

2000 SALK DRIVE

MILFORD, OHIO

SPACE AVAILABLE

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Rev. 10.7.26



PROPERTY DESCRIPTION

Address:	2000 Salk Drive, Milford, OH 45150
Building Size:	80,000 Total Square Feet 80,000 Available Square Feet
Year Built:	1977; renovated 1998
Zoning:	Commercial
Site Size:	10 acres, including a pad-ready site for expansion
Parking:	Approximately 350 spaces on surrounding parking lot
Building Type:	3-story office building plus lower level with red brick façade. Insulated tinted windows, enclosed in bronze anodized frames.
Construction:	Brick and masonry construction with steel inner structure

Building Systems

HVAC:	Multi-Zone variable air volume/variable temperature (VAV) HVAC system. System includes electronic thermostats with central computer logging. System manufactured and controlled by Circon.
Heating:	Electric re-heat
Elevators:	Two hydraulic passenger units
Electrical:	480/277/208/120 volts
Security:	Alarm system monitored by a central alarm station
Life Safety:	State-of-the-art life safety systems
Plumbing:	Two restrooms plus one drinking fountain per floor

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BUILDING AMENITIES

Building amenities include dramatic atrium spaces that provide visitors with an inviting atmosphere and allow light to shine into the offices. The atrium spaces provide a stimulating high-touch environment for employees and enhance visual connection throughout the facility.

If communication is important to your business, the existing auditorium space provides an unsurpassed opportunity for training, meetings, presentations and conferencing.

Surface parking is ample and convenient. Visitors park in a landscaped setting at the front door. Employee parking is distributed around the building in tiers.



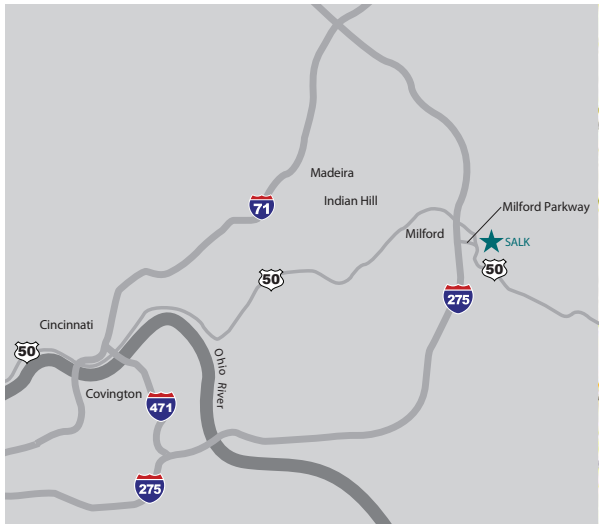
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LOCATION

The location of this premier business center takes advantage of beltway convenience. Park 50 Techne Center is located at the interchange of Route 50 and the I-275 beltway. I-275 provides attractive employee access from growing Cincinnati and Northern Kentucky suburbs. Business travel is made easy by avoiding downtown traffic and simple directions: Just take I-275 to the airport. The Greater Cincinnati/Northern Kentucky International Airport is one of Delta's largest hubs. This gives Cincinnati more than its fair share of direct flights to national and international destinations.



