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WestChesterDevelopment.com



THE KLEINGERS GROUP UNVEILS NEW CORPORATE HQ

The Kleingers Group vision is to be a destination for its employees, clients and the market--a company clients choose to work with and employees want to be a part of.

It is this vision that inspired a unique design perspective at The Kleingers Group new offices in West Chester. "SHP designed our new office and guided us to creating a striking space that is modern and open but also suited to our individual needs and the company's unique culture. We are excited to show off our new space and believe it significantly moves us toward our goal of becoming a 'destination' company," says Jim Kleingers, CEO and President.

Kleingers gathered feedback from its employees and built its new corporate headquarters in West Chester with specific goals in mind--natural light for everyone, plenty of room for different types of collaborations, an open floor plan that allowed for more interaction between groups, better technology to allow for more connected offices, and a gathering area that allowed employees to be social and relaxed throughout the day.

Kleingers new space is an employee-focused environment with co-ops and the CEO enjoying the same office setups. It was built with the intention of creating a comfortable space that provided some of the luxuries of working from home or a nearby coffee shop, while creating a space that employees are proud to show off and want to come to every day.

"The most successful companies put great thought into the type of workforce they want to develop and how to inspire them to do their best work," said West Chester Township Administrator Larry D. Burks. "Kleingers have truly created something special and we're delighted they chose to keep their home base in West Chester."

3Q-2019

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The office combines many of the aspects more common in downtown office spaces, such as open areas and a variety of huddle spaces. Additionally, it boasts the advantages of a more suburban office, such as more generous space per person, easy and free parking, and larger community spaces.

In many ways, Kleingers new space is a return to engineering's roots, and is not dissimilar to its first engineering office 26 years ago when five people sat in an open room. Today, more than 80 people enjoy the ease of collaboration and sociability that comes with open, accessible and creative space and imaginative design.

Location: 6219 Centre Park Drive, West Chester, OH
Project Size: 40,000 TSF/30,000 FSF (former space 22,000 SF)
Project Cost: \$1.6 Million
Renovation Cost: \$1.7 Million



BUTLER TECH: COMMITTED TO AN EDUCATION REVOLUTION

Butler Tech is one of the largest career technical schools in Ohio. Its passionate educators share a mission to help students become career-ready and college-prepared in the 21st century. Butler Tech serves more than 17,000 students daily by offering more than 200 programs on its five campuses.

In 2015, Butler Tech opened its 32,000 square-foot Bioscience Center in West Chester Township to meet a demand and satisfy existing workforce needs in the biotech and healthcare industries. The new educational facility helped make the region more attractive to healthcare-related companies and provided a dedicated pipeline of bioscience and healthcare workforce trainees.

In May, Butler Tech's Bioscience Center announced a 4,500 square-foot addition onto the second floor of its existing building. The \$2.1 million project will include a phlebotomy lab, classroom and additional study space for students.

The vertical expansion above the second floor is just the first phase of Butler Tech's most recent plans for growth with its most distinguishable facility at the Cincinnati Dayton and Interstate 75 interchange.

An additional \$45 million expansion is also planned for the Bioscience Center which will include a third floor expansion to increase the educational space by 15,000 square feet. The project would also include construction of an adjacent building with a combination classroom and professional development space for both education and business use and would serve as a gathering space for public and private partnerships.

According to AJ Huff, Butler Tech's Public Relations Coordinator, "The Bioscience Center is more like a college campus than a traditional high school where students work on projects in groups and you typically see them collaborating all over campus throughout

West Chester is a proven destination for corporate investment. Development opportunities exist throughout West Chester with sites of one to 60 acres available. Office, manufacturing, research and development properties with accessible infrastructure, frontage on I-75 or within two miles of an interstate interchange are available.

West Chester's economic development professionals are prepared to find an available property to suit the needs of those seeking to relocate and/or grow in West Chester's no earnings tax, pro-business environment.

