Available

5100-5200 Springfield St. Dayton, OH 45431

- 705 Compliant Space or Secure Space
- Range of 64,425 SF to 174,510 SF

Colliers

City of Riverside
Pride • Progress • Possibilities

WESTWAY SERVICES GROUP
SCIF AS A SERVICE℠

for more information:

Richard Meder
Senior Vice President
office: 513 562 2253
mobile: 513 739 4200
richard.meder@colliers.com

Wright **Point** Office Park

5100 & 5200 Springfield Street
Riverside, Ohio 45431

Available
174,510 SF

Ideally situated next to one of Ohio's largest employers, Wright-Patterson Air Force Base.

Occupied by elite defense and technology firms from across the country, Wright Point's two buildings offer a variety of design options to meet the needs and budget of every office Tenant.

The amenity-rich park includes 705 Compliant or Secure Space, a fitness center, 24-hour access, adjacent parking and numerous restaurants, hotels, recreation, and entertainment venues within close proximity.

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WRIGHT POINTE II

5100 Springfield Street

EXTERIOR

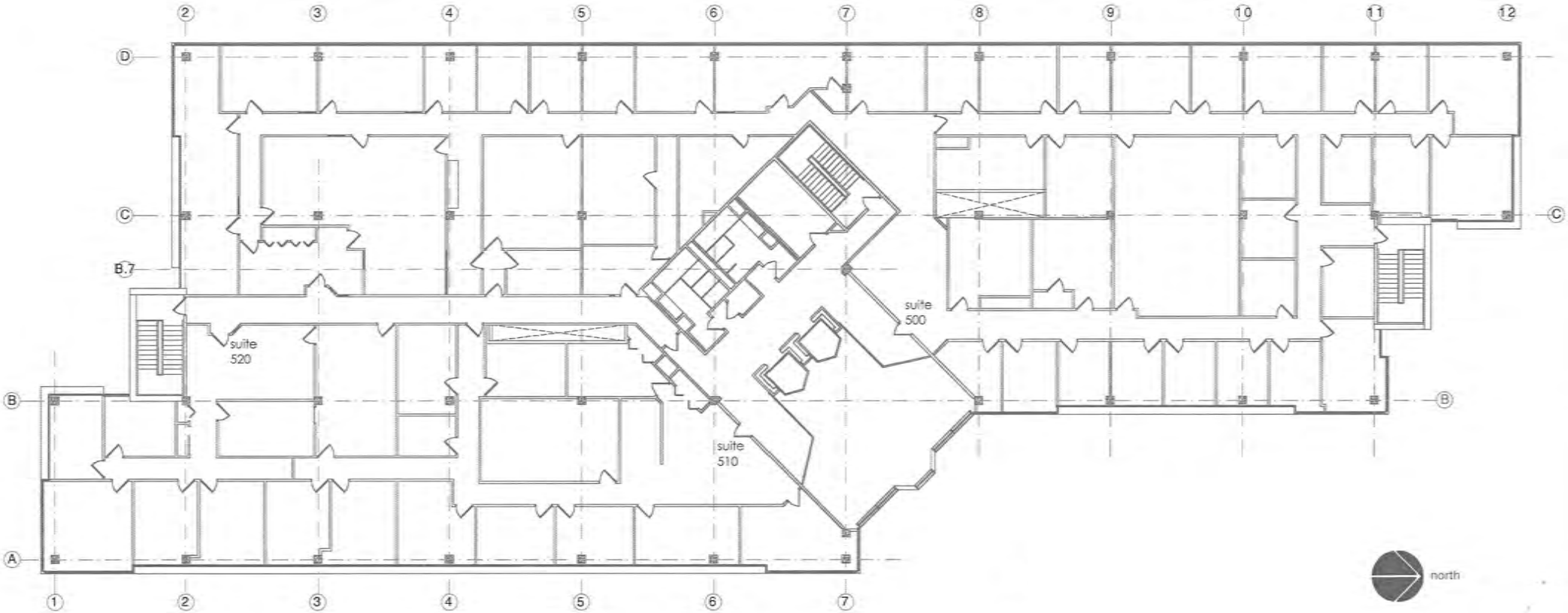
Total SF	174,510 Sq. Ft. (2 buildings)
Max Cont. SF	109,755 Sq. Ft.
# of Floors	5
Year Built	1984
Parking	4/1000*

*additional parking can be made available

WRIGHT POINTE II

5100 Springfield Street

Typical Floorplan **approx. 21,950 sq. ft.**



WRIGHT POINTE I

5200 Springfield Street

EXTERIOR

Total SF	174,510 Sq. Ft. (2 buildings)
Max Cont. SF	64,425 Sq. Ft.
# of Floors	3
Year Built	1984
Parking	4/1000*

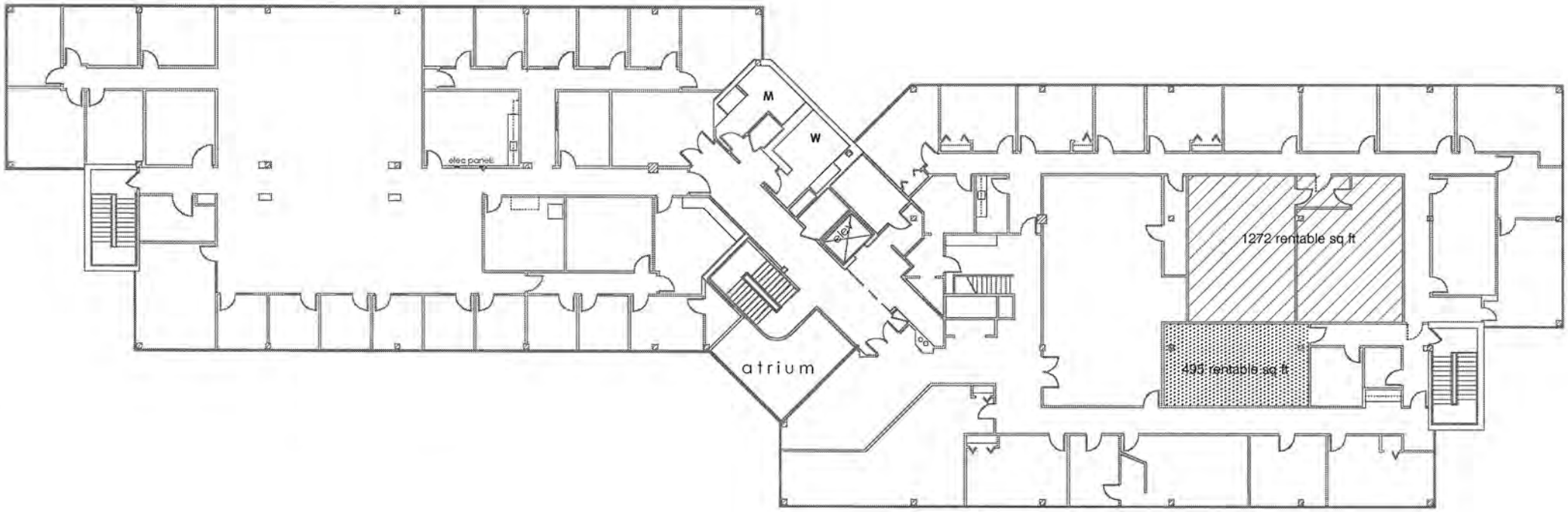
*additional parking can be made available