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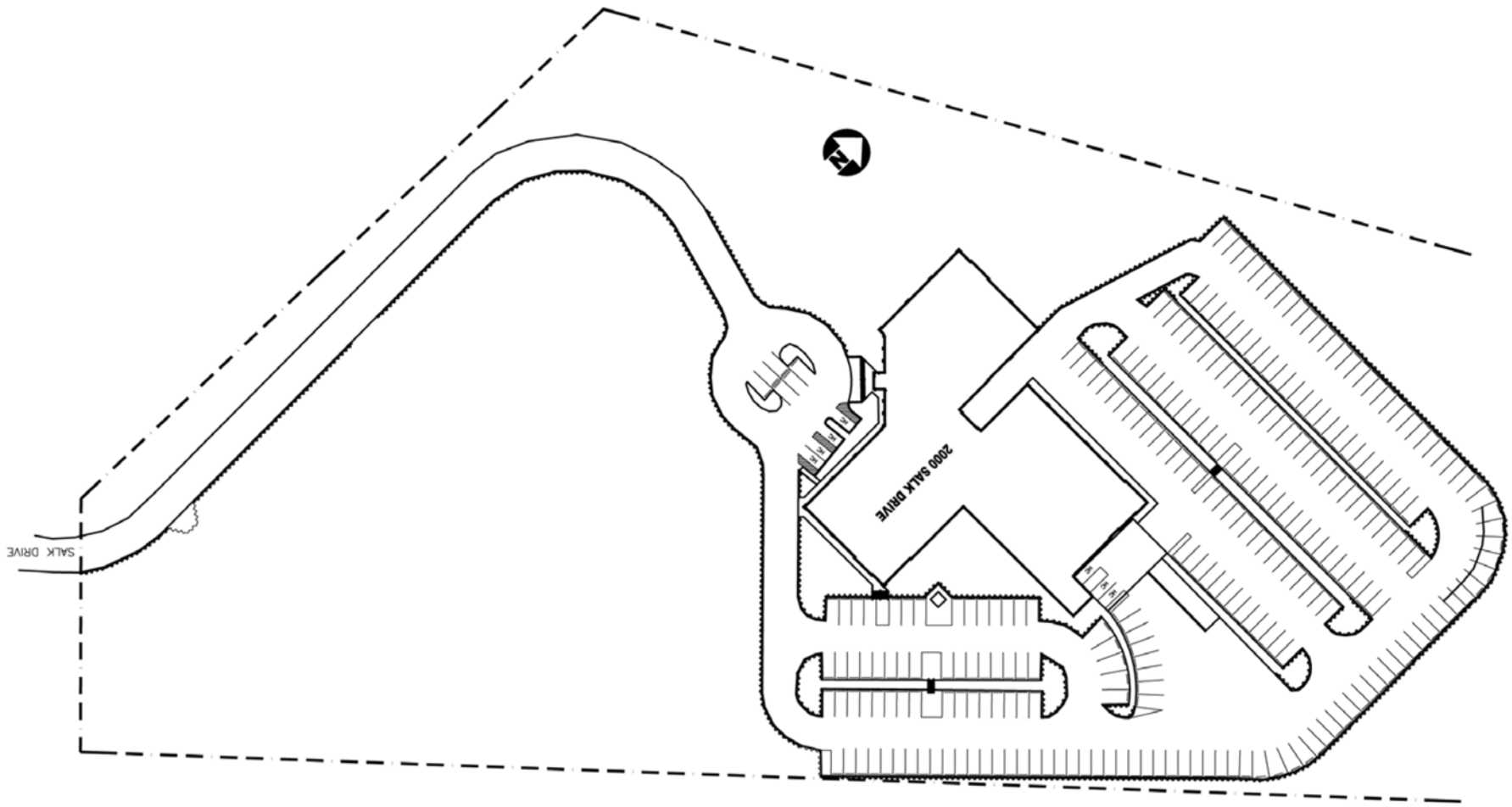
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SITE PLAN



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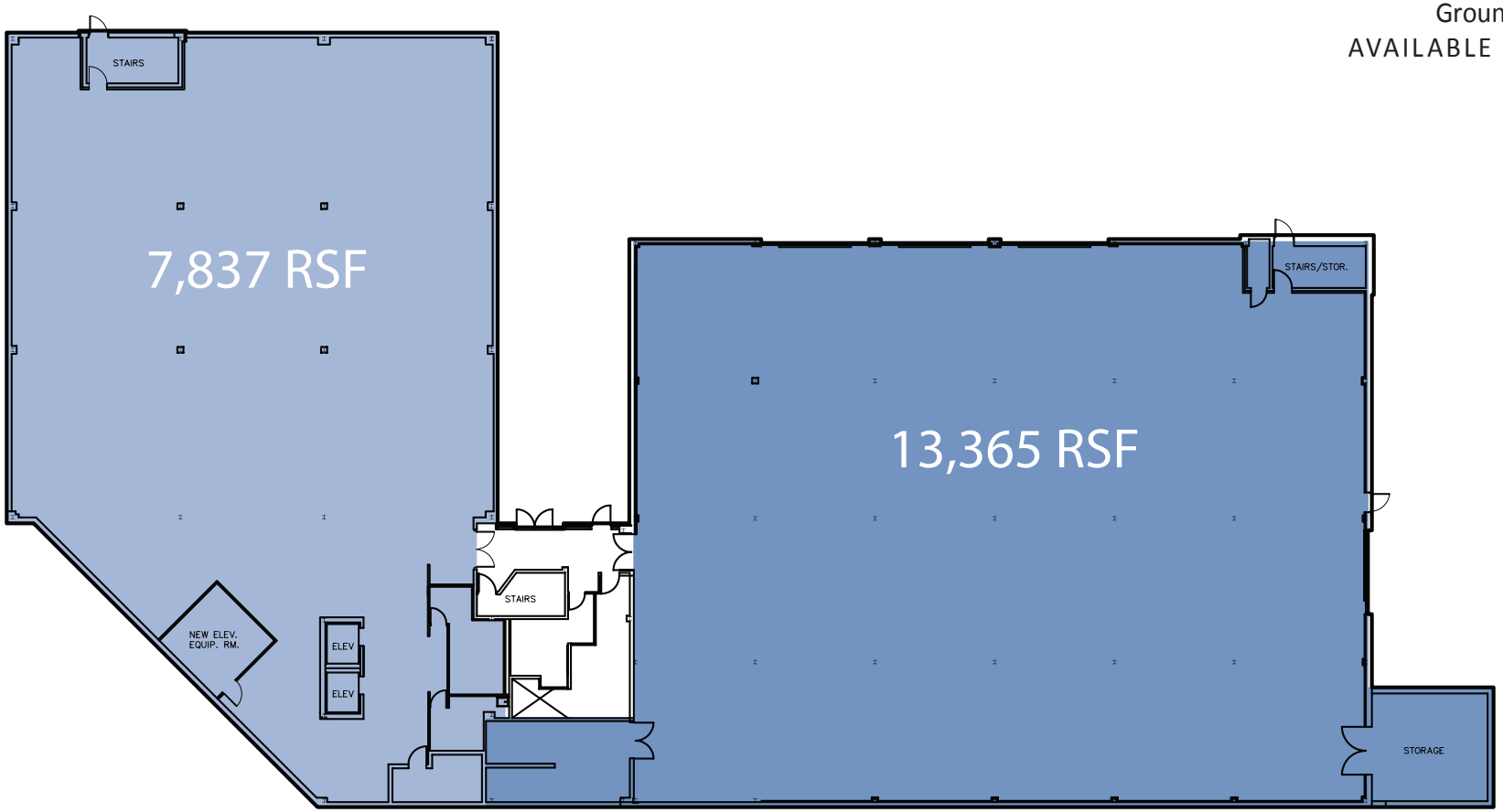
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FLOOR PLANS

