



ATIC FACILITY

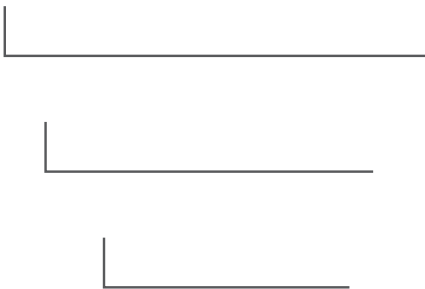
(ADVANCED TECHNICAL INTELLIGENCE CENTER)

2685 HIBISCUS WAY
BEAVERCREEK, OHIO 45431

HIGHLY SECURED OFFICE CONDOMINIUM FOR SALE

Take a virtual tour of the
following amenities:

click on icons below



KEY HIGHLIGHTS

- › Approximately 37,984 SF certified - secure office space
- › Less than 1.5 miles from Wright Patterson Air Force Base
- › Secure 259-seat auditorium
- › Secure classroom and conference facility
- › Individual secure office spaces
- › Built to ICD 705 standards

ASKING PRICE \$6,500,000



First floor highly secured SCIF



Highly secured command hub



259-seat auditorium



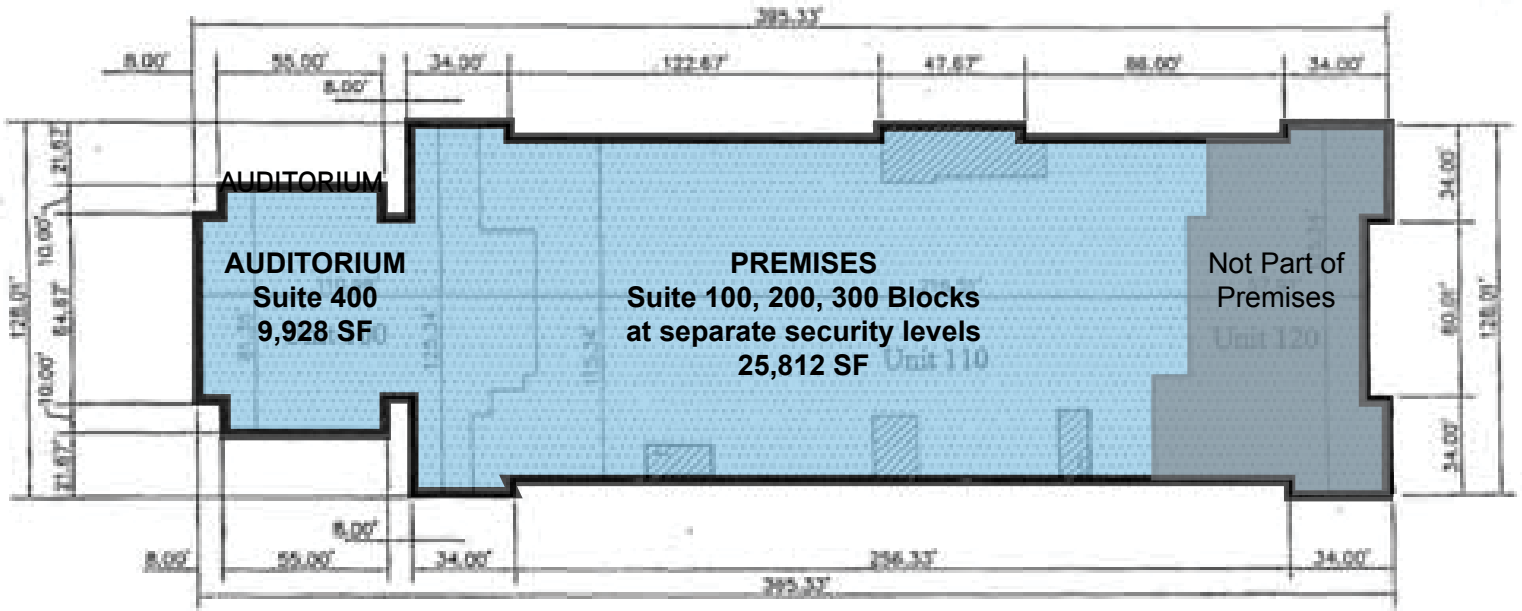
Secure conference room



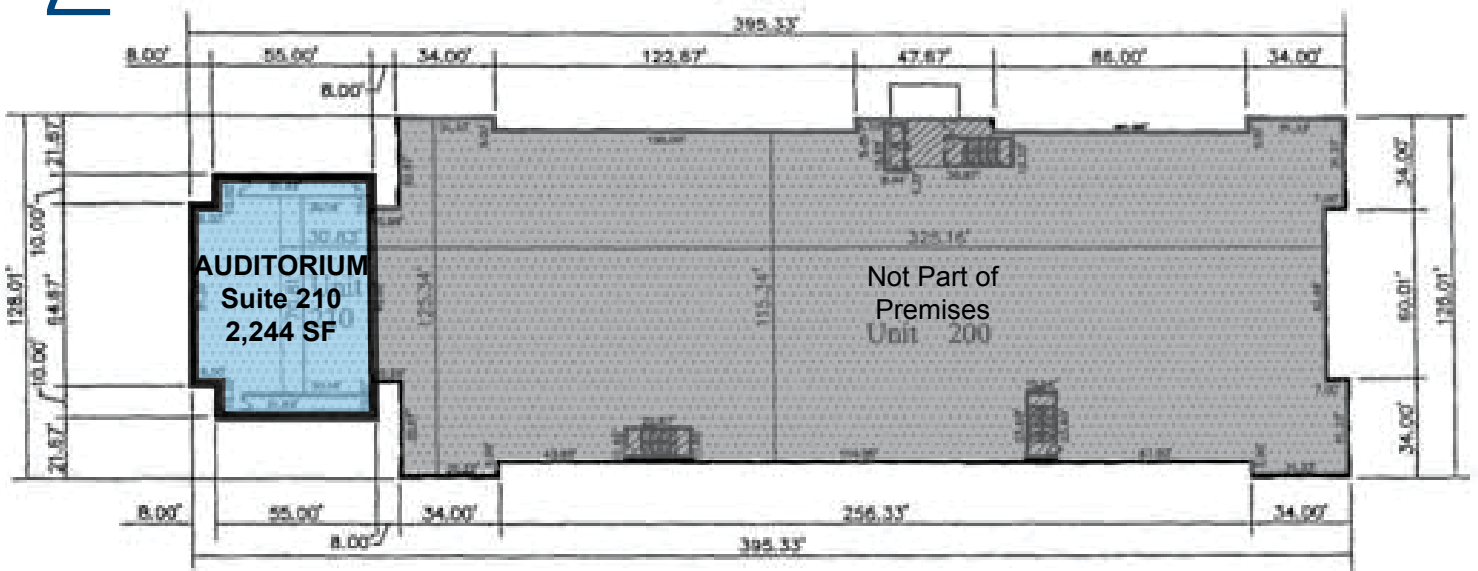
Classroom style configurable conference facility

FLOORPLANS

1st



2nd



FACT SHEET

Features

The ATIC Facility has all metropolitan-based utilities available. The improvements are 100% heated and air conditioned via gas fired package units with ample electric and sufficient sprinkler systems. The interior finish is set up as an education teaching facility. There are classroom, offices, break/lunch area, computer labs, etc. There is a 259 person auditorium. The interior finish comprises faux wood, VCT and carpeted floors. The walls are painted and soundproofed drywall walls. In the secure areas, the conduit is located on the exterior of the wall so as to insulate it from tampering. The ceilings are acoustical tile. There is extensive network wiring for both secure voice, video and data communication and transmission. There are adequate restrooms serving the ATIC Facility.