VIEW OF BASE MAIN ENTRANCE

WRIGHT POINTE I

5200 Springfield Street

Typical Floorplan **approx. 21,475 sq. ft.**



Site **Specifications**

- Twenty-four hour access to buildings using a swipe card system
- On site parking
- Easy access to I-35, I-675, Rt. 4, I-75, and Downtown Dayton

Nearby **Amenities** (3 miles)

7 Hotels

128 Restaurants

27 Banks

Contact us:

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Colliers

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WESTWAY
ENTERPRISES

SCIF AS A SERVICE℠

AT THE GLOBE BUILDING

STL

WESTWAY SERVICES GROUP

SCIF AS A SERVICE™ | ENVISION THE FUTURE AND MAKE IT HAPPEN

Serving the Needs of the National Security Community

Accreditation Process

- Accreditation is the beginning of a life-cycle process of continuous monitoring and evaluation, periodic re-evaluations, and documentation reviews to ensure a Sensitive Compartmented Information Facility (SCIF) is maintained in an accredited state. To ensure proper implementation of these standards, the Accrediting Official (AO) and Cognizant Security Authority (CSA) may conduct periodic assessments of SCIFs.

Accreditation Process

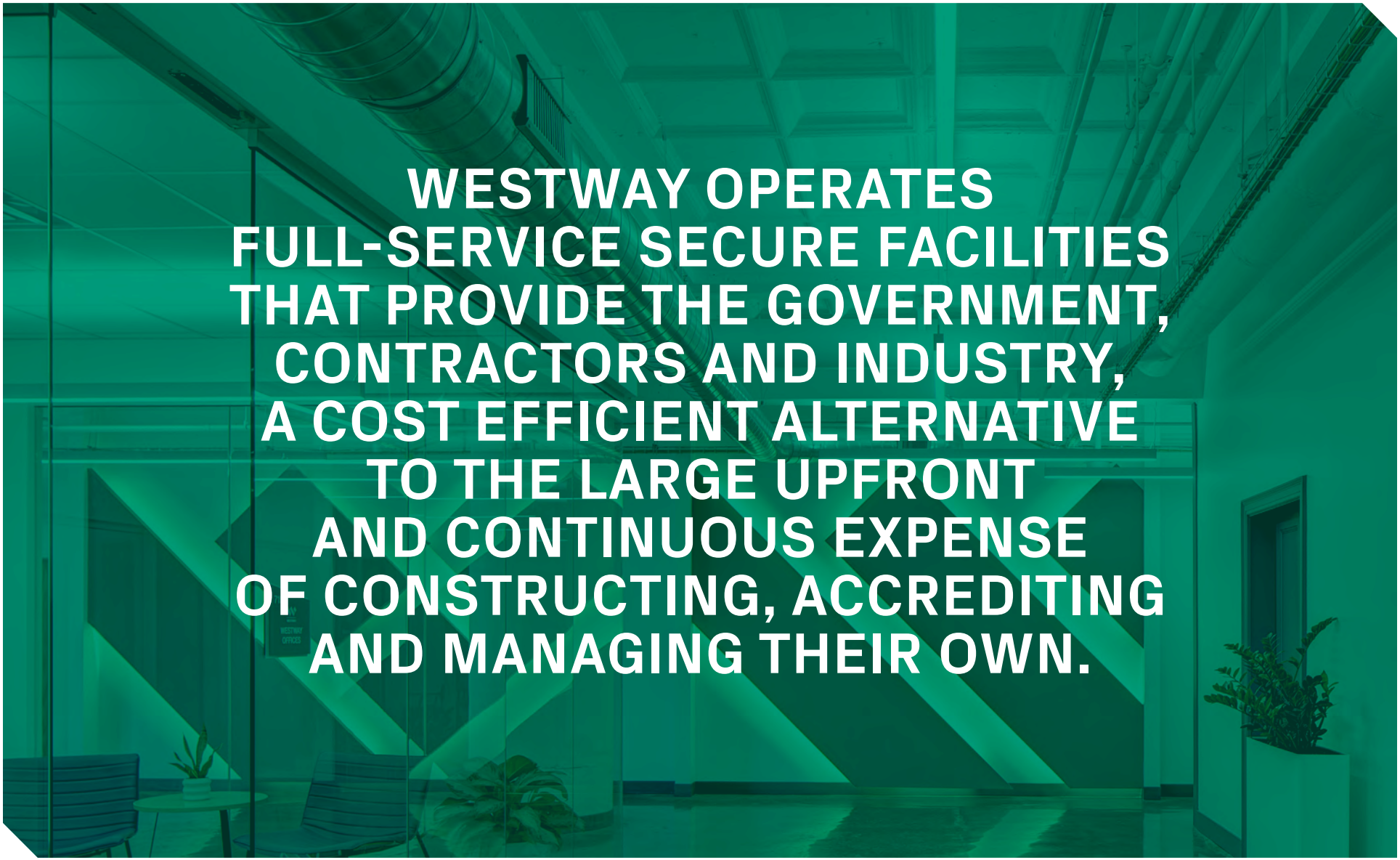
- Government Agency identifies SCIF requirement to support program.
- Industry Partner is selected to perform service and provide support.
- DD 254 is issued to Industry Partner.
- Industry Partner selects site and facility.
- Industry Partner coordinates with Accreditation Agency Accrediting Official to conduct initial survey of property. SCIF ID is assigned.
- SCIF documents are completed and forward to Accrediting Official (CSP, FFC, IDS Plan, UL 2050 Certification, EAP, ACS Plan, SOP, TEMPEST review, TSCM review).
- Construction Plans (CSP) are approved by Accrediting Official.
- Construction begins with continuous monitoring by competent authority.

