

1 ASSURANT WAY



PREMIER CORPORATE CAMPUS OPPORTUNITY
150,000 SF Multi-Building Complex For Sale | 1 Assurant Way, Springfield, OH





THE COMPLETE CAMPUS SOLUTION

The Assurant Way Corporate Campus represents a rare institutional-grade investment opportunity in the rapidly growing Springfield market. This exceptional three-building complex totals 150,000 square feet, with Building A, Building B, and Building C each contributing 50,000 square feet of high-quality office space. Adding significant value to this acquisition is Assurant's commitment to lease back Building B, providing immediate cash flow and tenant stability from a nationally recognized insurance leader.

This prime location fosters a dynamic business environment, ideal for corporate headquarters, regional offices, and expanding enterprises in search of a distinguished address. The campus offers significant operational efficiencies and a strong corporate identity. The surrounding area is part of a growing economic landscape with strengths in manufacturing, technology, and logistics. Businesses in Springfield may also benefit from various local and state economic incentives.



150,000 SF total



3 Buildings of 50,000 SF each



Exceptional parking at 10:1,000 ratio -
triple the standard allocation



Exposure and immediate access to I-70

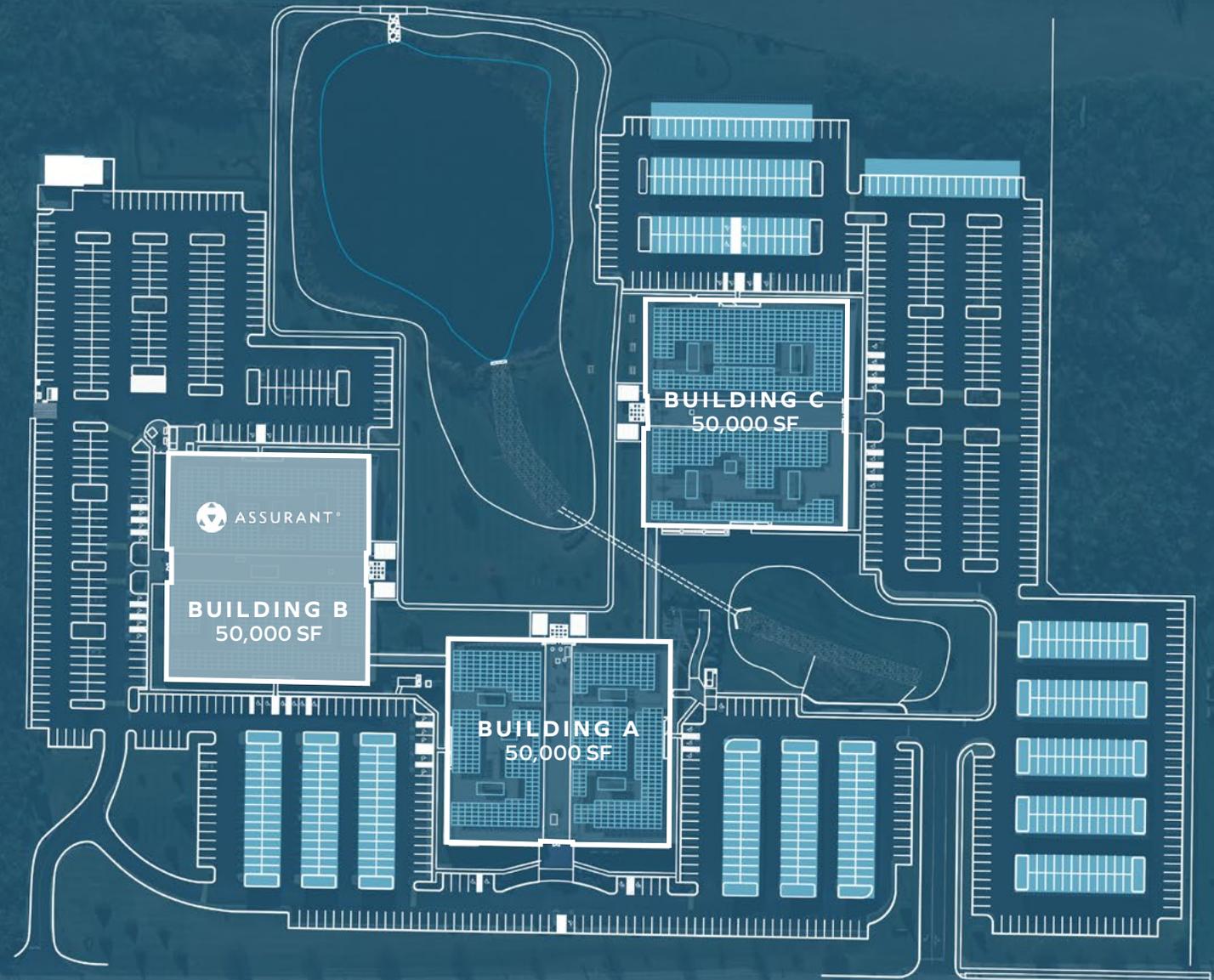
STRATEGIC HIGHWAY POSITIONING



Immediate access & exposure
42,460 AADT

This property's exceptional strategic location, positioned along Interstate 70, offers streamlined access to major Midwest markets. As a critical east-west transportation artery, I-70 provides a vital link for freight and passenger travel across Ohio. This prime positioning provides tenants and visitors with efficient connectivity throughout the region.

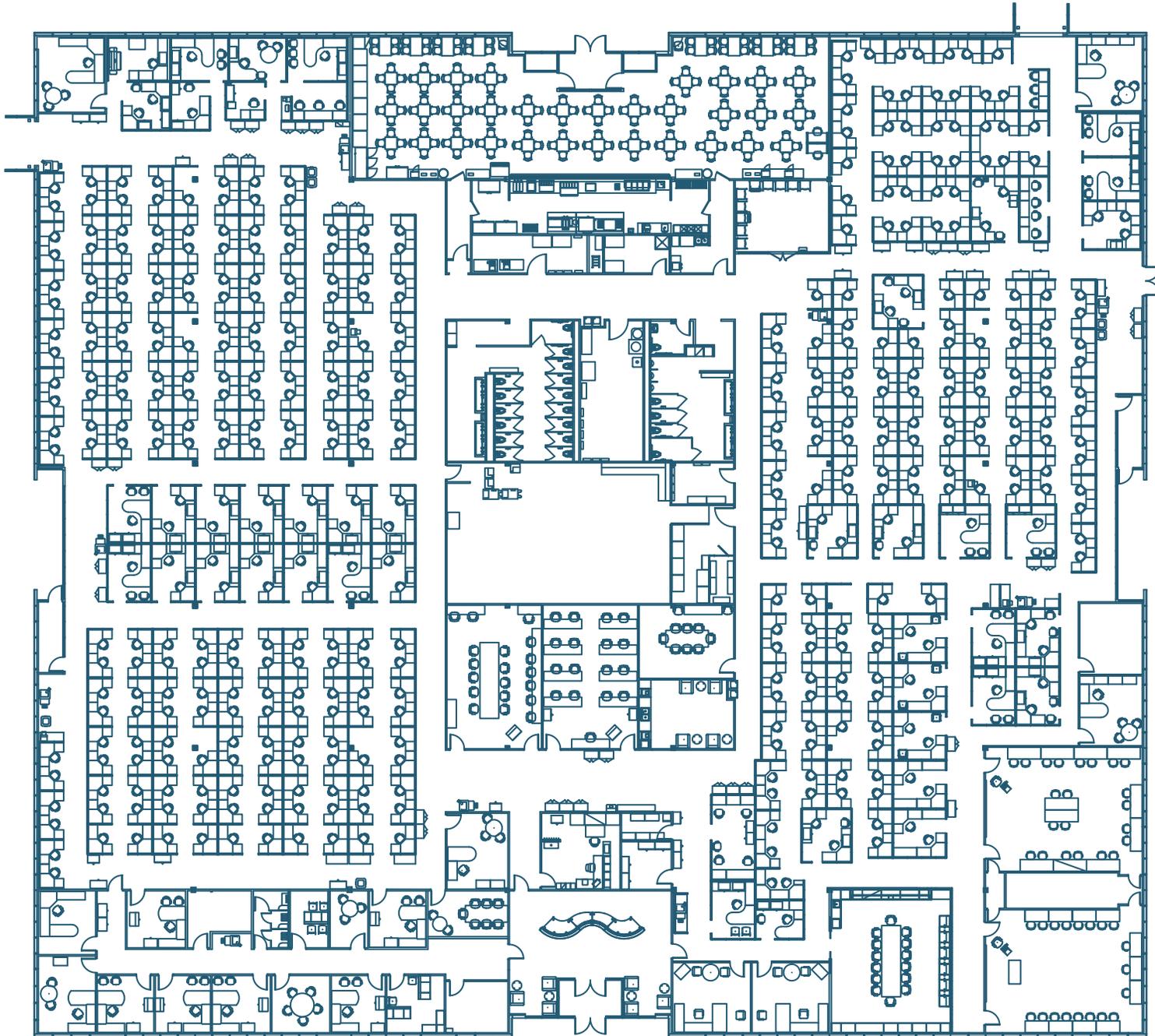
1 Assurant Way allows businesses to bypass significant local street congestion, enhancing the property's appeal for companies that rely on efficient logistics, client accessibility, and employee convenience. The property is advantageously situated approximately 25 miles northeast of Dayton and 45 miles west of Columbus, placing it within a short drive of these key economic hubs. Cincinnati is also conveniently accessible, located about 75 miles away.