Contact Cathy Walton, Business Attraction and Expansion Manager, for personalized assistance at (513) 759-7325 or [email Cathy](mailto:cathy@westchesterdc.org)

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the day not just between bell schedules--students enjoy that about the Bioscience Center. They also have clinical times, internships, and field trips to places like West Chester Hospital where they get to experience the things they are learning--it's a very hand-ons experience for them."

With the start of the new school year, the West Chester Bioscience Center will serve more than 300 high school students with approximately 30 staff members. Butler Tech saw an 18% increase in applications to its programs for the 2019/2020 school year.

"Fostering a job-ready workforce is critical to West Chester's sustainability as a premier community for economic development," said West Chester Township Administrator Larry D. Burks. "Butler Tech, Lakota Schools and the post-secondary schools operating in our community are to be applauded for progressive thinking and excellence."



PILOT CHEMICAL JOINS RANKS OF MORE THAN 40 CORPORATE HEADQUARTERS LOCATED IN WEST CHESTER

Pilot Chemical, a privately-owned and global industry leader in chemical innovation and safety, recently relocated its corporate headquarters to a 35,800 square-foot Class A office space at 9075 Centre Pointe in Centre Pointe Office Park in the Union Centre area of West Chester Township.

West Chester Township and the Union Centre area serve as an ideal platform for corporate growth and innovation focusing on the strengths and benefits of no earnings tax, accessibility, an established and diversified corporate presence, and targeted industries with synergistic operations.

SitesUSA reports West Chester has more than 40 corporate headquarters located in its jurisdiction, accounting for more than 6,100 of West Chester's total employee population of 53,874.

"West Chester is pleased to provide the infrastructure, accessibility and business friendly environment that corporations like Pilot Chemical value," said Township Administrator Larry D. Burks.

According to the Cincinnati Business Courier Book of Lists, Pilot Chemical is the 31st largest private company in the Greater Cincinnati region with a reported 2017 revenue of \$350 million.

Pilot Chemical owns the most state-of-the-art continuous sulfation process in North

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[Stay On Top of New Developments](#)

America, is a leader in quaternary ammonium compounds, and is the world's largest manufacturer of disulfonates. According to President and COO Mike Clark, the new headquarters is part of the company's growth strategy.

In June, Pilot Chemical was awarded a 2019 Top Workplaces honor by The Cincinnati Enquirer. The list is based solely on employee feedback gathered by a third-party survey.



STRATEGIC INCENTIVES DRIVE LONG TERM GROWTH IN WEST CHESTER

Economic development incentives are varied across different states and cities. But all are targeted for achieving the same end-goal of encouraging long term viable economic growth within a community. West Chester utilizes a variety of incentives to encourage business growth, but utilizes incentives in an economically sustainable manner.

"Incentives are sometimes misunderstood to imply cash handouts to prospective businesses," says West Chester Business Attraction and Expansion Manager Cathy Walton. "The incentive used most by West Chester and Butler County, an Enterprise Zone Agreement, amounts to a reduction in property taxes for a defined period of time. If a company does not build their project, then West Chester and Butler County are not exposed to loss of precious taxpayer funds."

West Chester historically utilizes EZA's sparingly and remains the top location choice for companies due to its accessibility, workforce availability and sound fiscal management. An incentive is offered only when circumstances, such as competition from another municipality, warrants such an offer.

However, West Chester's use of EZA's has produced tremendous growth in previously approved projects that continue to call West Chester home, long after their incentive has expired. One such company is Pole/Zero, a global leader in radio frequency tunable solutions from 1.5 MHz to nearly 20 GHz.

Located just off Union Centre Boulevard, Pole/Zero was awarded two incentives since their arrival in West Chester in 1997. Each was designed to help Pole/Zero remain a vibrant and expanding company in West Chester. Now, nearly 25 years after their original EZA, Pole/Zero remains an industry leader with radio frequency solutions deployed across military programs. The significance of how communications products are used to connect and protect soldiers is what drives much of Pole/Zero's culture and focus. Products are designed and manufactured to save the lives of warfighters by enhancing communications performance on and off of the battlefield, and in many cases allowing communication where none was possible.

