



2455 Executive Park Drive

Fairborn, Ohio 45324

LEASE RATE:
\$20.95 PSF FULL SERVICE

Property Highlights

- 62,814± SF Three-story office building on 4.08± acres with pond and frontage on Colonel Glenn Highway
- Below market, full service lease rates (includes utilities) with a generous improvement package available
- Zoned Planned Development-2 suitable for various office uses
- Ample, free parking surrounding the building
- Former corporate office offering upgraded finishes and a good mix of open space, perimeter offices, conference rooms, and break areas
- Constructed in 1982
- Ideally situated near Ohio's largest single site employer - Wright Patterson Air Force Base
- Amenity rich area with restaurants, hotels, shopping, banking and education all within walking distance



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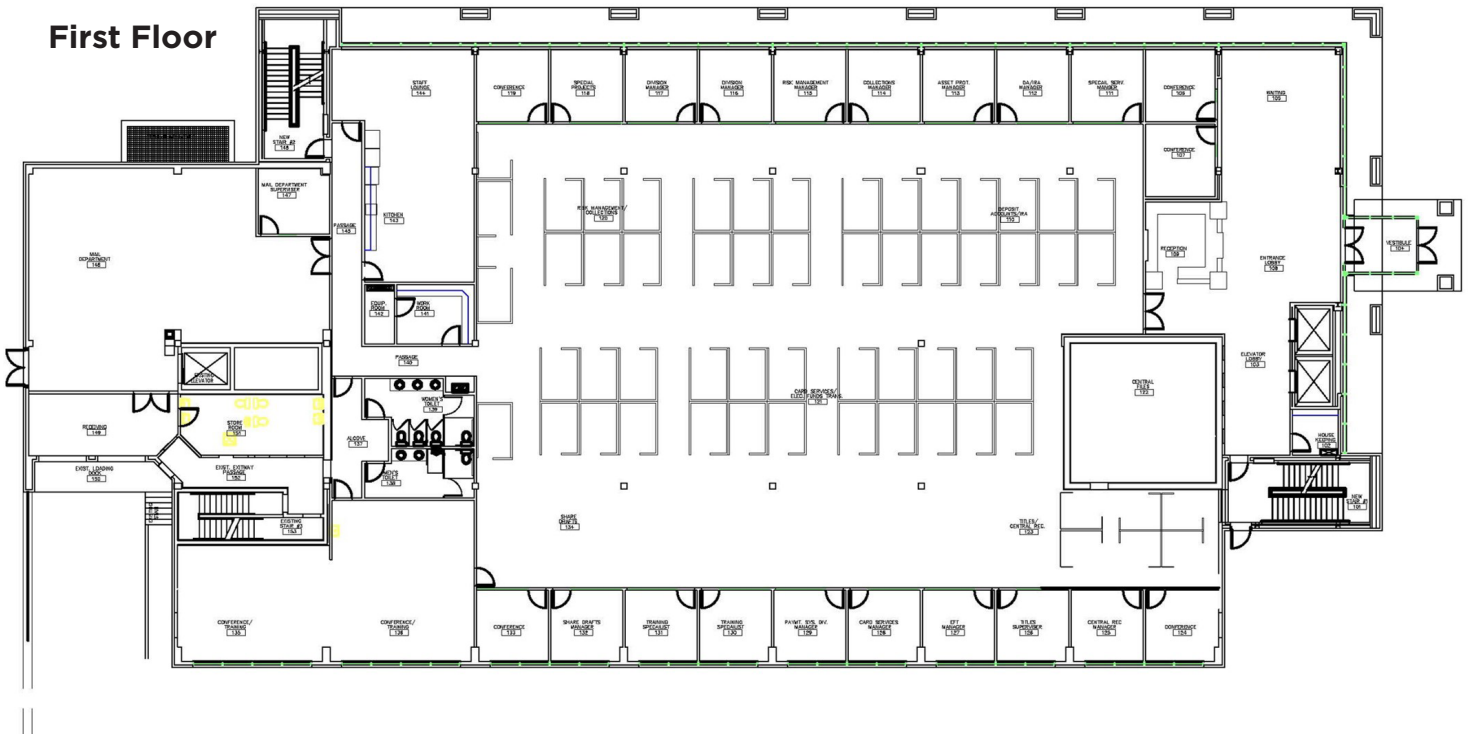
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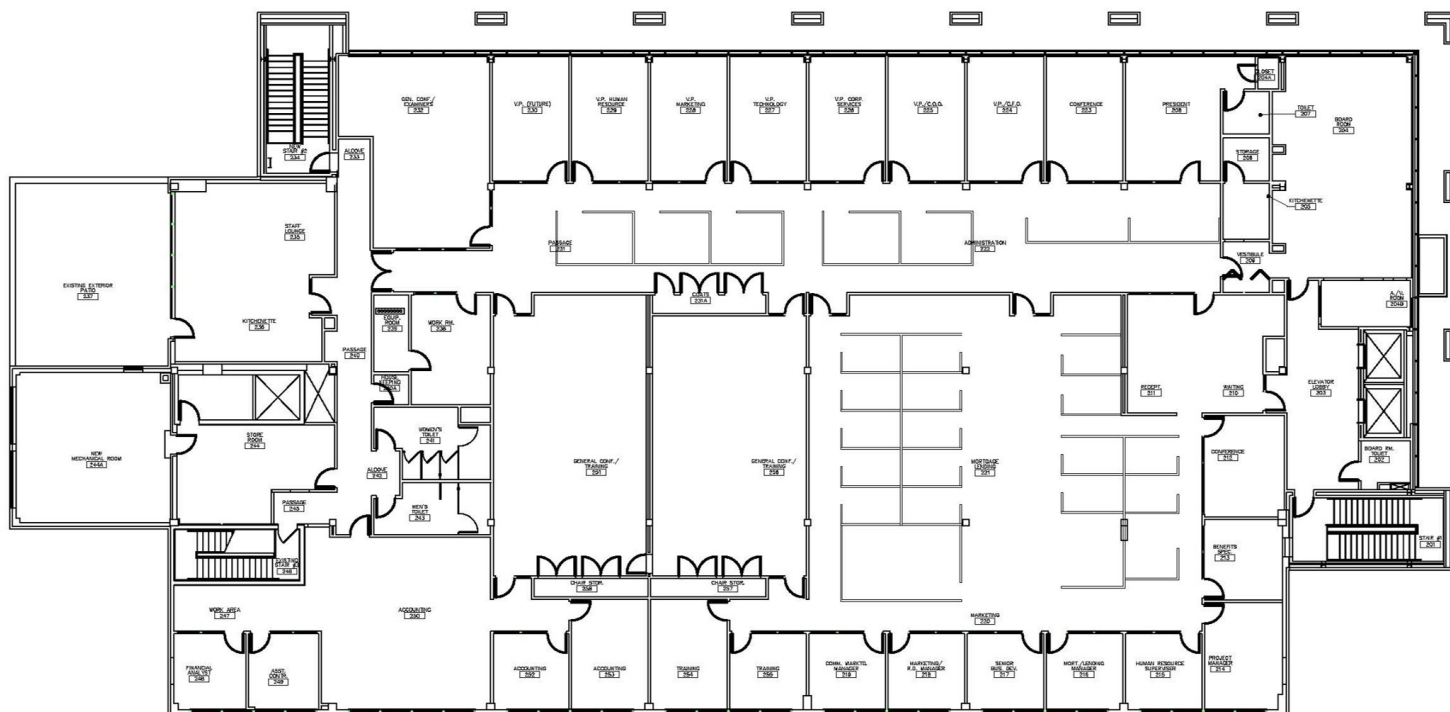
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Lower Level