Accreditation Process

- During construction process, continuous RF testing is conducted to ensure TEMPEST standards are followed by General Contractor.
- Document construction progress with photos and ensure workers are US Persons.
- When construction is complete, Accrediting Official conducts walkthrough and performs RF, Sound Attenuation, and TSCM testing.
- Accrediting Official along with Industry Partner Security Official notes any discrepancies. If non are noted or when discrepancies are corrected a formal Letter of Accreditation is issued.
- Once Accreditation is issued, sponsoring Government Agency continuously monitors for compliance.

01

SCIF AS A SERVICE℠

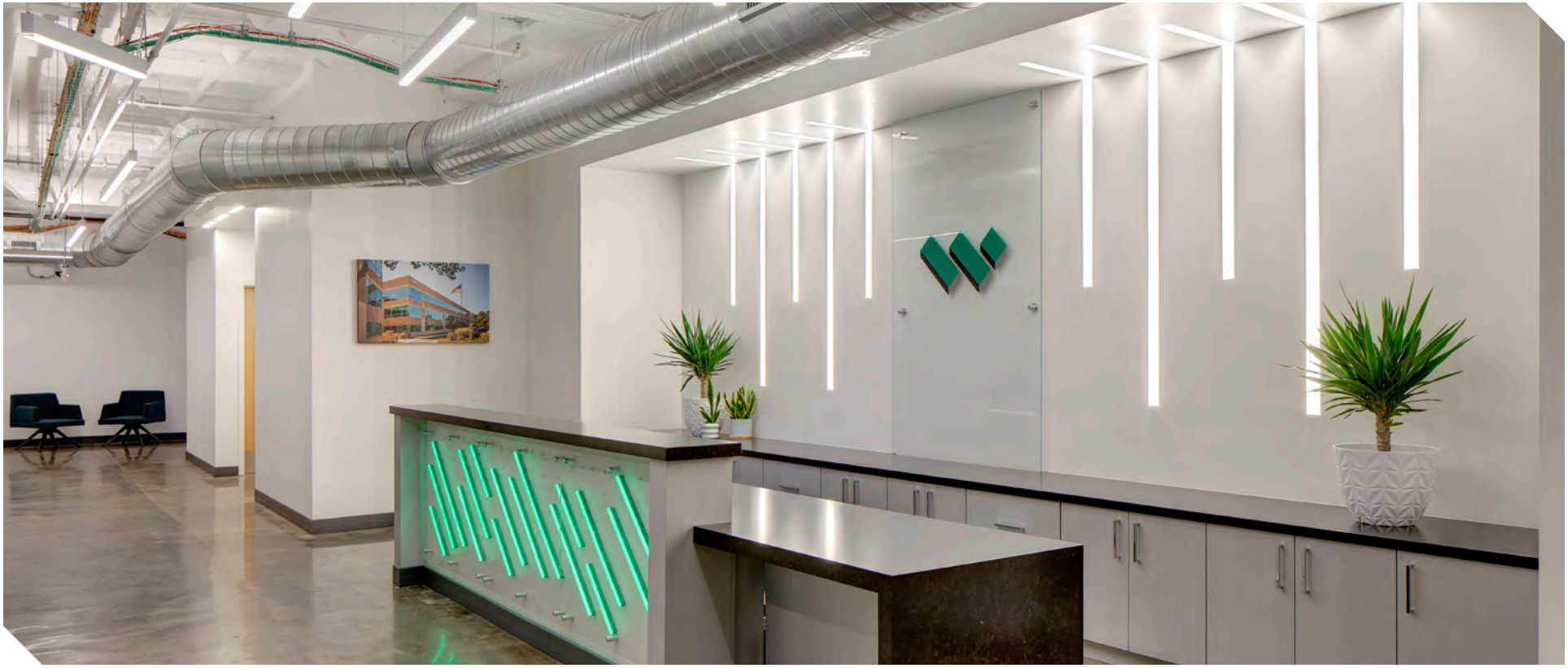


WESTWAY OPERATES FULL-SERVICE SECURE FACILITIES THAT PROVIDE THE GOVERNMENT, CONTRACTORS AND INDUSTRY, A COST EFFICIENT ALTERNATIVE TO THE LARGE UPFRONT AND CONTINUOUS EXPENSE OF CONSTRUCTING, ACCREDITING AND MANAGING THEIR OWN.

02

WELCOME TO WESTWAY AT THE GLOBE BUILDING

WESTWAY ENTERPRISES in St. Louis is one of four facilities nationwide offering large, state of the art, multi-tenant, turnkey secure work spaces. Westway's secure facility comprised of 75,000 SQFT on a single floor is in the Globe Building which offers, highly equipped, unclassified workspace on multiple floors totaling more than 150,000 SQFT. This ensures that companies can seamlessly transition from Westway's classified work spaces to the Globe's enhanced unclassified areas, as the need arises. Maxar, Esri, General Dynamics, Ball Aerospace and T Kartor have already taken advantage of the unclassified space offering in the building. The Globe already boasts a significant data center presence, hi-tech office and production units, state of the art technology infrastructure, and substantial underground parking.



03

A TURNKEY SOLUTION AT AN AFFORDABLE PRICE

WESTWAY TAKES FULL FINANCIAL RESPONSIBILITY for the labor-intensive and expensive process of setting up secure spaces and getting them accredited. Furthermore, Westway ensures that all security, communication, and regulatory compliance requirements are continuously met. The partnership of Westway's comprehensive, cost-effective solution and the Globe Building's strong offerings is shaping a unique GEOINT ecosystem in the up-and-coming Downtown North Insight District of St. Louis, located less than a mile from the new $2 billion NGA facility.

Questions?
Please contact:

Donna McCarty
Vice President of Client Services
stlwestwayservices@westwayllc.com
dmccarty@westwayllc.com
703-303-9115

04

ADVANCED SECURITY AND COMMUNICATIONS SERVICES

WESTWAY GOES BEYOND THE ORDINARY BY offering an extensive suite of security and communications services designed to protect sensitive information, personnel and property. Our comprehensive offerings include evaluation, implementation and maintenance. This encompasses critical services such as COMSEC account management, cybersecurity monitoring, authentication, and identity management.