The company has invested in several improvements during their time in West Chester

including; transforming infrastructure, updating facilities and manufacturing sophistication including ISO certification, a LEAN manufacturing initiative, and construction of a state of the art 87,000 square-foot manufacturing facility that houses all product design, production capabilities and environmental testing under one roof. West Chester offered a centralized location, exceptional growth infrastructure and landscape. Since planting its roots in West Chester, the company is now regarded worldwide as the premier supplier of cosite solutions.

This year, Pole/Zero is celebrating its 30th anniversary with nearly 200 full-time employees and an annual revenue of more than \$50M. The company provides superior products, outstanding quality, and unrivaled customer support with an organization that continues to focus strategically on connecting and protecting their customers, employees, suppliers, and community.

Office/Technology Projects



Prodigy Title Agency, a family-owned title agency in business in West Chester for more than 20 years, announced it will relocate and expand its operations to a new 7,822 square-foot office building it will construct at 8907 Eagle Ridge Court off Lakota Drive West. Prodigy Title Agency's experienced staff takes pride in providing exceptional service and superior quality while accommodating all of its customer's title insurance needs. [Prodigy Title Agency](#)



Functional Formularies, creators of Liquid Hope, the world's first, award-winning, shelf-stable organic whole foods feeding tube formula, opened a 3,593 square-foot office at 9277 Centre Pointe Drive in the Centre Pointe Office Park. Functional Formularies services thousands of customers, hospital formularies and home healthcare organizations throughout the U.S., Canada, Australia, the U.K. and many other countries. [Functional Formularies](#)



Access Information Management, the largest privately-held records and information services provider in the United States, announced it will open a 22,323 square-foot facility at 5450 Spellmire Drive off International Boulevard. Access Information Management helps manage, protect and govern information throughout its lifecycle, bridging the gap between physical and digital. Access Information Management has an additional facility in West Chester at 690 E. Crescentville Road, which will remain open. [Access Information Management](#)



Bankers Life, focusing on the insurance needs of middle-income Americans who are near or in retirement, announced it will relocate to a 5,039 square-foot Class A office at 9050 Centre Pointe Drive in the Centre Pointe Office Park. The Bankers Life brand is part of CNO Financial Group, Inc., companies providing insurance solutions that help protect the health and retirement needs of working Americans and retirees. [Bankers Life](#)

Amtek, specializing in research, development, marketing and sale of industrial textile laundry products, leased a 5,000 square-foot facility at 8818 Beckett Road in the West Chester Commerce Center.



Redmond Insurance and Financial Services, a full-service State Farm insurance agency, opened a 1,580 square-foot office at 36 East Crescentville Road in the Tri-County Business Center. Redmond Insurance and Financial Services offers auto, home, business, property, life and health insurance products and services. [Redmond Insurance and Financial Services](#)



Staffing by Analytics, a fast-growing, local staffing agency, opened a 2,239 square-foot office at 8231 Cincinnati-Dayton Road just west of I-75. Staffing by Analytics provides medical professionals including traveling nurses and industrial professionals for packaging, dispatching and more. [Staffing by Analytics](#)

Medical Projects



Benco Dental Supply, a privately-owned, full-service dental distributor in the United States, leased a 1,505 square-foot facility for storage of dental equipment and supplies at 8106 Beckett Center Drive. [Benco Dental Supply](#)

Industrial Projects



Horizon Construction Co., a full-service construction company headquartered in Atlanta for more than 28 years, opened a 4,800 square-foot Midwest office at 2952 East Crescentville Road. Horizon Construction Co. specializes in new construction, interior build out, facility services, electrical services, remodels and additions. [Horizon Construction Co.](#)

Ohio Home Pro, specializing in professional kitchen design and remodeling services, leased a 5,091 square-foot facility at 4890 Duff Drive off Princeton-Glendale Road.



