



COMMUNITY
PARTNERS

AVAILABLE FOR LEASE



OFFERING MEMORANDUM | 2835 MIAMI VILLAGE DRIVE | MIAMISBURG, OH

Exclusively Listed by

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Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL COMMUNITY PARTNERS

2835 Miami Village Dr. Suite 200
Dayton, OH 45342

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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Disclaimer

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All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Property Description



Property Description

Professional office suite available at 2835 Miami Village Dr Suite 101 in Miamisburg, Ohio. The space includes approximately 3,392 usable square feet (3,901 rentable) and features a functional layout with nine private offices, conference room, reception area, server room, and kitchenette. The building offers a professional office environment with ample on-site parking and convenient access to I-75, Austin Landing, and the Dayton–Cincinnati corridor. The suite is well suited for professional services, medical office, financial services, or administrative operations seeking a turnkey office layout.

Property Summary



Property Summary

Lease Rate:	\$12.00
Lease Term:	5 Years
NNN:	\$8.25
Parking Ratio:	6.4 / 1,000
Parking:	Surface
Year Built:	2007
Zoning:	CO2
Rentable Sq Ft	3,901

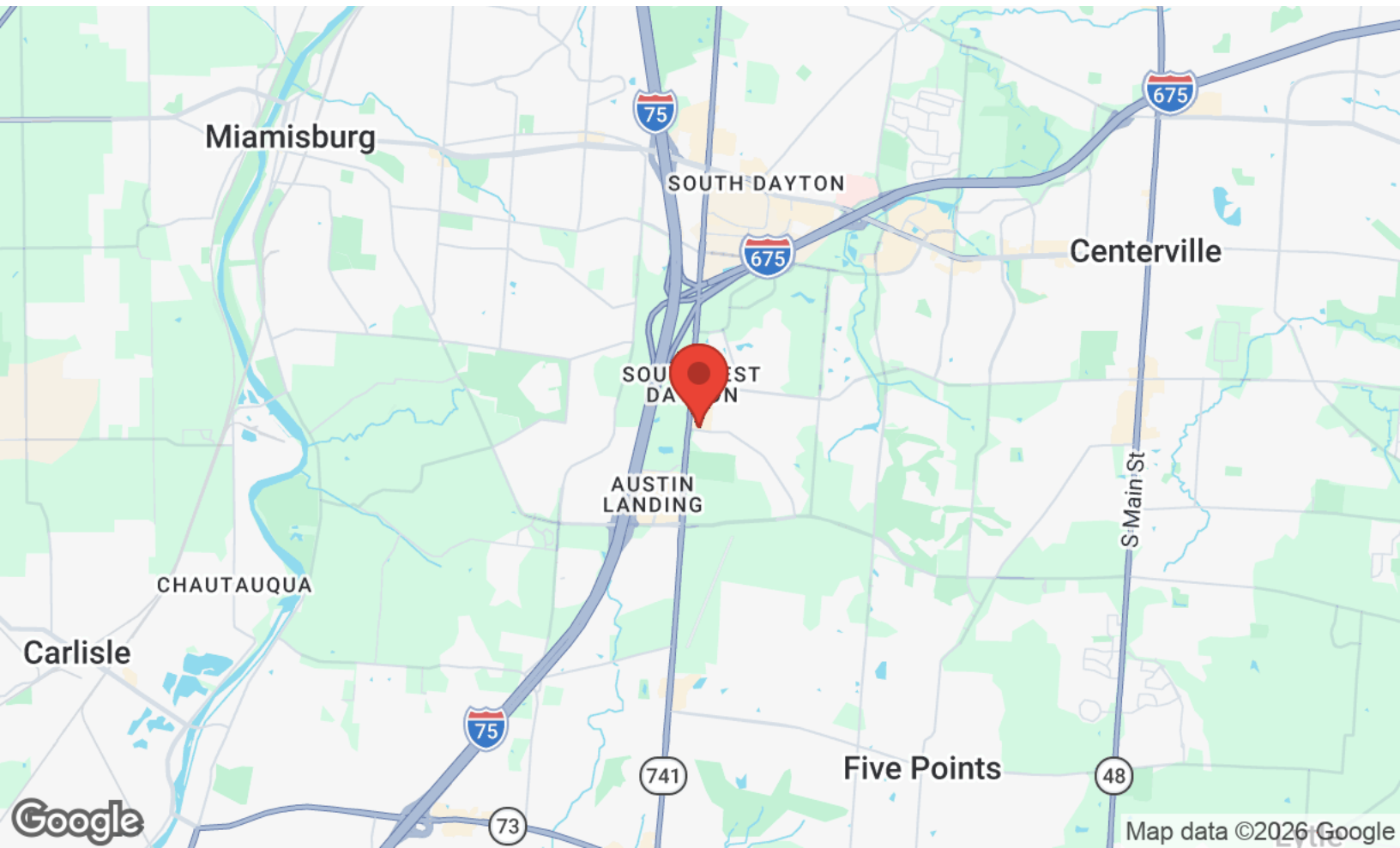
Property Overview

3,901 rentable SF professional office suite
Functional layout with nine private offices, conference room, reception area, and kitchenette
Excellent Miami Township location with immediate access to I-75 and Austin Landing
Strong on-site parking with convenient access for employees and clients
Professional office setting suitable for a variety of office and service users