- **Centralized management of access & visitor control**
- **Secure Computer Server**
- **24 hour monitoring with alarm response**
- **Secure communications**
- **Classified & unclassified computer terminals with connectivity & printing**
- **Classified & unclassified phones**
- **Classified document reproduction & destruction**
- **Shared classified & unclassified meeting rooms**
- **24/7 access**
- **Place of performance for existing or future govt. contracts requiring ICD 705 space**
- **Single seats available**
- **Fully furnished workspaces with lockable storage**
- **Cleared janitorial services**
- **Flexible agreement terms**
- **Available additional office equipment**
- **Lounge areas with vending services**

05

A TIME-PROVEN SERVICE MODEL

WESTWAY OFFERS SERVICE AGREEMENTS, not commercial leases, because what we provide is more than just square feet inside of a building. We supply fully furnished, ICD 705 compliant, turnkey space that includes a full suite of amenities and security services which far surpass what any other commercial office or ICD 705 space offers.

Management office area of the Westway St. Louis facility.

Unclassified conference room space.

A WESTWAY CLIENT WITH UNCLASSIFIED SPACE AT THE GLOBE SAYS:

"We were looking for office space in the City, and the Globe Building became the clear choice when we realized our unclassified office space and event space could essentially be collocated with Westway's secure workspace.

This allowed our services team to better execute on defense contracts by having access to all three primary networks in one seat and reducing commutes.

Westway guarantees everything works seamlessly and minimizes those technical glitches that used to slow us down. Westway at the Globe Building makes us more efficient."

06

FROM SINGLE SEAT TO FULL SUITE

WESTWAY UNDERSTANDS THAT YOUR NEEDS CAN EVOLVE, and we're here to adapt with you. Whether you require just a single seat to gain access to bids and proposals or an entire suite to accommodate your growing team, our scalable secure space solutions have you covered. Begin with one cubicle, and as your business expands, Westway seamlessly adjusts to meet your evolving secure space requirements. Our commitment is to empower your mission, ensuring that you always have the right space, at the right time, to achieve your goals securely.

Lounge area featuring ample seating and private phone booths for client use.

Kitchen located in the unclassified lounge area.

ALEX FOX OF HAWKEYE 360, A WESTWAY CLIENT, SAYS:

"We're a small startup, launched back in 2015. Since then, we've grown to a team of 154. We're deeply involved in government work, both in the U.S. and internationally. Collaboration with government folks is a big part of what we do. Building and setting up your own 705 compliant space is very expensive.

Westway offered a cost-effective solution that allowed us to start small and then expand to a full suite as our needs grew.

Right now, we're looking into their options in other parts of the country. The services they provide are top-notch. You can choose from a variety of offerings and they have common infrastructure like conference rooms and clearance support. They're also quick to respond and constantly evolving to keep up with our needs."

07
FREQUENTLY ASKED QUESTIONS

DOES WESTWAY OFFER UNCLASSIFIED TERMINALS AND SECURE AND UNCLASSIFIED PHONES?
Yes, Westway provides unclassified terminals, and secure and unclassified phones.

DOES WESTWAY HAVE CONFERENCE ROOM SPACE?
Yes, we offer classified and unclassified conference rooms for our clients to utilize.

DOES WESTWAY OFFER A GUARD SERVICE AFTER NORMAL BUSINESS HOURS?
Yes, we have secret cleared guards on duty from 5:00pm-8:00am.

CAN CLIENTS HAVE VISITORS?
Yes, visitors are permitted as long as a Visit Access Request is submitted at least two business days prior to the visit.

DOES WESTWAY DO DATA TRANSFERS?
Westway is not permitted to do data transfers in St. Louis. It's different from what we do with our other locations.

HOW LONG DOES THE ON BOARDING PROCESS TAKE?
Once paperwork is received from company FSO, on boarding takes one day when scheduled.

CAN CLIENTS SUBLEASE SPACE?
There is no subletting space allowed in Westway facilities unless it has been approved by the owner.

WHAT IS THE MINIMUM SERVICE AGREEMENT TERM?
The minimum term for a service agreement with Westway is one year. There is no maximum agreement term.

CAN CLIENTS HAVE MAIL SENT TO WESTWAY?
Regular mail cannot be sent to any Westway facility, however classified mail can be sent if a POC from the company is there to receive it.

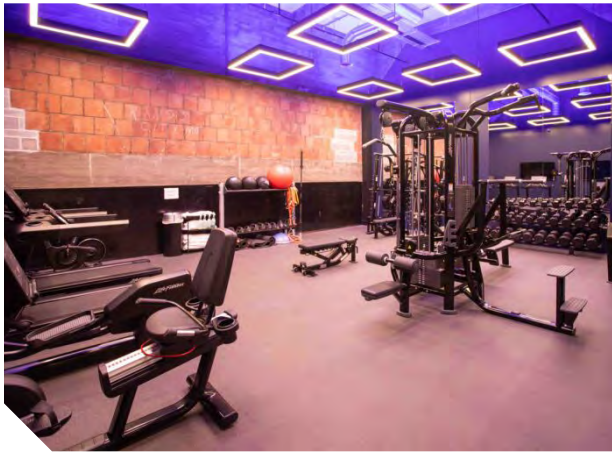
DOES WESTWAY HAVE A COLLATERAL NETWORK?
Yes, we can provide a collateral network.

DOES WESTWAY OFFER OPEN/CLOSE OF CLIENT SPACE?
Yes, with security approval clients can be granted open/close access.

WHAT ARE WESTWAY'S NORMAL OPERATING HOURS?
Our daily operating hours are from 8:00am-5:00pm, but 24 hour access is available.

HOW LONG DOES THE CO-USE PROCESS TAKE?
The time frame of the co-use/joint use process is based on the justification and speed in which the two government entities process the request.

CAN CLIENTS BRING IN THEIR OWN EQUIPMENT?
Yes, equipment can be brought into the secure space in limited circumstances with sponsor approval.