Kirk National Lease Co., a privately-owned fleet solutions company, announced it will relocate to a 10,350 square-foot facility at 9899 Charter Park Drive in Schumacher Commerce Park. Celebrating 50 years in business, Kirk National Lease Co. specializes in truck, trailer and bus repair and leasing. [Kirk National Lease Co.](#)

Commercial Projects



Bank of America/Merrill Lynch, global financial institutions serving individuals and businesses with a full range of banking and financial products and services, announced they will construct a new 8,000 square-foot, two-story co-branded branch office at 7400 Tylersville Road on the former Gear's Garden Center site along Interstate 75. The site sold in April for \$1.35 million. Bank of America serves 67 million consumer and small business clients with more than 4,400 retail financial centers, more than 16,000 ATMs, award-winning digital banking, and more than 36 million active users including 26 million mobile users. Merrill Lynch is an investing and wealth management division under Bank of America. The new branch is slated to open first quarter 2020. [Bank of America](#)



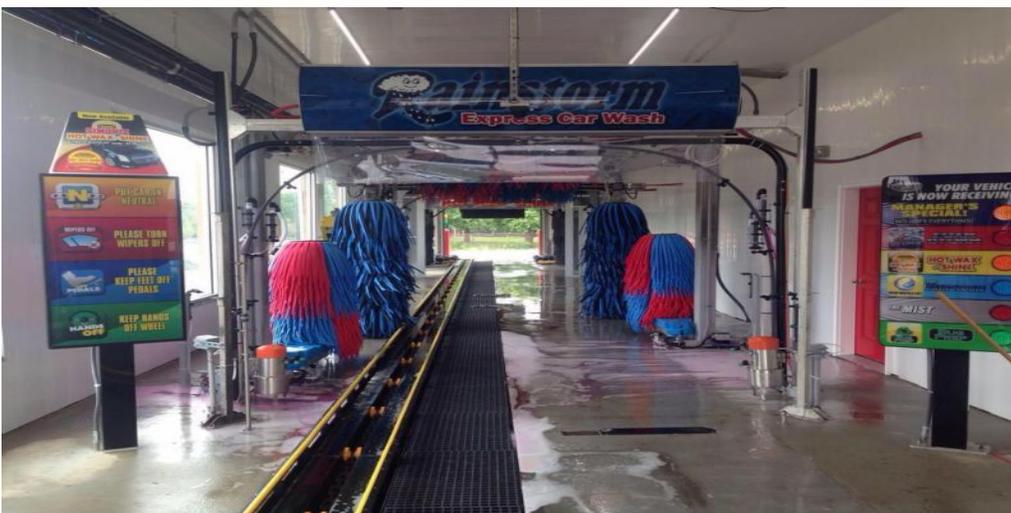
Cincinnati Curling Club, bringing the Olympic sport of curling to Cincinnati, announced it will open an 11,852 square-foot entertainment and training facility at 5150 Duff Drive off Princeton-Glendale Road/SR747. The Cincinnati Curling Club was founded in 2012 by four Canadian transplants who missed playing the game. The club has grown from four official members up to 96 and has taught more than 1,000 people to learn to curl. Cincinnati Curling Club also hosts corporate curling outings and organizes adult and youth curling instructional leagues. The club is slated to open early October. [Cincinnati Curling Club](#)



Hyatt House, a full-service, extended stay hotel, began construction on a new five-story, 103,711 square-foot facility at 7800 Liberty Field Drive near Cox Road and Liberty Way in West Chester. The Hyatt House will feature studio, one and two bedroom suites with the extended-stay traveler in mind. [Hyatt House](#)



Minuteman Press, specializing in high quality design, printing and marketing services, relocated to a 3,712 square-foot space adjacent to its existing West Chester location at 6080 West Chester Road in the West Chester Centre. Minuteman Press takes pride in providing high quality products, timely service at competitive prices. [Minuteman Press](#)