Ground Floor
AVAILABLE SPACE



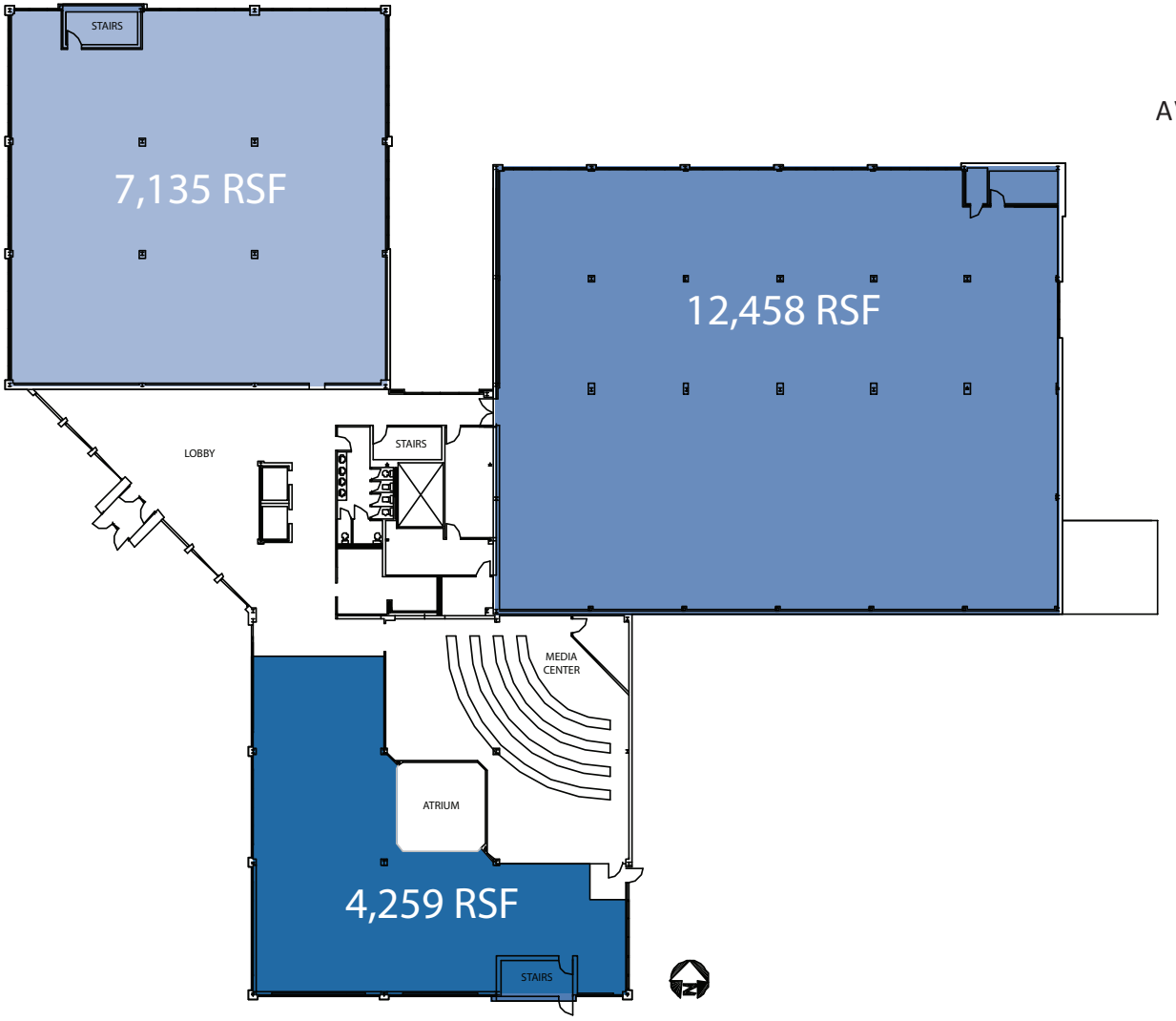
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FLOOR PLANS

