



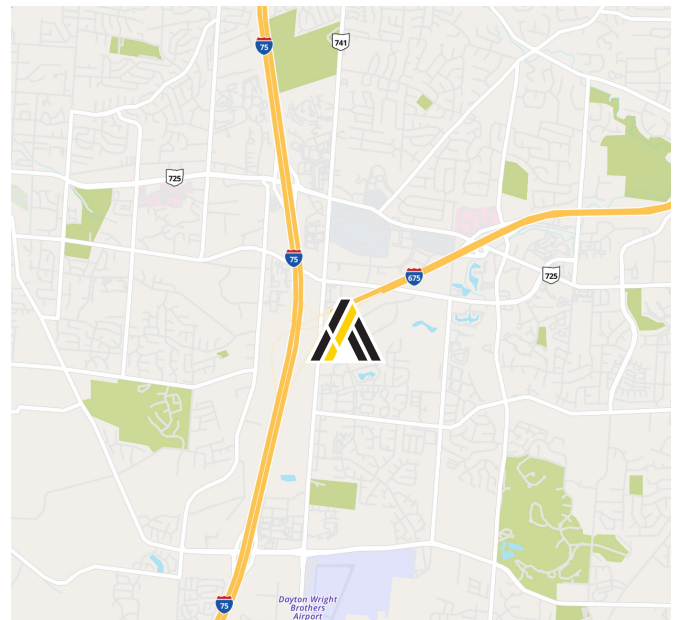
Newmark Centre XI

3571 Newmark Drive
Miamisburg, Ohio 45342

LEASE RATE:
\$16.50 PSF MODIFIED GROSS

Property Highlights

- **Single-Story Office Building - 3,174± SF Available:** Secure, well-maintained building within a professional campus-style environment.
- **Ample On-Site Parking:** Easy access for employees and visitors.
- **Premier South Dayton Business Park Setting:** Ideally located between SR 741 and Lyons Road with quick and convenient access to I-75 and I-675.
- **Strong Accessibility:** Easily accessible to more than 22,000 vehicles per day on SR 741.
- **Abundant Nearby Amenities:** Surrounded by multiple restaurants, retail, and services—ideal for lunch breaks, errands, and client meetings.
- **Tax Advantage Location:** Situated in Miami Township with no city income tax.



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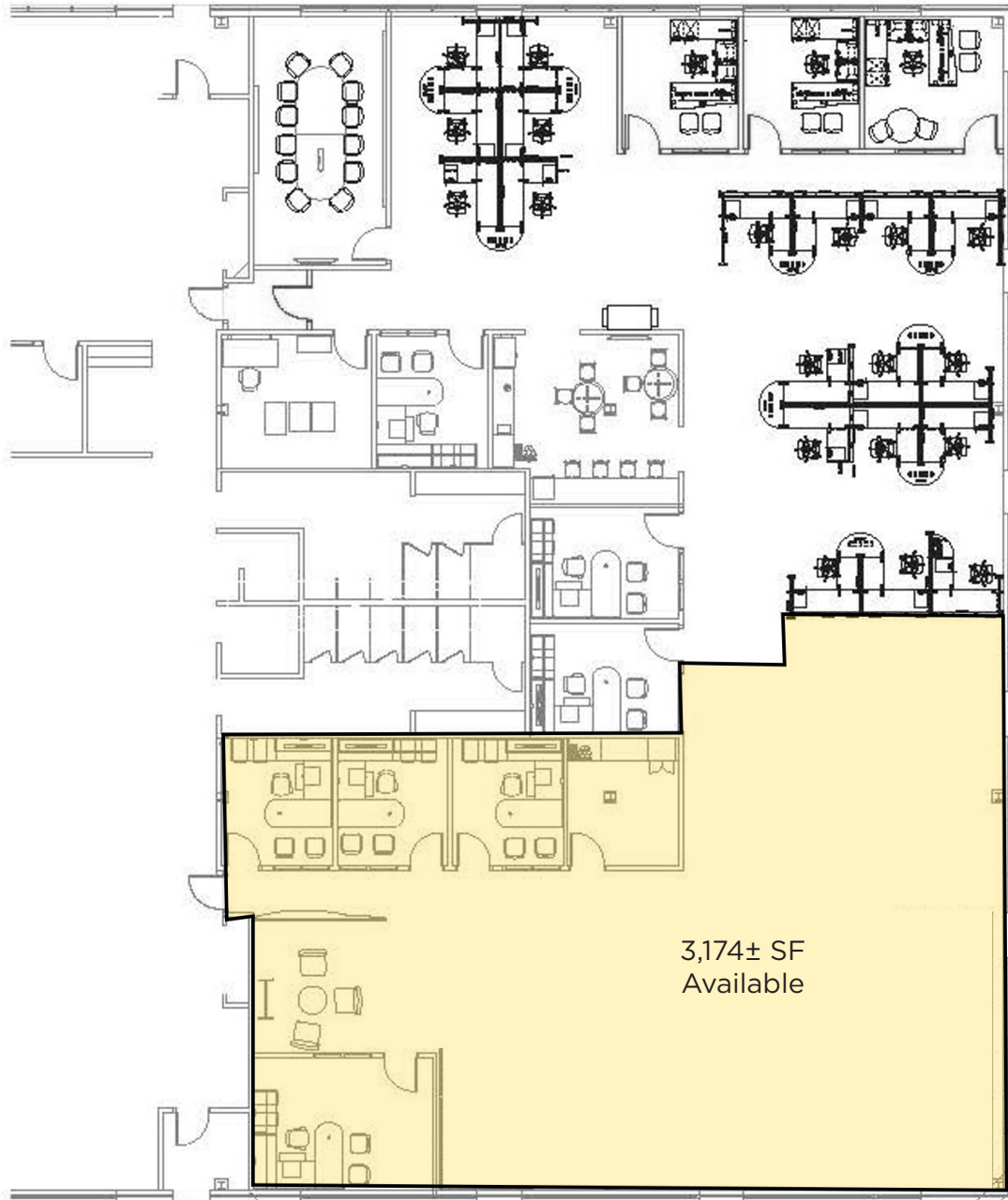
Demographics

	1 Mile	3 Mile	5 Mile
Total Population	8,716	62,302	143,471
Total Households	4,586	27,765	60,715

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Floor Plan



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Photo



Aerial



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Aerial

