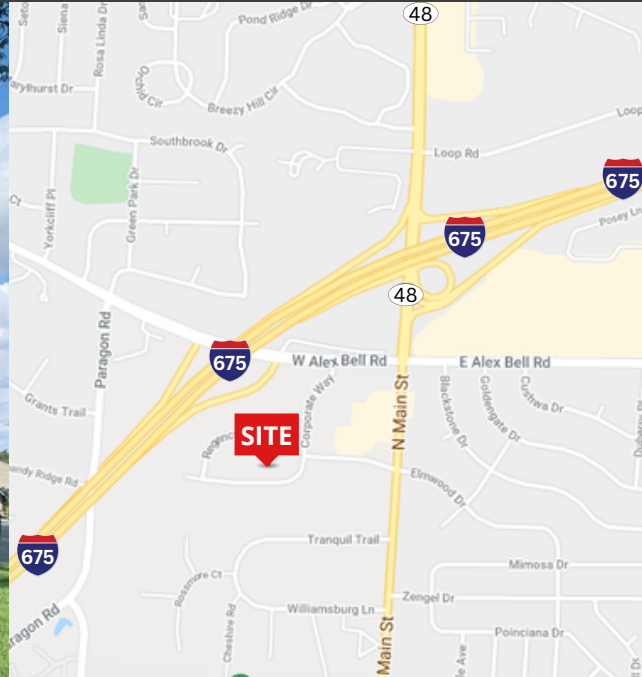


7061 CORPORATE WAY
WASHINGTON TOWNSHIP, OH 45459



Conveniently located off Route 48 and Alex Bell Rd, minutes to I-675. The building has undergone extensive renovation including: new HVAC and air filtration system, new roof, new parking lot, landscaping, sidewalks, and signage, new exterior lighting & doors with Smartlock security system, new flooring throughout building, new restrooms, plus new filtered water bottle filling stations!

AVAILABLE SUITES

Suite #	Approx. SF	Lease Rate	Available
■ 108	675	\$1,000.00/month	8/15/2026
■ 204	700	\$1,000.00/month	8/1/2026

PROPERTY HIGHLIGHTS

- Accessible building with new lobby and **elevator**
- **FULL-SERVICE RENT:** All utilities PLUS building-wide high speed **internet service included**
- Weekly **light cleaning** of office suites included
- Abundant parking is available around the side and rear of the building
- Located within Washington Township- **no city income tax**
- Close proximity to Cross Pointe Shopping Center, Dayton Mall, and numerous restaurants and banks

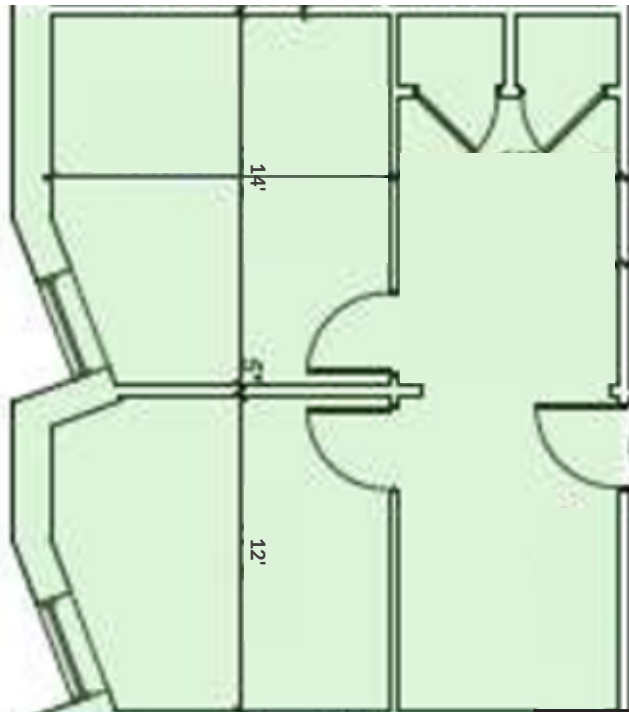


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SUITE 108

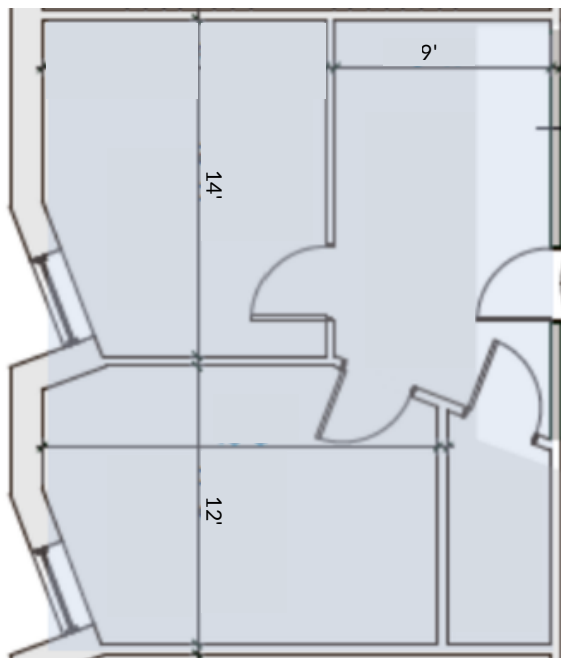


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SUITE 204



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