AUDITORIUM

- 259-person capacity
- Distance learning (DL) capability to provide synchronous or asynchronous delivery of course material as well as video production tools to develop multimedia/multimode DL courses
- Cleared for classified activities
- Largest non-federal conference area/auditorium space outside of Capital Region
- Communications infrastructure capable of secure VTC

MULTI-LEVEL SECURE OFFICE SPACE

- 14 UNCLASSIFIED Multi-Person Offices
- 7 Collateral SECRET Multi-Person Offices
- 11 ICD 705 Compliant Space Multi-Person Offices
- 38,000 SF Total Facility Square Footage
- 19,000 Highly Secure SF
- 7,000 Collateral SECRET SF
- 12,000 UNCLASSIFIED SF

COMMUNICATIONS INFRASTRUCTURE

- 100 MB Classified Data Feed
- Secure Communications Infrastructure
- VTC Support
- 100 MB Unclassified Commodity Internet



MULTI-LEVEL SECURE CONFERENCE AND CLASSROOM SPACE

- 11 Conference and Classrooms
- 3 Unclassified Classrooms/1 Unclassified Conference Room
- 4 Collateral/Classrooms
- 5 Highly Secure Classrooms/VTC Conference Room
- Capable of simultaneously hosting the following
- UNCLASSIFIED Capacity
 - 111 Individuals
 - Collateral Capacity
- 93 Individuals
- High Security Capacity
 - 133 Individuals
- Distance learning (DL) capability to provide synchronous or asynchronous delivery of course material as well as video production tools to develop multimedia/multimode DL courses



WRIGHT STATE UNIVERSITY

WSU Nutter Center

MALL AT FAIRFIELD COMMONS

Som Medical
Center



LOCAL AMENITIES

DINING

Tsao's Cuisine
Hardee's
Waffle House
Sonic Drive-In
Tutys
W O Wright's Grill & Pub
DiBella's Subs

SERVICES

Country Inn & Suites
Suburban Extended Stay

DINING

Rapid Fired Pizza
McDonald's
Arby's
Taco Bell
Bob Evans
Texas Roadhouse
First Watch
One Eyed Jacks
Yaffa Grill

SERVICES

Red Roof Inn
Wright-Patt Credit
Union
Homewood Suites
Holiday Inn
Hampton Inn
FedEx

SHOP

Home Depot
Meijer

DINING

Starbucks
Pita Wrap
Wandering Griffin
Frisch's

SERVICES

Tire Discounters
Suburban Extended
Stay
Storage Inns of
America
Extended Stay
La Quinta Inn &
Suites
Wingate by Wyndam

SHOP

Elder-Beerman
Champs Sports
JC Penney
Macy's
DICK'S Sporting Goods
Sears
Rue21
Verizon
Christopher & Banks
Rogers Jewelers
Sam's Club
Walmart
Office Depot
Lowe's
JoAnn Fabrics

Best Buy
TJ Maxx
Shoe Carnival
Kohl's
Party City
Barnes & Noble
Pier 1 Imports
Ashley Home Store
Bed Bath & Beyond

DINING

Chuy's
BRAVO
Fusian
Wayback Burgers
BJ's Restaurant & Brewhouse

Starbucks
Panera Bread
Jersey Mike's
Burger King
LongHorn Steakhouse
Fox & Hound
Red Robin
Golden Corral
Jimmy John's
Piada
Chipotle
Red Lobster
Olive Garden
McDonald's
Steak N' Shake
Skyline Chili

TGI Friday's
Buffalo Wild Wings
Chili's Grill & Bar

SERVICES

Courtyard by Marriott
PNC Bank
SpringHill Suites
Hilton Garden Inn
Regal Cinemas
Fresh Thyme
LA Fitness
Great Clips



WRIGHT-PATT
AIR FORCE BASE



Colonel Glenn Hwy

Pentagon Blvd.

Hibiscus Way



PLEASE CONTACT

RICHARD MEDER

DIRECT 513 562 2253

MOBILE 513 739 4200

richard.meder@colliers.com



COLLIERS INTERNATIONAL

GREATER DAYTON

10 W. 2nd Street, Suite 200

Dayton, OH 45402

MAIN 937 449 0997

www.colliers.com/ohio

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. A Copyright by Colliers International 2017. This flier may be reproduced only in its entirety, without modification or deletion.