CARPORT/SOLAR PANELS

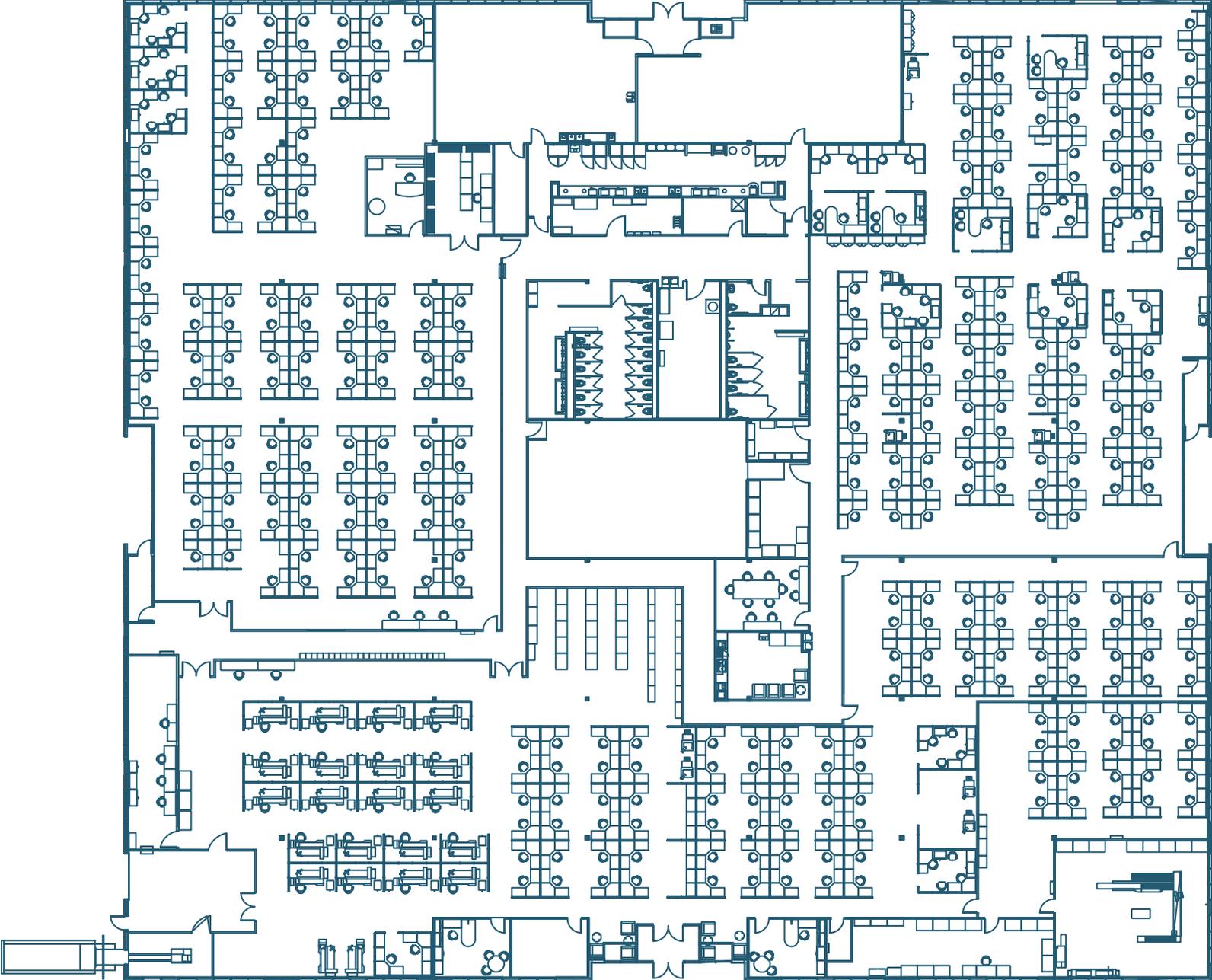
BUILDING A

50,000 SF



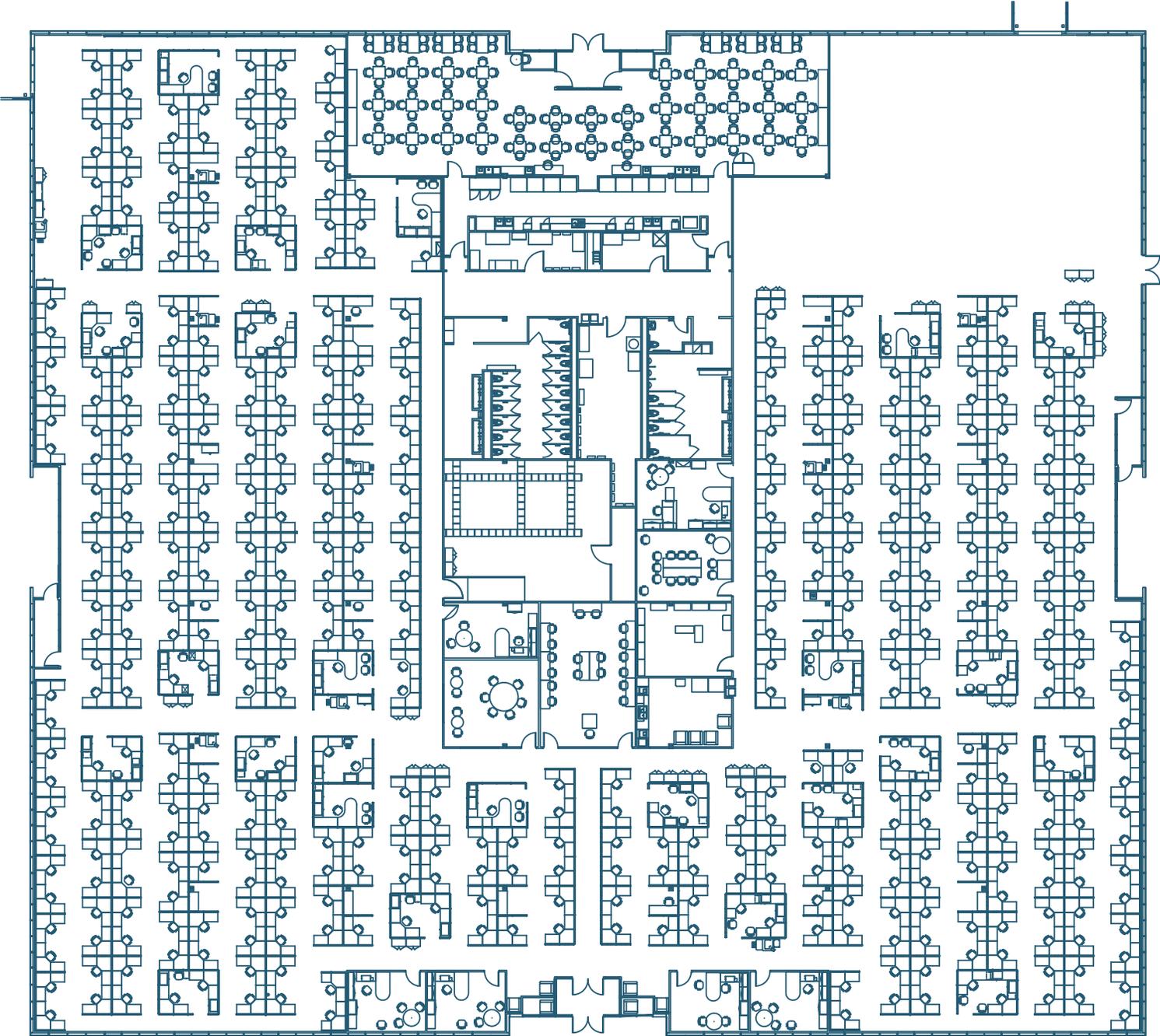
BUILDING B

50,000 SF



BUILDING C

50,000 SF



AT THE CENTER OF AN EXPANDING ECONOMIC CORRIDOR

Springfield's emergence as a key business destination, combined with its strategic proximity to Columbus, positions this campus at the center of Ohio's expanding economic corridor. The area's combination of competitive operating costs, skilled workforce, and excellent transportation access makes it increasingly attractive to companies seeking alternatives to higher-cost metropolitan markets while maintaining connectivity to major business centers.