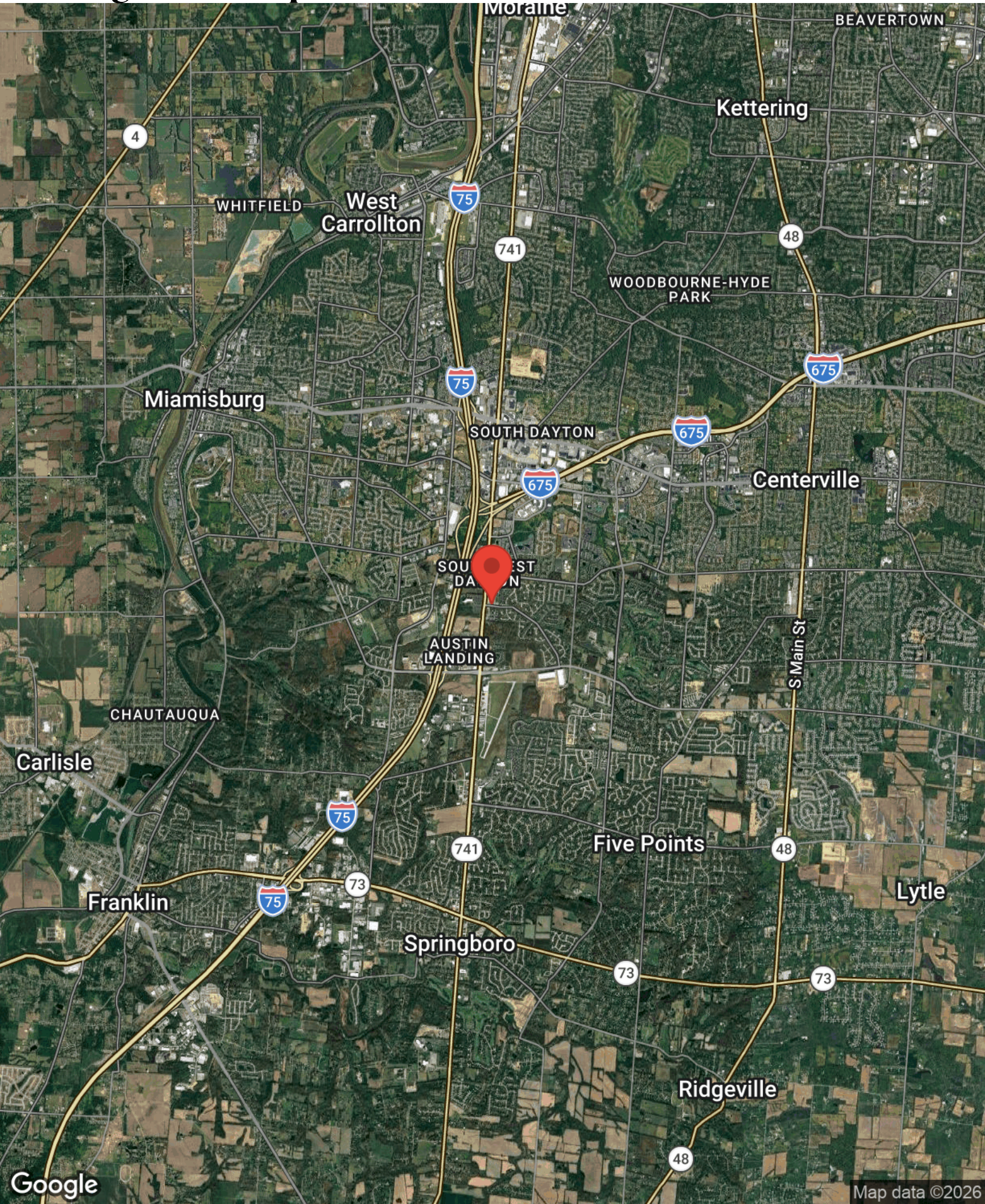
Location Overview

The property is located in Miami Township along the Austin Landing corridor, one of the region's most active commercial areas between Dayton and Cincinnati. The location provides immediate access to Interstate 75, strong nearby retail and dining amenities, and convenient connectivity to both downtown Dayton and the northern Cincinnati suburbs. Austin Landing, restaurants, hotels, and service businesses are all within walking distance, making this an attractive location for office users seeking convenience for employees and clients.

Location Maps



Regional Map



Professional Bio



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With more than 45 years of full-time experience in commercial real estate, Greg Blatt has built a career dedicated to helping entrepreneurs, investors, and communities unlock the full potential of real estate. As Director of KW Commercial for the Dayton and Cincinnati markets, Greg leads with a dual mission: to mentor the next generation of commercial brokers and to guide clients through complex transactions with clarity, creativity, and confidence.

Greg specializes in land development, industrial, retail, office, self-storage and multi-family properties, providing expertise in market cycles, zoning, entitlements, and site selection. He is recognized as a trusted advisor and “local economist,” helping clients uncover hidden value, structure advantageous terms, and build wealth that lasts for generations.

A past President of Dayton Realtors® (2023), Greg has been a voice for nearly 5,000 real estate professionals, while also serving on multiple Ohio Realtors® committees focused on commercial and legislative issues. His leadership extends beyond brokerage—having worked with JobsOhio, the Dayton Development Coalition, and REDI Cincinnati to attract investment and drive economic growth.

Greg’s professional designations—including Certified International Property Specialist (CIPS) and Master in Commercial Property (MiCP)—reflect his global perspective and depth of expertise. Yet at the core, his business is driven by a simple but powerful belief: real estate is more than a transaction; it’s a tool for financial freedom, legacy, and community impact.

