

**GOOD THINGS ARE HAPPENING:** Now that we've survived the winter doldrums, it's time to make a checklist of the good things that are happening around us. We begin with a look at one of our newest communities—University Pointe. It's amazing to see the growth of the medical/mixed-use complex in Butler County and to anticipate the future development in years to come. That's the way it is with all Miller-Valentine business parks. We have carefully positioned them to meet the needs of the surrounding communities. It is our goal to ensure that all of our clients have the best possible environment in which to conduct business as you will see in this issue...

**UNIVERSITY POINTE PORTFOLIO AT WEST CHESTER IS GROWING:** Miller-Valentine has added a new medical office-condo building to our mixed-use development and two more are under construction with May 2005 openings planned. In addition, the UC Surgery Center was completed last fall. It complements UC Physician's existing three-story medical office building and linear accelerator facility. The Miller-Valentine Property Management team manages the common areas of University Pointe as well as several of the buildings within this fast-growing complex.

**EXCITING NEWS ON THE RETAIL FRONT: The MarketPlace at University Pointe** is in the right place at the right time. As West Chester's demographics change and the population continues to climb, new MarketPlace shops and businesses are bringing much-needed services to the area. We welcome many new clients to our retail buildings on Cox Road. **Uptown Coffee, The Bird Garden and McAlister's Deli** were the first to help us open The MarketPlace. Be sure to stop by and introduce yourself at all the shops which include **Breadsmith, Liberty Eye Care, Huff Realty, Sterling Land Title, Creation Nail Salon and Big League Haircuts.**

This month we are highlighting three of our Miller-Valentine clients...

**Uptown Coffee...** There's no better way to start the day than with a cup of specialty coffee (Rosemary Cordial is a favorite) or tea and pastries at this new coffee house. You can relax, work (there's a wireless connection for your computer) or browse the unique selection of muffins, bagels, biscotti and unusual teas. (This is one of the few places you'll find loose teas). Groups meet here—book clubs, bible study, folk music groups—and musicians often entertain. Enjoy the upholstered chairs and friendly atmosphere. Business crowd. Computer crowd. Or just out for a stroll. This is a place to unwind. Make a reservation for your club to meet here. **Owners Peter and Leslie Bridges** will even stay open after regular hours for your group—at your request! **Open weekdays, 6 a.m.-8 p.m.; Saturday, 8 a.m.-5 p.m. Phone: 779.7010.**

**The Bird Garden...** This store is a nature lover's nirvana! You'll find everything you need—bird feeders, bird baths and the seed to feed them—to attract wild birds to your back yard. The store provides a potpourri of accessories to bring nature inside your home—planters, fusion glass platters, candles, wind chimes. For backyard and gardening aficionados—the patio in spring, summer and fall is a showcase of ideas for creating perennial gardens for butterflies, hummingbirds and all the other birds that make their homes in our neighborhoods. **Owner Lisa Schackmann** has a lifelong passion for nature and her store reflects it. She invites garden clubs to meet at

The Bird Garden, and she often provides expert speakers on various aspects of gardening. **Open Monday-Saturday, 10 a.m.-6 p.m.; Sundays, noon-4 p.m. Phone: 755.7706.**

**Dentistry at University Pointe...** Two dentists bring many years of experience to their practice in West Chester. They are **Dr. Barton Fogel**, a general dentist who specializes in cosmetic dentistry and **Dr. Stephen Wendt**, a pediatric dentist whose practice also includes orthodontics for children and adults. Their new office is located in our medical office-condo building at 7777 University Drive. Three hygienists complete their dentistry team. As a special introduction to their practice and to welcome new patients, they are offering a special on the "Zoom" bleaching system for whitening teeth—as seen on television's "extreme makeovers." Their goal is to make the dental experience easy for their patients by arranging different payment options and working with various insurance plans. The practice also accommodates the schedules of families, commuters and business people in the area with **office hours that begin at 7:20 a.m. Monday-Friday. Evening hours till 7:00 p.m. on Wednesdays and Thursdays and all day on the first Saturday of the month. Phone: 772.4000.**

**UPDATES FROM OUR BUSINESS PARKS:** In addition to University Pointe, activity in other Miller-Valentine business communities keeps us busy as well! We are happy to note several renewals and expansions.

#### New clients...

##### At One Crowne Point...

- **GE Engine Leasing**, 4,256 square feet.

##### At One WaterStone Place...

- **Finish Line Mortgage**, 2,288 square feet.
- **RIS Paper**, 4,695 square feet.
- **Slovin and Cummins Co., LPA**, 2,090 square feet.

#### Renewals and expansions...

- One Crowne Point: **Centex Home Equity** merged two offices and moved into 19,365 SF.
- Office Service Center "A": **Apria Healthcare Inc.** renewed its lease.
- One WaterStone Place: **Leukemia & Lymphoma Society** renewed its lease.
- Gateway 75 Distribution Center: **Verst Group Logistics** signed on for additional space, for a new total of 383,000 square feet of space.
- No. Kentucky Business Center: **Oarsman Sportswear** expanded into an adjoining bay, for a total leased area of 57,600 square feet.
- Florence Commerce Center: **Shire Inc.** just completed its expansion, for a total occupancy of 96,000 square feet.

**WE ARE HERE TO HELP...** Your Miller-Valentine Property Management team is always available—24/7—striving to make your business environment the best it can be. **For maintenance service requests, contact Angie Mullins at our HELP desk line, 513.583.4713.** Angie transferred to Property Management in November from our Leasing Dept, so many of you may already know her. You can also contact your Property Manager, Rosanna or Joyce, at 513.774.8400.

We look forward to working with you, and to...SPRING!



**Rosanna Lakeman**  
Property Manager



**Joyce Bogan**  
Property Manager



**Rob MacLachlan**  
Vice President of Leasing and  
Business Development

## SERVING TRISTATE BUSINESSES SINCE 1963...

Miller-Valentine Group's services portfolio provides one-source construction and real estate development expertise.

- **Design/Build Construction**
- **Development**
- **Management**
- **Leasing**
- **Financing**