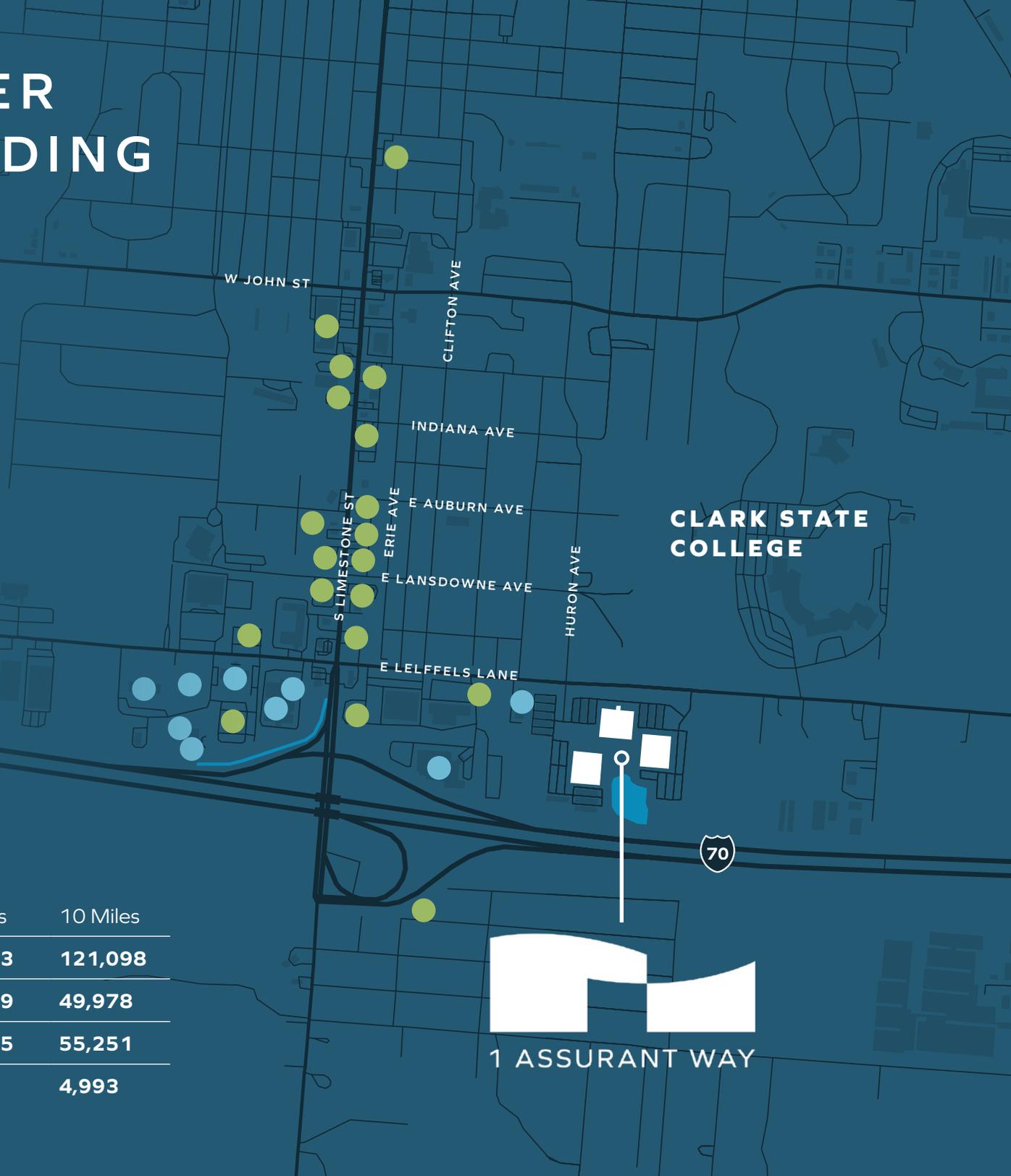
- HOTELS & LODGING
- DINING

DEMOGRAPHICS	2 Miles	5 Miles	10 Miles
2024 Population	22,412	72,463	121,098
2024 Households	8,756	29,379	49,978
Daytime Employment	7,895	39,045	55,251
Businesses	631	3,645	4,993



1 ASSURANT WAY

CLARK STATE COLLEGE



PRIMARY LOGISTICS GATEWAY

The Springfield area is a significant logistics and distribution hub, primarily due to its strategic geographic location. From this central point, businesses can reach over 60% of the U.S. and Canadian populations within a single day's drive. This extensive market access makes the region highly attractive for companies requiring broad and efficient distribution networks. The