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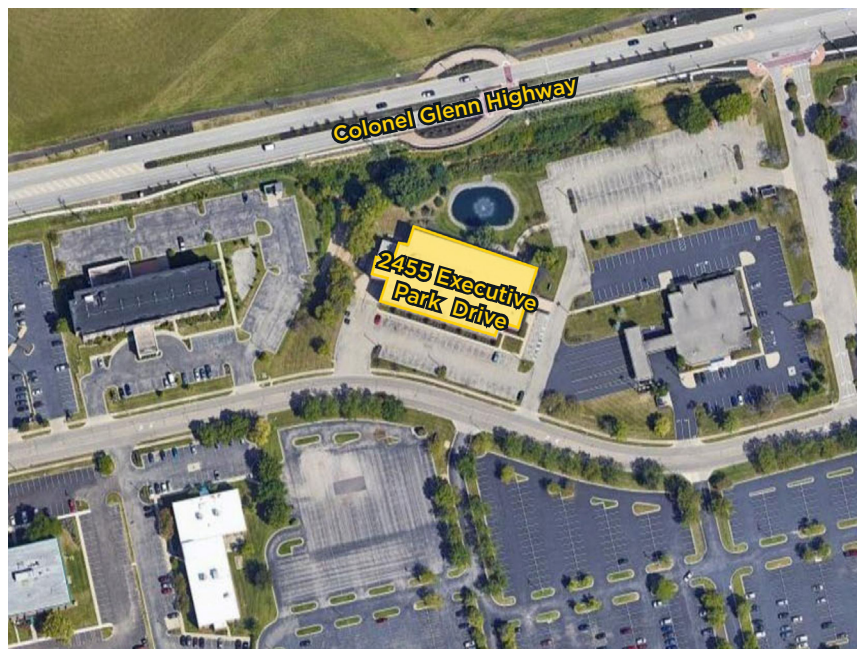
Second Floor



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Aerial



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