

OFFICE / MEDICAL SPACE FOR LEASE

1,000 - 10,543 SF Available

 Trotwood, Ohio



This exceptional 10,543 SF multi-tenant building is one of Trotwood's premier office and medical properties. Designed for flexibility and efficiency, the property offers move-in-ready suites, existing medical improvements, and shell space for custom build-out.



PROPERTY HIGHLIGHTS

- Five suites with flexible, versatile layouts
- Built in 2008
- Class B construction on a 4.319-acre site
- Existing medical build-out for immediate occupancy
- Two shell spaces available for custom build-out
- Suites can be combined
- Mostly open floor plans with finished ceilings from 10' to 14'
- Plug-and-play suites, private restrooms, after-hours access, accent lighting, wheelchair accessibility, open areas, and exam rooms
- 70 parking spaces with a 6.64 / 1,000 SF ratio
- Easy ingress / egress and excellent visibility on Salem Avenue
- Monument signage available
- 4140 Salem Avenue, Dayton, OH 45416



IDEAL USES



Medical Office



Laboratory



Dental



Pharmacy



Physical Therapy



Counseling



Child Daycare



Church



Nonprofit Uses



Sudbrack|Kron
Commercial Real Estate Services



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