08

THE GLOBE FEATURES

Lobby Reception & Security

Fitness Facility

Locker Room & Showers

Secure Underground Parking

Full-Time Staff

Collaborative Lounges

Fiber-Powered Internet

Hi-Tech Conference Rooms

Training Rooms

Event Space

Data Centers

WESTWAY ENTERPRISES | SCIF AS A SERVICE™

For more information about how Westway can satisfy your secure office space needs, please contact:

Donna McCarty
Vice President Of Client Services
Office: 571-669-5003
Cell: 703-303-9115
Email: dmccarty@westwayllc.com
stlwestwayservices@westwayllc.com

Terri Bulejski
Client Services Manager
Office: 314-940-7004
Cell: 314-327-4833
Email: tbulejski@westwayllc.com

www.westwayllc.com

GLOBE BUILDING

For more information about The Globe Building's unclassified spaces please contact:

Jeremy Salvatori
Asset Manager
Office: 314-241-0450
Cell: 314-681-2906
Fax: 314-231-6186
Email: jsalvatori@globebuilding.com

www.globebuilding.com

STL

SCIF AS A SERVICE℠

Westway Enterprises provides security services developed to empower both small business entrepreneurs and well-established firms by offering scalable secure space with secure communications within a vendor-neutral environment.

WESTWAY DELIVERS

a full range of security services and building amenities:

- Single cubicles or offices up to full suites of space
- SCIF space
- Secret collateral space in select locations
- Classified and unclassified computer terminals with connectivity and printing capability
- Fully furnished work spaces with locking storage
- Classified and unclassified conference rooms
- 24-hour monitoring with alarm response
- Centralized management of building access and visitor control
- Cleared janitorial services
- Lounge areas with vending services
- Flexible agreement terms

LOCATIONS

Herndon, Virginia
Chantilly, Virginia
St. Louis, Missouri
Aurora, Colorado

MORE COMING SOON!

For more information about how Westway can satisfy your security needs, please contact:

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WESTWAY ENTERPRISES®

SCIF AS A SERVICE℠

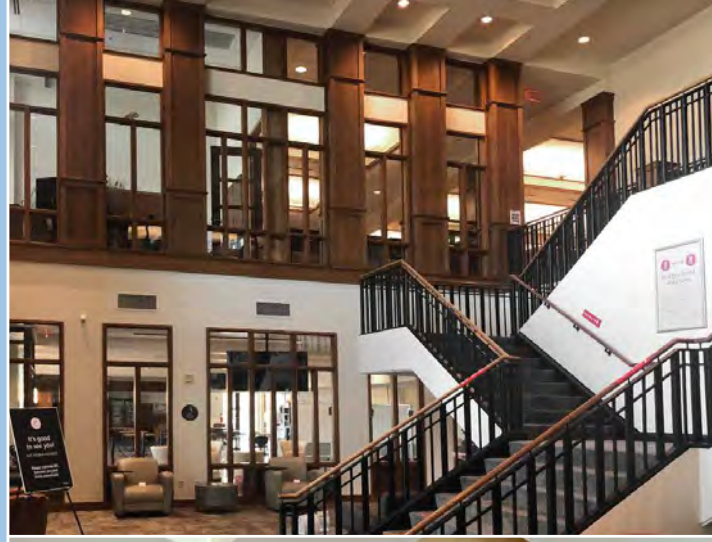
Aurora, Colorado

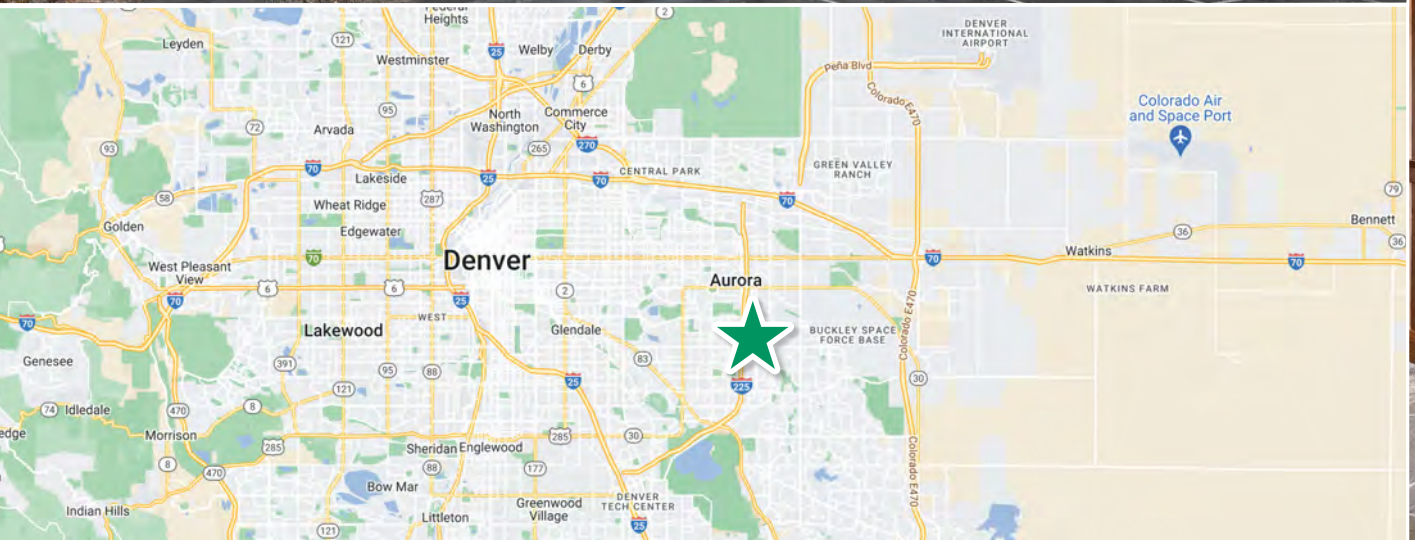
Westway Enterprises LLC

SCIF as a Service℠ | Envision the Future and Make it Happen

Westway's newest facility will be in the City of Aurora. This 86,000 square foot building with two floors will feature SCIF office space as well as secure conference rooms.