When not advising clients or mentoring agents, Greg invests his time in community initiatives such as financial literacy programs, workforce housing, and leadership through the Dayton Realtors® Foundation. He also enjoys golf, woodworking, and spending time with family.

Mission: To help entrepreneurs and investors create margin and meaning in their lives through real estate.

Vision: To build wealth, freedom, and legacy that extends beyond one generation.

Values: Integrity, service, excellence, collaboration.

Perspective: Every property deserves more than a sign—it deserves a strategy.

Professional Bio



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With more than a decade of full-time experience in commercial and investment real estate, Bill Lee has built his career helping clients create wealth and achieve financial freedom through strategic real estate investments. As the Senior Real Estate Advisor for The Blatt Group at KW Commercial Community Partners, Bill combines market expertise, international perspective, and a relational, results-driven approach to every transaction.

Bill began his career specializing in multifamily investments, where he learned how to identify value, unlock opportunity, and guide clients through complex deals. That foundation evolved into a broader practice spanning retail, industrial, and land development—allowing him to advise clients across multiple asset classes with an eye toward long-term portfolio growth and generational wealth.

As a Certified International Property Specialist (CIPS), Bill maintains strong relationships with investors throughout Europe, Asia, and the Middle East seeking to capitalize on opportunities in the Dayton–Cincinnati corridor. In 2020, he earned his Master in Commercial Property (MICP) designation, underscoring his ongoing commitment to education, excellence, and market mastery.

Bill's success is rooted in his ability to connect people and resources. An active member of Business Network International (BNI) and H7, he's known for his “who you know” approach—ensuring that when his clients have a need, he knows exactly who to call.

At The Blatt Group, Bill collaborates within a team boasting more than 65 years of combined commercial real estate experience. Together, they operate by the principle: “Win-Win or No Deal.” Every client relationship is guided by integrity, collaboration, and a belief that real estate is a tool for transformation, freedom, and legacy building.

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