of the Nextedge Applied Research and Technology Park 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 Nextedge Applied Research and Technology Park 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 Springfield, Clark County, and the State of Ohio as a whole. We hope to perpetuate this success and 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.

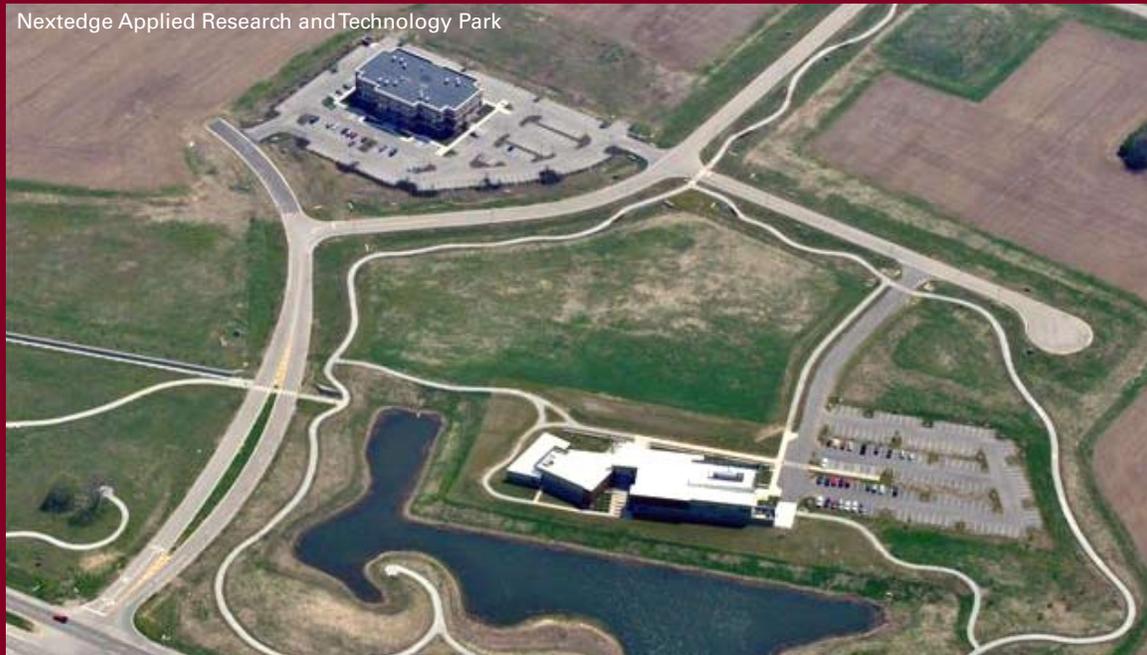
Sincerely,

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 includes 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 Nextedge Applied Research and Technology Park, owned by the Nextedge Development Corporation, offers 205 acres of developable land. The park's initial phase, a 14.66-acre site and the first of three buildings, is certified as a Job Ready Site by the State of Ohio and The Austin Company. The Nextedge Applied Research and Technology Park sits adjacent to the Prime Ohio Corporate Park, and has convenient access less than two miles from Interstate 70 and State Route 40 interchange.

Nextedge 1, the first building constructed on the Job Ready Site, is a 55,572-square-foot Technical Center and Research Laboratory building that provides all the necessary amenities needed to conduct intensive research and development. Nextedge 1 currently has available 18,528 square feet on the 1st floor and 3,918 square feet on the 2nd floor. In addition to Nextedge 1, future development is available within the research and technology park to construct two additional buildings that can accommodate up to a combined 111,144 square feet.

Springfield, Ohio is located near Interstate 70, in the middle of the Columbus-Cincinnati-Dayton corridor. Springfield enjoys a population of 65,358 residents, and a workforce that is well versed in high-technology businesses and modern industry. Springfield is within an hour drive of 15 major universities and colleges. Economy-shifting companies such as Dole Foods and Lexis Nexis have set roots in Springfield due to the infrastructure and workforce that is readily available in this area.

Nextedge Applied Research and Technology Park

The Nextedge Applied Research and Technology Park's 14.66-acre Job Ready Site has convenient access to Springfield and Central and Southwest Ohio's amenities. Nextedge 1, the first building to be constructed on the Job Ready Site, offers 55,572 square feet of Class A office space. Currently, there is 18,528 square feet of space available on the 1st floor and 3,918 square feet on the 2nd floor for lease. The building is currently occupied by Q-Base, SAIC, Spectra-Physics, and the Central State Incubator.

