



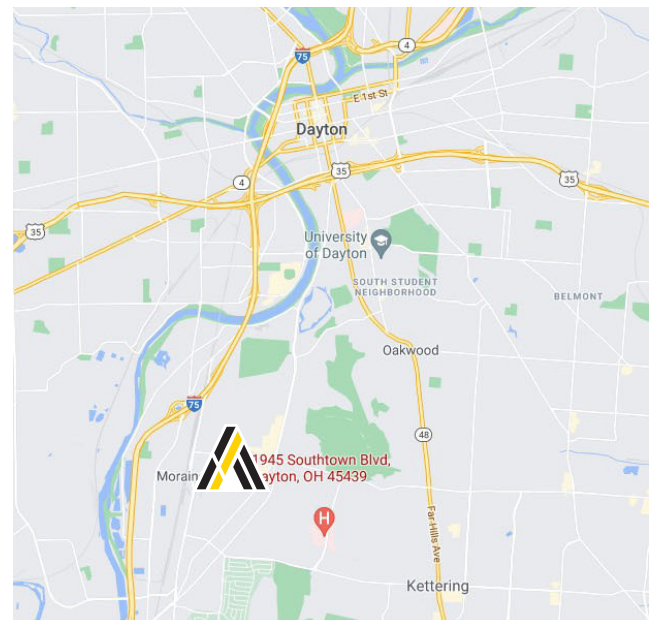
1945 Southtown Boulevard

Moraine, Ohio 45439

LEASE RATE:
\$12.00 PSF + UTILITIES

Property Highlights

- **1,195± SF Available | Suite D**
2,120± SF Available | Suite C
- **Efficient Office Layouts:** Suite C features four (4) private offices and Suite D offers three (3) private offices. Both spaces offer a welcoming reception area and a dedicated conference room, offering an excellent balance of privacy and collaboration space.
- **Well-Maintained Property:** Ownership has maintained the building to a high standard, providing a clean and professional environment for tenants and clients.
- **Ample On-Site Parking:** Convenient parking available for employees and visitors.
- **Excellent Accessibility:** Located within 3 miles of I-75 with easy access to a wide range of nearby amenities including restaurants, grocery stores, and banking services.



Alex Nikolai

Senior Associate

937.222.7884

Alex.Nikolai@ApexCommercialGroup.com

ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

1945 Southtown Boulevard

Moraine, Ohio 45439

Photos - Suite C



Photos - Suite D



ApexCommercialGroup.com