OCCUPANCY EXPECTED MID-2024





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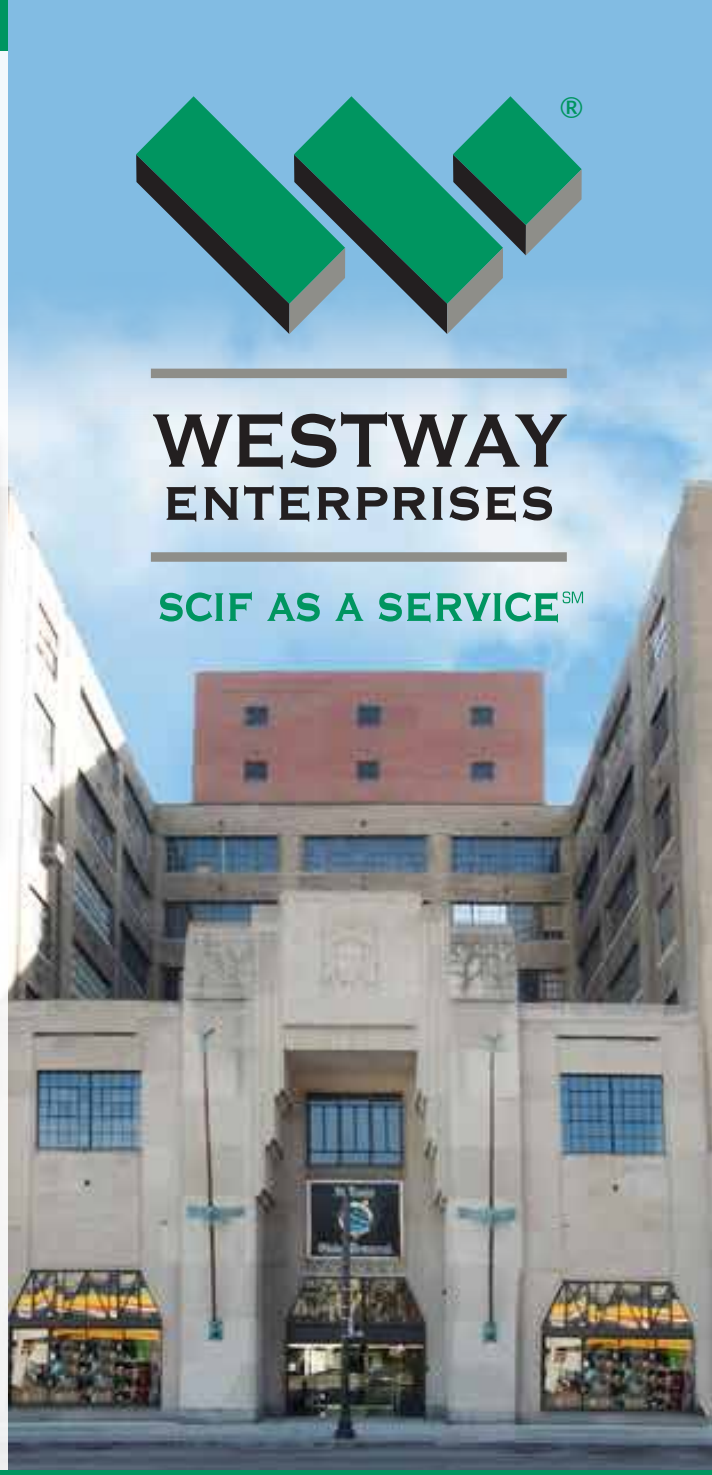

St. Louis, Missouri

Westway Enterprises LLC

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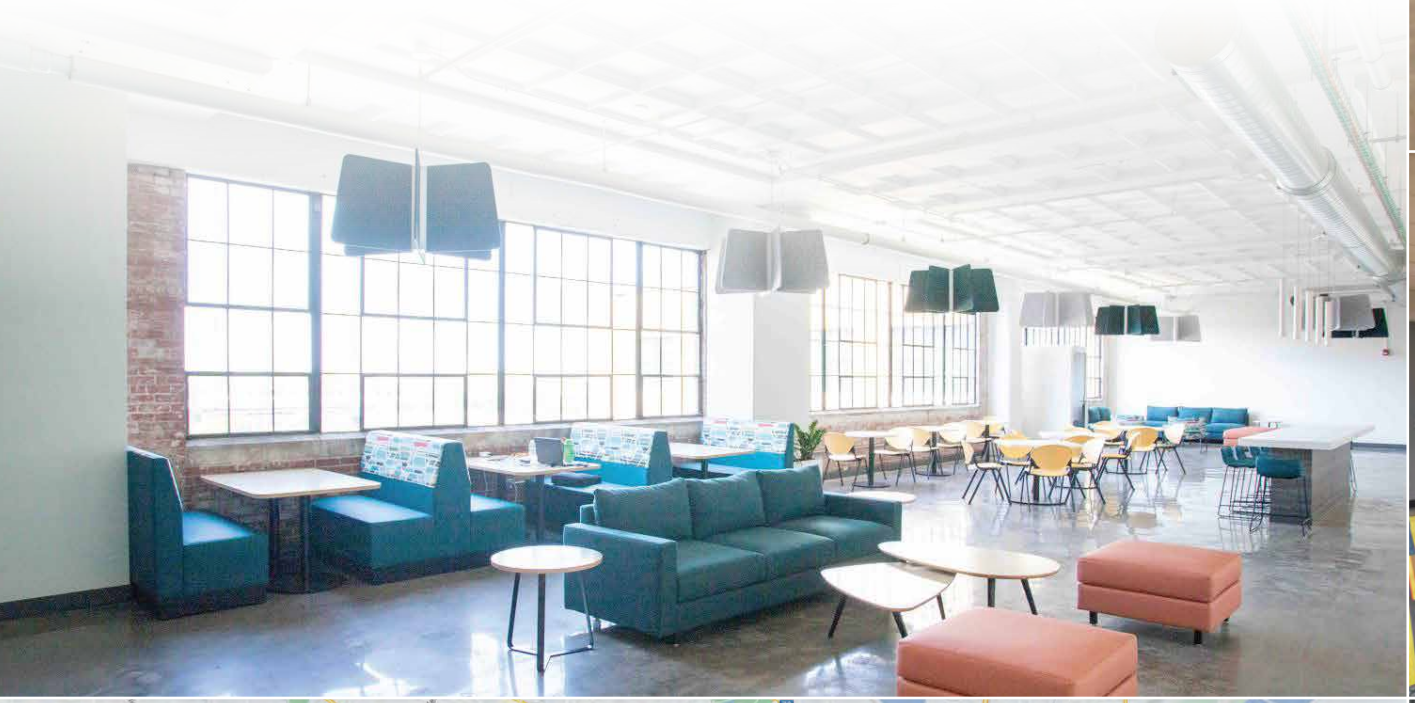
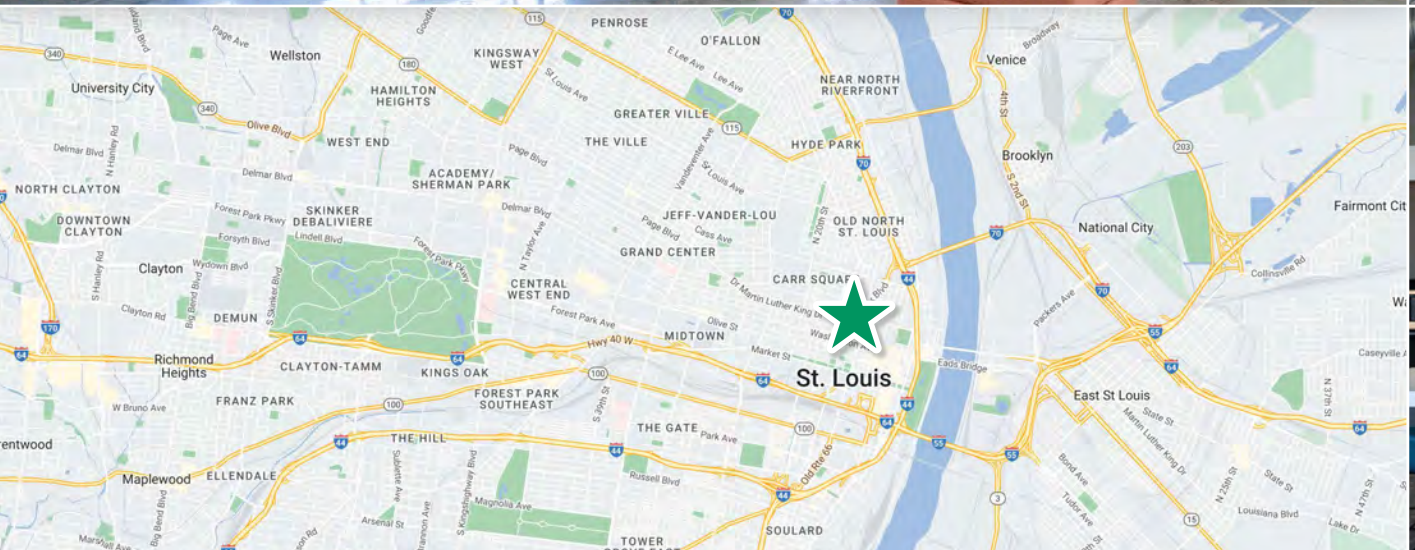
Westway's facility located in the downtown St. Louis area features a 75,000 square feet multi-tenant Sensitive Compartmented Information Facility (SCIF) and secret collateral office space.