I-70 and I-75 corridors are pivotal to this advantage, establishing the area as a prime location for logistics operations.

This superior connectivity is further strengthened by proximity to a robust network of air freight and passenger airports.

KEY FACILITIES INCLUDE:

John Glenn Columbus International Airport (CMH)

Located approximately 52 miles to the east, CMH is the primary passenger airport for the Columbus metropolitan area and also offers cargo services.

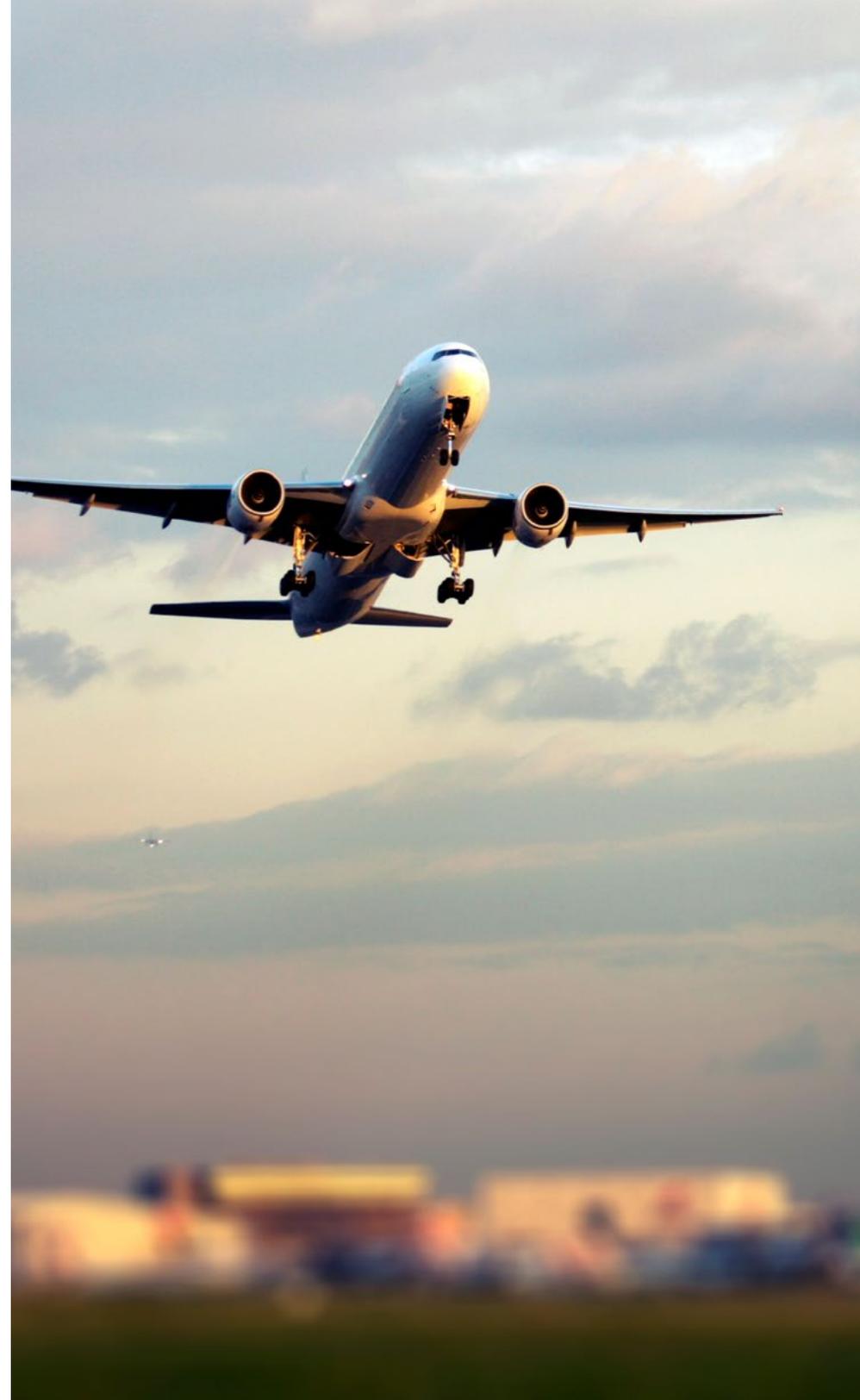
Rickenbacker International Airport (LCK) Situated approximately 50 miles to the southeast, Rickenbacker is a major international cargo-focused hub, providing access to global networks.

