



**Crest**  
Commercial Realty

# Class A Office Wright Point III

**FOR LEASE**

**Up to 18,206 SF Available.**

5000 Springfield St., Riverside, OH 45431



**Tim Albro**

937-222-1600, ext 104  
talbro@crestrealtyohio.com



**Nick**

**Miller-Jacobson**

937-222-1600, ext 105  
nick@crestrealtyohio.com



# Property Highlights

Wright Point III



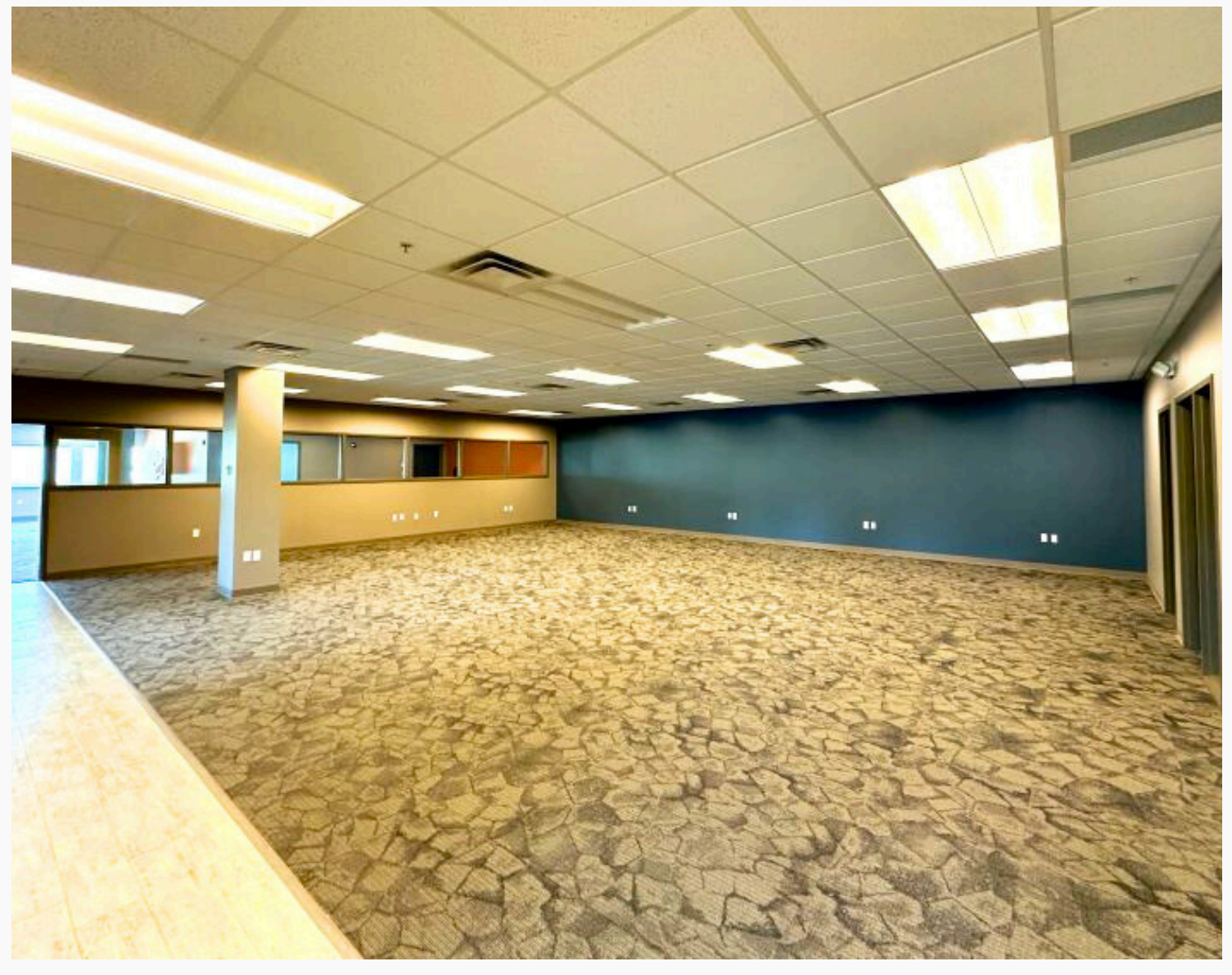
- State of the art building overlooks Wright Patterson Air Force Base.
- Up to 18,206 SF available, divisible..
- Mix of private offices, large conference rooms, and flexible open space.
- Attractive lobby features high-end finishes.
- Two large passenger/freight elevators to 2nd floor.
- Well-positioned office park offers ample parking.
- Built in 2005, renovated in 2019.
- First floor occupied by Wright Brothers Institute.
- Lease rate: \$20/SF, Full-Service.