Nextedge Applied Research and Technology Park offers amenities to attract research and development operations, such as access to high-speed dark fiber and dual feed electric circuits from separate substations. Moreover, Nextedge Applied Research and Technology Park offers a campus-like setting with exercise trails and environmentally friendly landscaping, providing an optimal work environment for tenants.

Future development is available within the Nextedge Applied Research and Technology Park. Two additional buildings are ready for construction, adjacent to Nextedge 1, which can accommodate up to an additional 111,144 square feet.

Utilities at the Nextedge Applied Research and Technology Park

Utility	Server	Location	Size	Capacity
Electric	Ohio Edison	On site	12.47 kv	2.5 MW
Gas	Columbia Gas	On site	3 inch	
Telecom	AT&T/Time Warner Telecom/OARNET	On site	Fiber Optics	
Wastewater	City of Springfield	On site	24 inch	14 MGD (excess capacity at WWTP)
Water	City of Springfield	On site	16 inch at road 6 inch on site	8 MGD (excess capacity at WTP)



Springfield offers businesses a convenient location in Central-Southwest Ohio with first-rate transportation access and community amenities.



- Springfield has a population of 65,358 residents and is located in Clark County.
- Springfield is currently undergoing a downtown revitalization. A 40-acre Springfield Regional Medical Center and Ohio Valley Medical Center are both part of the revitalization.
- The Nextedge Applied Research and Technology Park is located adjacent to State Route 40, less than two miles from Interstate 70, and less than five minutes from downtown Springfield.
- Springfield has convenient access to three airports.
 - Springfield-Beckley Airport is located in Springfield and serves business, commercial, instructional flying, as well as divisions of the 178th Fighter Wing of the Ohio Air National Guard. It also is the closest general aviation facility to Wright-Patterson Air Force Base.
 - Dayton International Airport is located 23 miles from Springfield on Interstate 70.
 - Port Columbus International Airport is located 45 miles east of Springfield.

Drive times to Springfield

Location	Drive Time
Dayton, Ohio	25 minutes
Columbus, Ohio	45 minutes
Cincinnati, Ohio	75 minutes
Indianapolis, Indiana	120 minutes
Cleveland, Ohio	3 hours



Advanced manufacturing and technology have made Springfield, Ohio an ideal location for many companies.

- Advanced manufacturing, research and development, information technology, plastics, composites, and automotive are just a few of the key industries that are located within Springfield.
- Due to its strategic location, efficient infrastructure, and highly skilled workforce, Springfield has seen several high-tech companies locate to the Nextedge Applied Research and Technology Park:



LexisNexis, a business information solutions provider, was the first company to locate an office in the Nextedge Applied Research and Technology Park.



Avetec, or the Advance Virtual Engine Test Cell, through modeling and simulation attempts to speed the development time of jet engine production.

Avetec has introduced a fiber ring, within the Nextedge Applied Research and Technology Park, which allows for direct connections among facilities through a lease arrangement.



Qbase chose Nextedge Applied Research and Technology Park when selecting a new office site to perform data analysis and management outcome research.



Spectra-Physics, a California-based subsidiary of Newport Corporation, is an industry leader in laser technology.



Springfield Solutions Center of San Diego-based Science Applications International Corporation (SAIC) provides science-based solutions to issues, primarily for the United States military and intelligence communities.

Springfield offers many post-secondary education options to ensure they maintain a top-notch workforce.

- Springfield has many traditional colleges and universities that offer degree programs to help create a job-ready workforce.
- Springfield is within an hour drive of 15 major universities and colleges including:
 - Clark State Community College provides education and training by creating programs requested by business and industry.
 - The University of Dayton ranks as a top-tier national, doctoral-level university and one of the 10 best Catholic universities in the nation.
 - Urbana University, an independent liberal arts institution, offers more than 26 undergraduate major programs.
 - Wittenberg University, adjacent to downtown Springfield, is a nationally recognized college for the liberal arts and sciences, offering more than 60 majors, minors, and specialty 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.



University of Dayton



Wittenberg University

- Springfield also offers many vocational opportunities to help students actively participate in the workforce upon graduating high school.
 - The Springfield-Clark Career Technology Center is a vocational high school that focuses on career goals through hands-on vocational-technical curriculum.
 - Project Lead The Way, introduced in the 2007-2008 school year, teaches principles of engineering to students enrolled in the program.

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 businesses need 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

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www.ohio.gov

www.OhioMeansBusiness.com

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