First Floor
AVAILABLE SPACE



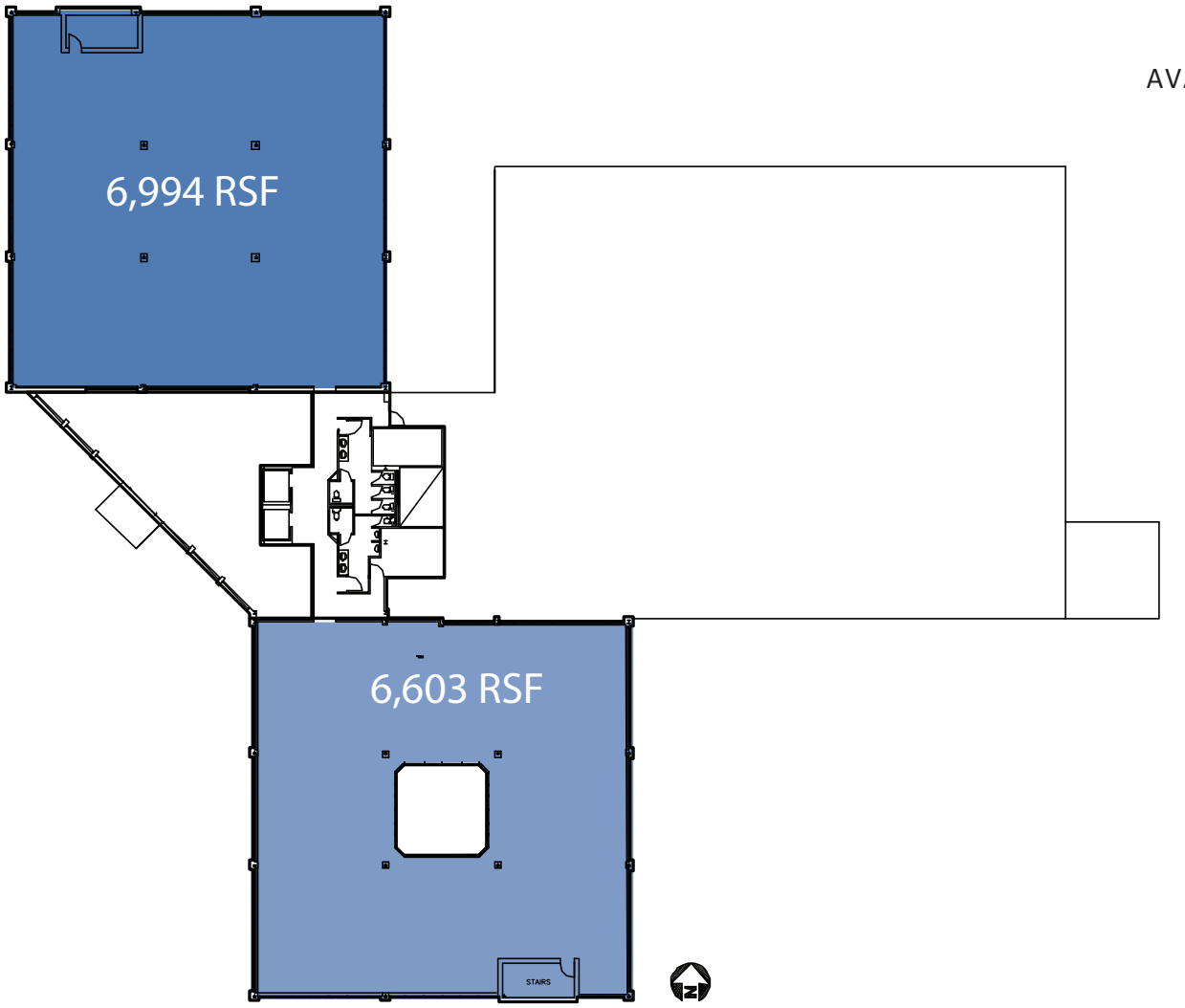
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FLOOR PLANS