# Property Highlights

Wright Point III

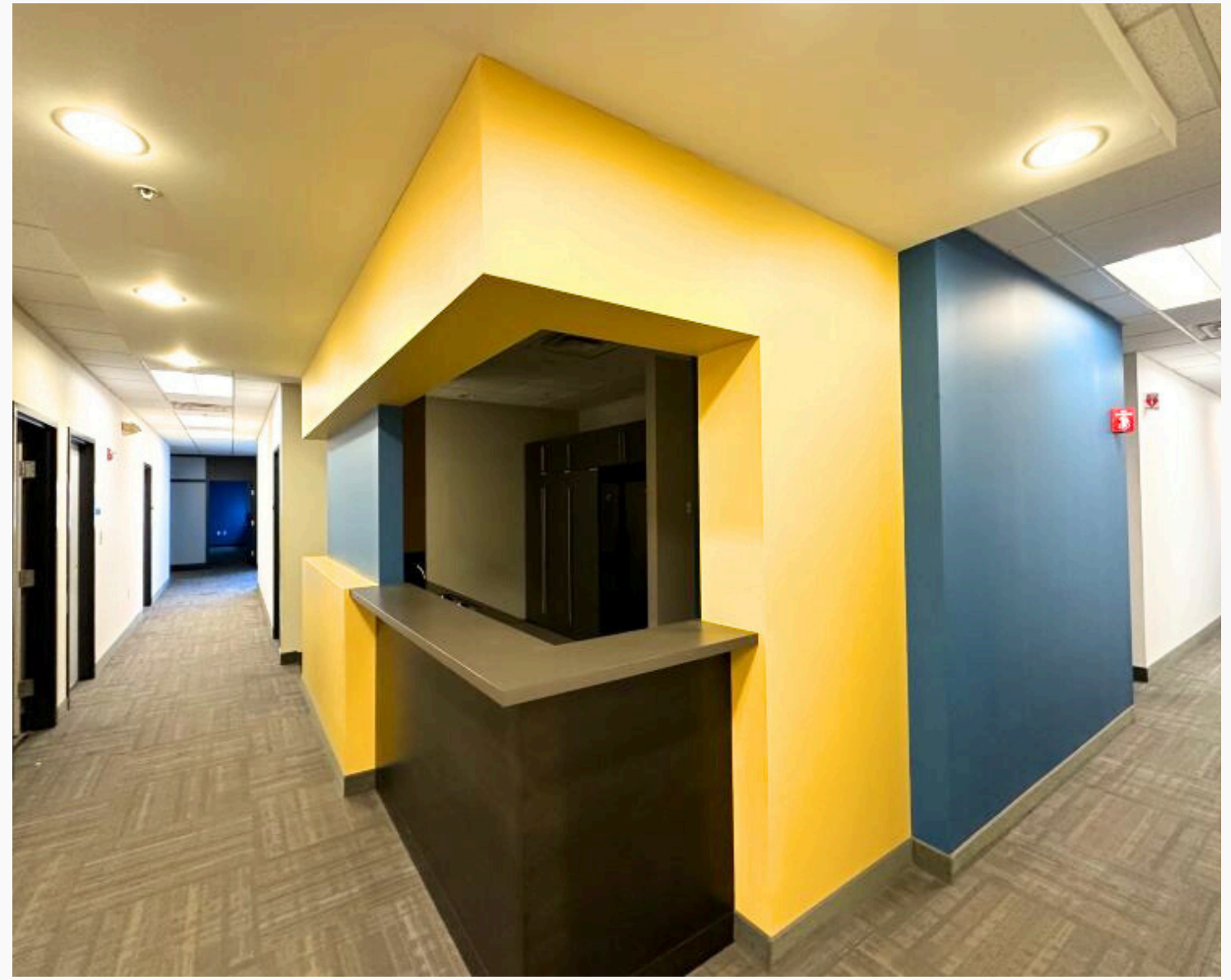
Suite 100 - 7,521 SF



# Property Highlights

Wright Point III

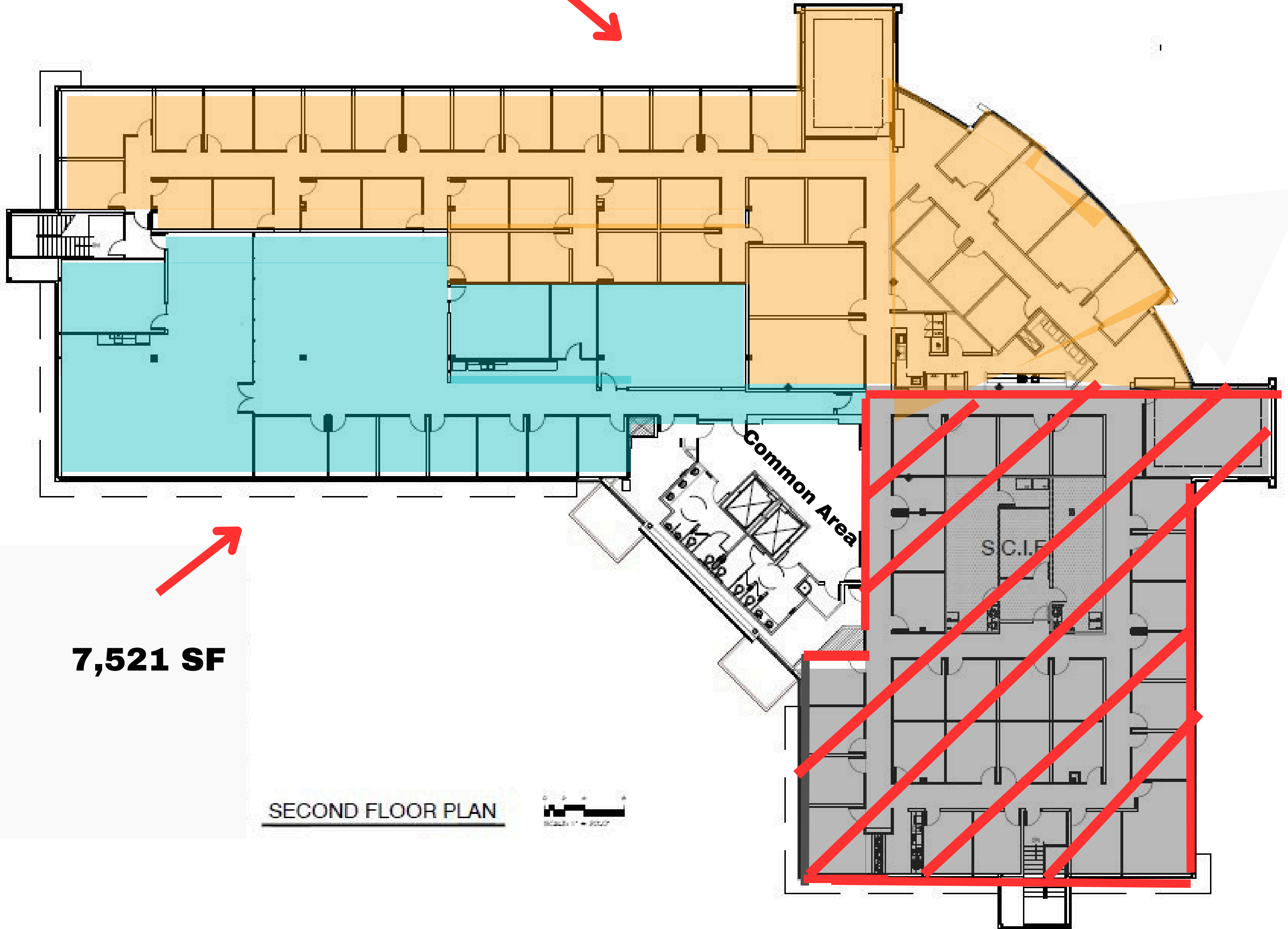
Suite 200 - 18,685 SF



# Floorplan

Wright Point III

10,685 SF



7,521 SF

SECOND FLOOR PLAN



# Location

Wright Point III



# Demographics

	2 miles	5 miles	10 miles
2023 Population	24,173	186,503	504,248
2028 Projected Population	24,033	186,531	508,775
Medium Home Value	\$74,866	\$104,552	\$136,046

## Traffic Count \*\* Per CoStar 2022.

Woodman Dr & Bower Dr	25,325 VPD
Harshman Ave	27,578 VPD
Woodman & Springfield St	24,337 VPD



## Tim Albro

937-222-1600, ext 104  
talbro@crestrealtyohio.com

## Nick Miller-Jacobson

937-222-1600, ext 105  
nick@crestrealtyohio.com