Dayton International Airport (DAY)

About 26 miles to the west, this airport offers both passenger and cargo services and includes a Foreign Trade Zone (FTZ) that can provide efficiencies for import and export businesses.

Wilmington Air Park (ILN)

Roughly 25 miles to the south, this is one of the highest-volume cargo airports in the nation and a significant logistics hub for major carriers.



YOU CAN EXPECT MORE IN OHIO



With a pro-business environment, robust infrastructure, and competitive cost advantages, it's no wonder we're among the top five states for business. The JobsOhio Team is deeply connected across the state, activating a robust network to help businesses grow and expand confidently. They operate at the pace businesses need, knowing that often speed is a company's competitive advantage in today's fast-moving world.

WHY OHIO?

-  0% state tax on corporate income
-  #1 in the Midwest for doing business (CNBC)
-  #3 largest manufacturing workforce in the U.S.
-  #7 largest U.S. economy
-  60% of the U.S. and Canadian population within a day's drive

[LEARN MORE](#)

SUCCESS
STORIES
INCLUDE



AMGEN

ANDURIL

ZONING



ZONED HEAVY COMMERCIAL CORRIDOR PERMITTED USES INCLUDE:

- Automotive sales and rental
- Brewery/Distillery
- College/University
- Educational institution
- Financial institution
- Flex warehouse
- Hotel
- Intensive-impact industrial and manufacturing
- Laboratory
- Limited-impact industrial and manufacturing
- Personal services
- Professional office
- Religious land use
- Retail
- Technical school
- Warehouse
- Wholesale and distribution

CONDITIONAL USES INCLUDE:

- Governmental use
- Hospital
- Major utilities and public service facility
- Self-storage facility
- Wholesale and distribution



SPRINGFIELD EMPLOYMENT INCENTIVE PROGRAM

Companies considering relocation to Springfield, Ohio can take advantage of the competitive employment incentive agreement—a performance-based program designed to support business growth and job creation. Through this local initiative, qualifying businesses that demonstrate significant investment and employment expansion within the city may receive negotiated grants typically structured as annual payments equal to 50% of municipal income tax revenue generated, distributed over a 3-5 year term.

Springfield is committed to partnering with forward-thinking companies to create mutually beneficial opportunities that drive economic growth and strengthen the business community.

ABOUT ASSURANT (NYSE: AIZ)



Assurant is a global Fortune 500 company that provides risk management solutions and insurance, partnering with major brands to protect and service connected devices, homes, and vehicles, offering products like extended warranties, mobile device insurance, lender-placed homeowners insurance, and renters insurance, focusing on innovation and data-driven customer experiences.

IMPACT

Every action and every number embody our commitment to pioneering innovation, delivering impactful results, and empowering businesses and communities to thrive.



325M consumers protected
around the globe



14K+ global employees delivering
locally tailored solutions



160M pre-owned mobile
devices repurposed



125+ years of expertise and
unmatched insights



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