

FOR LEASE

77 W. Elmwood Dr. Dayton, OH 45459



NAI Bergman

Office | 881 - 3,538 SF

- Lease rate: \$18.00 sq. ft.
- Flagship building of the Corporate Way Office Park
- Suites from 881 sq. ft. to 3,538 sq. ft. available
- Full service lease including janitorial
- Prime location
- Easy access to I-675
- No city income taxes



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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OFFERING SUMMARY

Available SF:	881 - 3,538 SF
Lease Rate:	\$18 SF/yr (Full Service)
Lot Size:	1.69 Acres
Year Built:	1989
Building Size:	33,000
Renovated:	2018
Market:	Dayton
Submarket:	Dayton South

PROPERTY OVERVIEW

The Elmwood Galleria is the premier office building in the Corporate Way Office Park. Completely renovated over the last few years, The Elmwood Galleria makes a professional statement to your clients and stakeholders. Suites are available from 881 sq. ft. to 3,538 sq ft. The lease rate of \$18.00 per sq. ft. is full service including janitorial. Located in Washington Township, there are no city income taxes. Schedule a showing today!

LOCATION OVERVIEW

Located at I-675 and Far Hills Ave., the Elmwood Galleria is in the Corporate Way Office Park one of the most convenient and recognizable areas of the desirable south Dayton market. The city of Centerville is one the Dayton area's largest suburbs and has a strong income per household which makes it very attractive for companies searching for a location.

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