



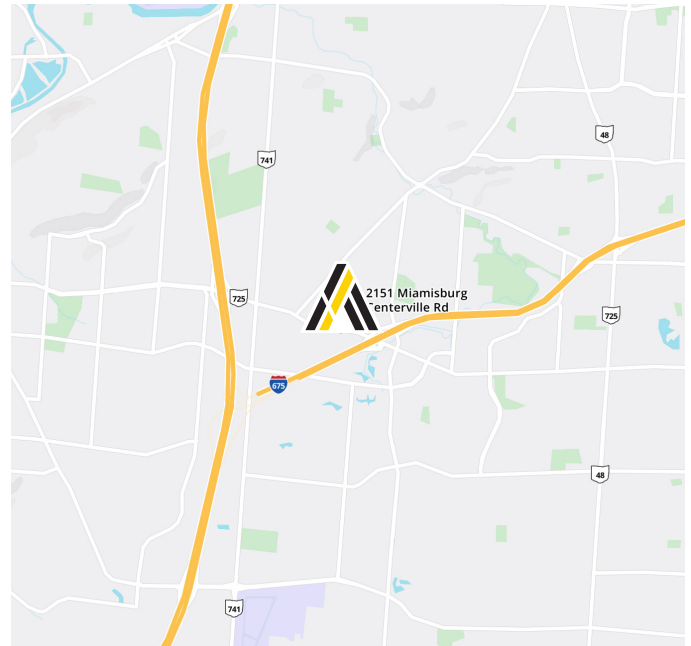
2151 Miamisburg Centerville Road

Dayton, Ohio 45459

LEASE RATE:
\$2,750 PER MONTH

Property Highlights

- **2,280± SF Professional Office Building:** Freestanding office opportunity offering a functional layout featuring a combination of private offices, open work areas, and restrooms, providing flexibility for a variety of business operations.
- **Multi-Tenant Potential:** Bi-level configuration provides the ability to accommodate multiple occupants, offering flexibility for an owner-user seeking supplemental rental income or an investor.
- **High-Visibility SR-725 Location:** Prominent location along Miamisburg-Centerville Road, one of the area's primary commercial corridors, visible to approximately 25,800± vehicles per day.
- **Desirable Miami Township Location:** Strategically located in Miami Township, near the Dayton Mall area and surrounded by an extensive concentration of restaurants, retail, hotels, banking, and other business amenities.
- **Exceptional Interstate Access:** Conveniently located approximately 0.5 mile from I-675 and 1.15 miles from I-75, providing excellent connectivity throughout the Dayton region.



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5121 Miamisburg Centerville Road

Dayton, Ohio 45459

Photos

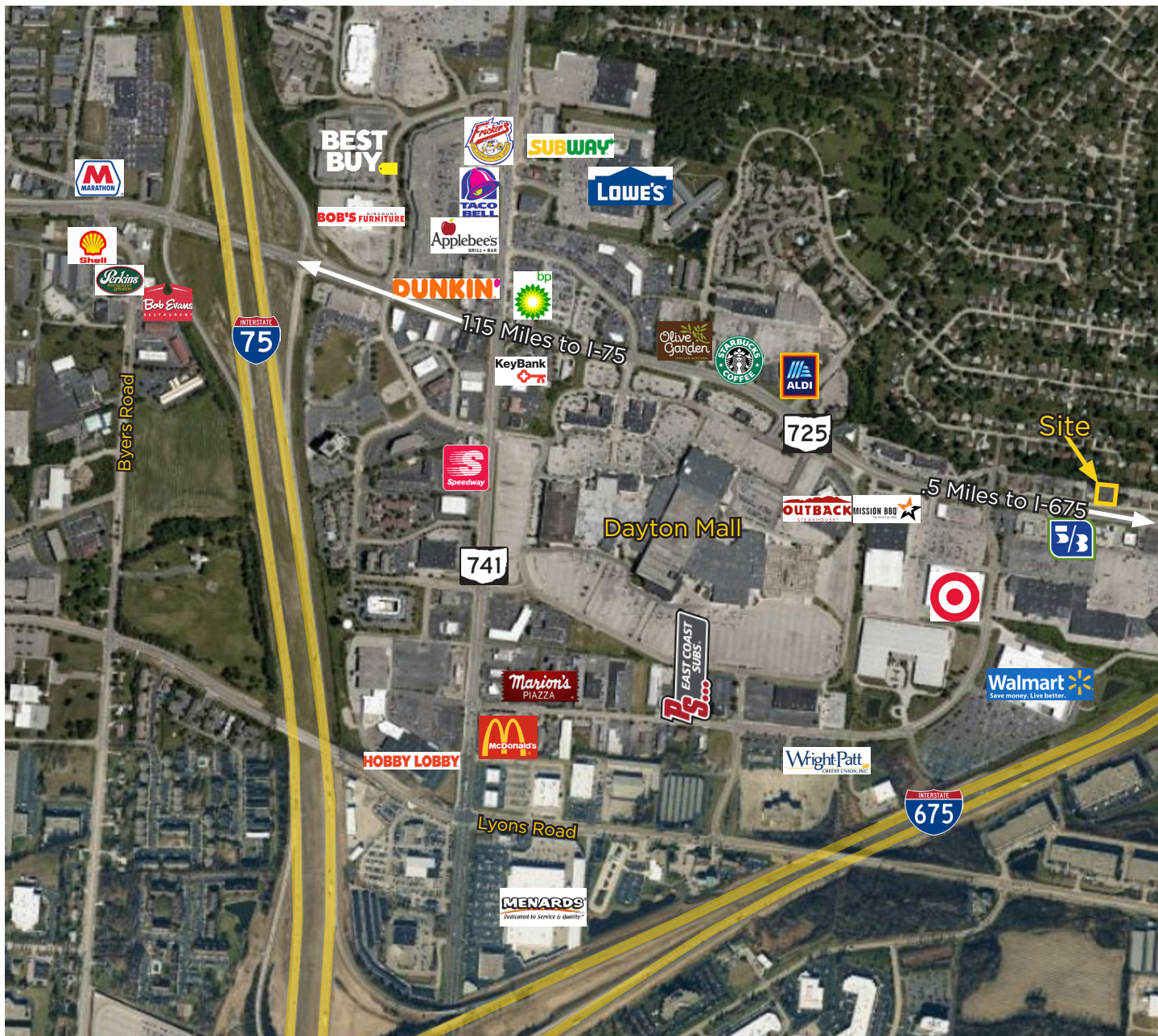


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Aerial



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