Rainstorm Car Wash, a new eco-friendly car wash service, announced it will construct a 3,300 square-foot car wash facility at 7876 Tylersville Square Drive on the former Steak 'n Shake property at Tylersville Square off Tylersville Road west of I-75. Rainstorm Car Wash offers free vacuums and free detail carts with purchase, fast pass opportunities, 100% satisfaction guarantee and more. [Rainstorm Car Wash](#)



Twin Peaks, a national restaurant and sports lodge, announced it will open a 9,875 square-foot restaurant in the former Champps space at 9424 Civic Centre Boulevard in The Streets of West Chester off Union Centre Boulevard. Twin Peaks features made-from-scratch food, touts a patented beer-dispensing system that produces 29-degree beer from the tap and broadcasts sporting events from its approximately 70 televisions. Twin Peaks is slated to open in October with 140 full and part-time employees. [Twin Peaks](#)



Dig 'n Play, a new chic and modern indoor play land, announced it will open a 10,165 square-foot children's entertainment facility at 9405 Cincinnati-Columbus Road/SR42. Parents can relax and watch while their children are challenged to think, interact and explore in a huge custom sand table, a three-story play structure, on inflatables and more. Dig 'n Play is also available for birthday parties and corporate events. Dig 'n Play will open early July. [Dig 'n Play](#)



Factory Hot Rods, specializing in the restoration and sales of classic cars, opened a 9,925 square-foot facility at 4884 Duff Drive off Princeton-Glendale Road/SR 747. From frame-off to completion, Factory Hot Rods restores existing cars, adds more quality features to cars or offers classic cars for purchase. Factory Hot Rods has 25 years of experience in providing the highest level of skill and talent in the classic car industry. [Factory Hot Rods](#)



Hand & Stone Massage and Facial Spa, a full service massage and spa, announced it will open a 2,247 square-foot facility at 7685 Doc Drive near the UC Health medical campus. Hand & Stone offers professional massages, facials and hair removal services along with a variety of enhanced massage and facial treatments in its luxurious spa seven days a week. [Hand & Stone](#)



Chipotle Mexican Grill, serving classically-cooked, fresh food with wholesome ingredients, announced it will open a 2,400 square-foot restaurant at 7903 Crossings of Beckett Drive in the new development anchored by Kroger Marketplace at Tylersville and Princeton-Glendale. [Chipotle Mexican Grill](#)

Saigon Noodle Bar, specializing in Vietnamese cuisine, announced it will open a 2,428 square-foot restaurant at 9220 Allen Road at Union Centre Boulevard adjacent to Einstein Bros. Bagels.



Jonah's Creative Center, a new child care development center, opened a 7,730 square-foot facility at 7819 West Chester Road near Cincinnati-Columbus/SR 42. At Jonah's Creative Center, the development leaders work to nurture a child's curiosity to develop their own interests and ideas. [Jonah's Creative Center](#)



Subway, a national restaurant chain specializing in fresh, made-to-order sandwiches, announced it will relocate its existing restaurant to a 1,647 square-foot space at 7996 Princeton-Glendale Road at the Crossings of Beckett anchored by the new Kroger Marketplace. Subway is slated to open at its new location in August. [Subway](#)



Socks to You and Shoes Too, specializing in quality footwear, compression legwear, and medical shoes and socks, opened a 2,052 square-foot store at 7739 Tylers Place Boulevard in Wetherington Plaza. [Socks to You and Shoes Too](#)

COMING SOON

- [Aloft Hotels](#)
- [Hampton Inn and Suites](#)
- [United Dairy Farmers](#)
- [Chipotle Mexican Grill](#)
- [Subway](#)



- [Domino's](#)
- [Bambu Cincinnati](#)

NOW OPEN

- [Ambiance Nail Spa](#)
- [SuperCuts](#)
- [Fleet Feet Cincinnati](#)
- [Craft Cream Works](#)



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