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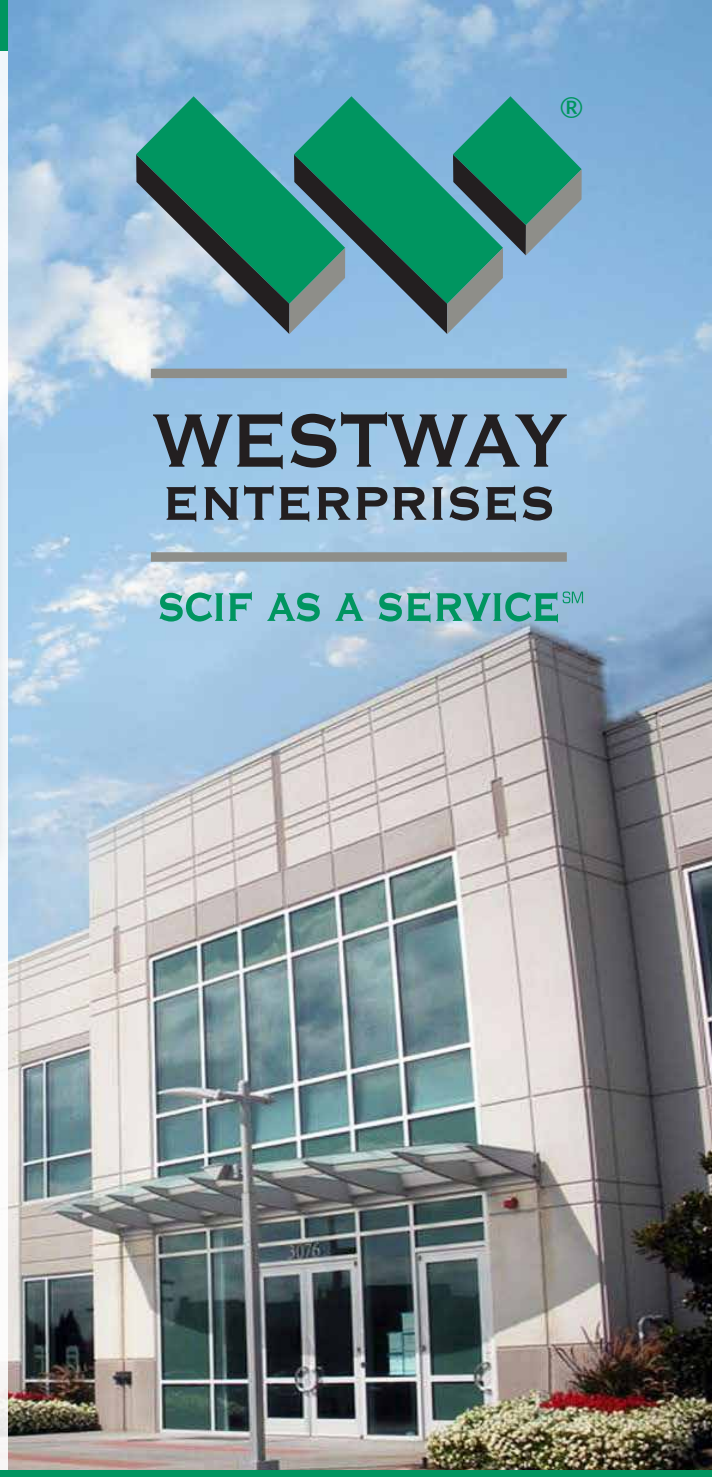

