



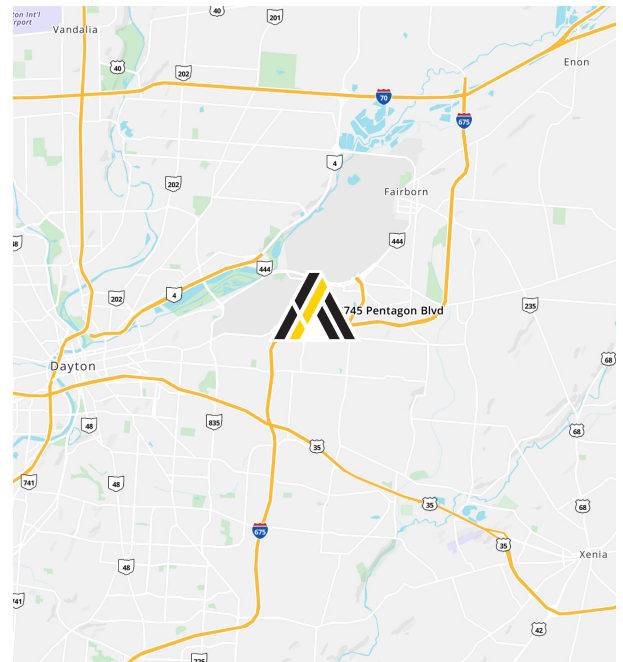
**LEASE RATE:**

**\$20.50 PSF NNN**

- **8,201± SF Available** on the 3rd floor featuring a move-in ready layout with a mix of private offices, conference room, open collaborative workspace, large break room, and select furniture available.
- **One of the last remaining Class A office availabilities in Beavercreek**, offering a prestigious environment with professionally maintained common areas.
- **Strategically located in Beavercreek with no city income tax**, providing immediate access to I-675 and less than one mile from Wright Patterson Air Force Base Gate B, a primary access point.
- **Ample parking surrounds the building**, allowing employees and visitors to park close to the entrance with convenient elevator access.
- **Surrounded by premier amenities**, including The Fairfield Commons Mall and broader Beavercreek retail corridor, offering tenants a wide range of dining, retail and service options that enhance the workday experience.
- **Ideal for government contractors, engineering, technology, and other professional office users** seeking a highly accessible location in one of Dayton's premier submarkets.

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# 3745 Pentagon Boulevard

Beavercreek, Ohio 45431

## Floor Plan



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