



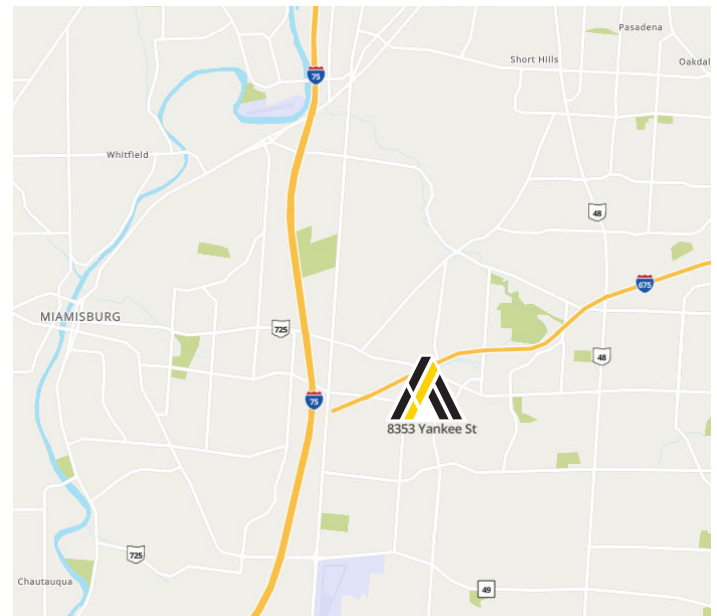
8353 Yankee Street

Dayton, Ohio 45458

LEASE RATE:
\$10.95 PSF NNN

Property Highlights

- **3,156± SF Available on the First Floor:** Functional office layout featuring a mix of private offices, training room, break area, and open workspace for workstations.
- **Move-In Ready Potential:** Select office furniture can remain in place, offering potential cost and time savings for a new tenant.
- **Natural Light Throughout:** Abundance of windows, including floor-to-ceiling glass, creates a bright and professional working environment.
- **Accessible & Convenient:** Ample parking surrounds the building with front and rear entrances for easy employee and visitor access
- **High-Exposure Location:** Excellent visibility along Yankee Street with traffic counts exceeding 18,000 vehicles daily.
- **Washington Township Address:** Benefit from a business-friendly location with no city income tax.
- **Amenity-Rich Surroundings:** Close proximity to restaurants, grocery stores, banks, and entertainment options enhances convenience for employees and clients.



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Floor Plan - 1st Floor