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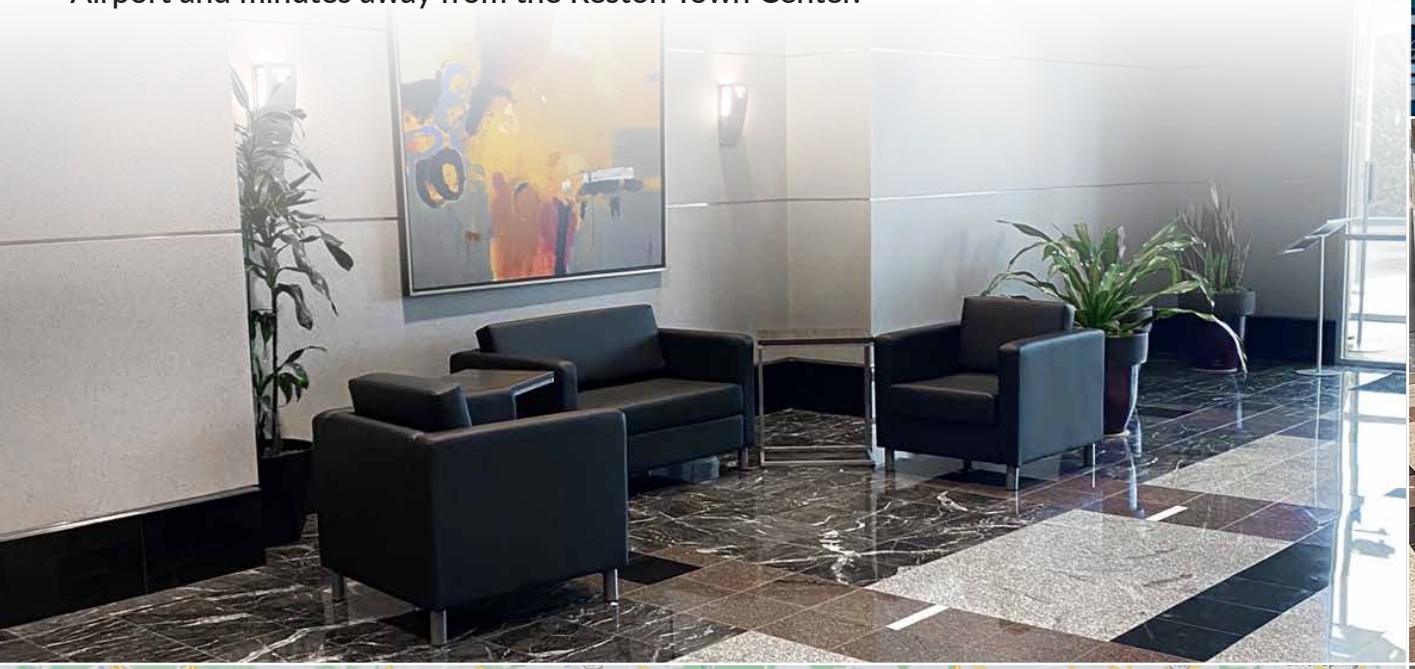
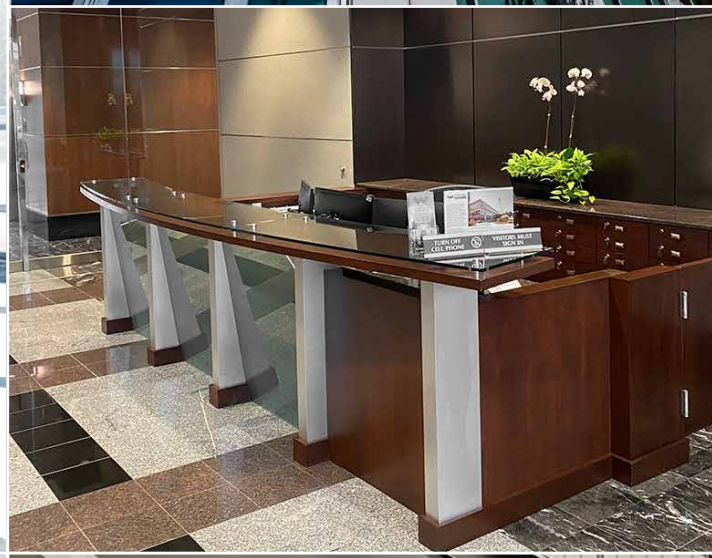
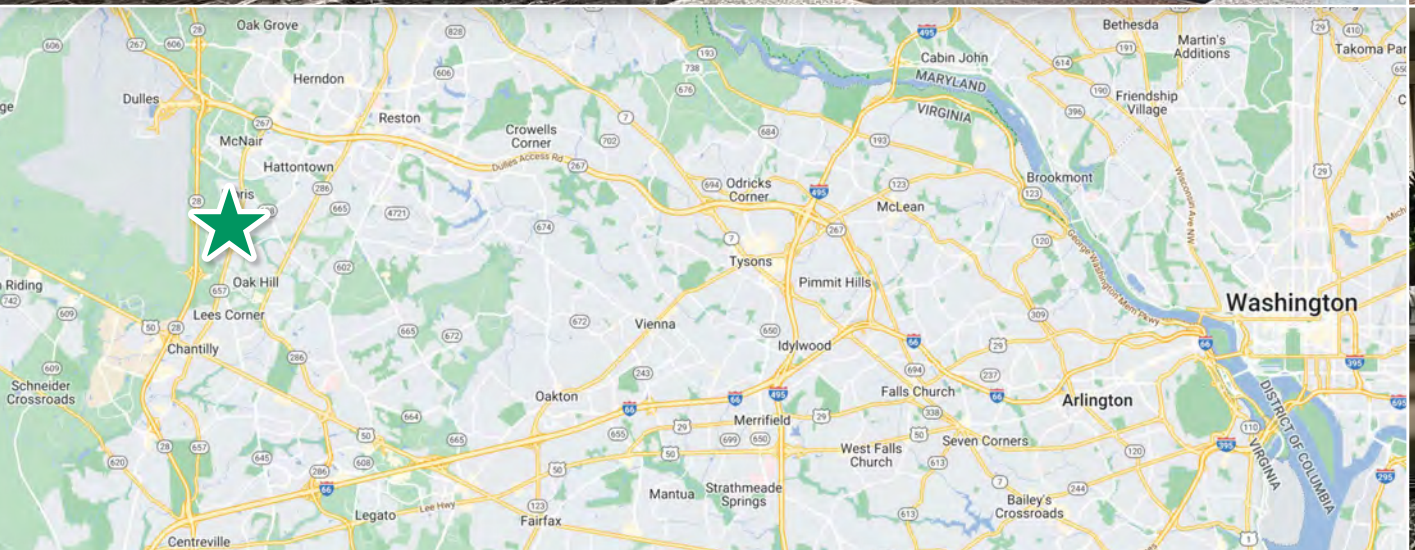
Herndon, Virginia

Westway Enterprises LLC

SCIF as a Service℠ | Envision the Future and Make it Happen

Conveniently located in the National Capital Region, Westway's Herndon location is a free-standing two story office building with ample on-site parking. This location features over 96,000 square feet of SCIF space. Westway Herndon is close to Dulles International Airport and minutes away from the Reston Town Center.