Second Floor
AVAILABLE SPACE



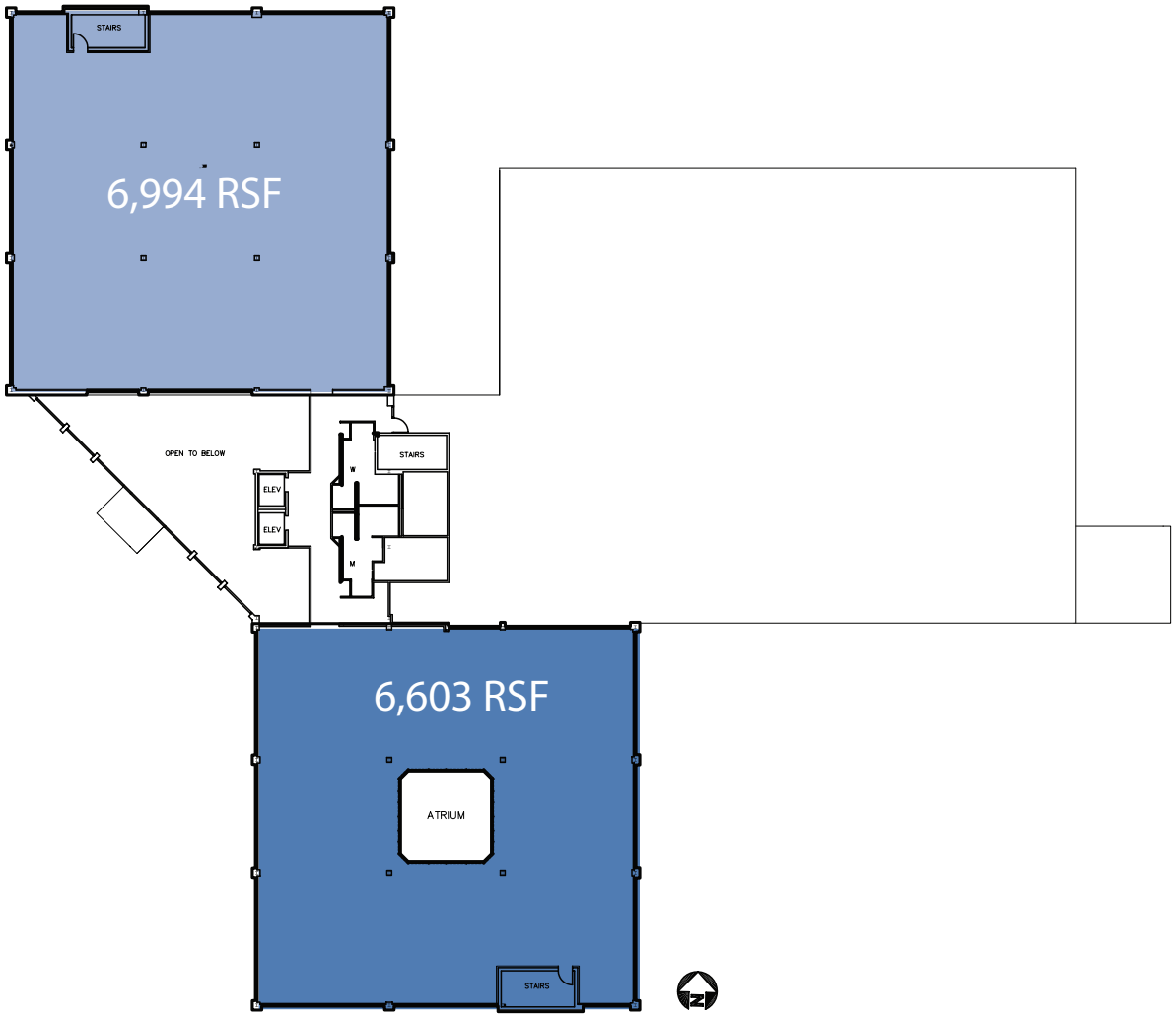
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FLOOR PLANS

Third Floor
AVAILABLE SPACE



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