



3040 Presidential Drive

Fairborn, Ohio 45324

LEASE RATE:
\$14.95 PSF FULL SERVICE

Property Highlights

- Two offices suites available - 2,642± SF on the first floor and 8,625± SF on the second floor
- Primarily open office space with a few private offices and conference rooms
- Situated on 1.44± acres with abundant parking for tenants and visitors
- Motivate landlord offering aggressive lease rates ad generous tenant improvement packages for space customizations
- Prime location in the heart of Fairborn's amenity-rich corridor—just minutes from Wright-Patterson Air Force Base, directly across from Wright State University, and less than 2 minutes to the I-675 interchange
- Within walking distance to numerous restaurants, hotels, banking and shopping



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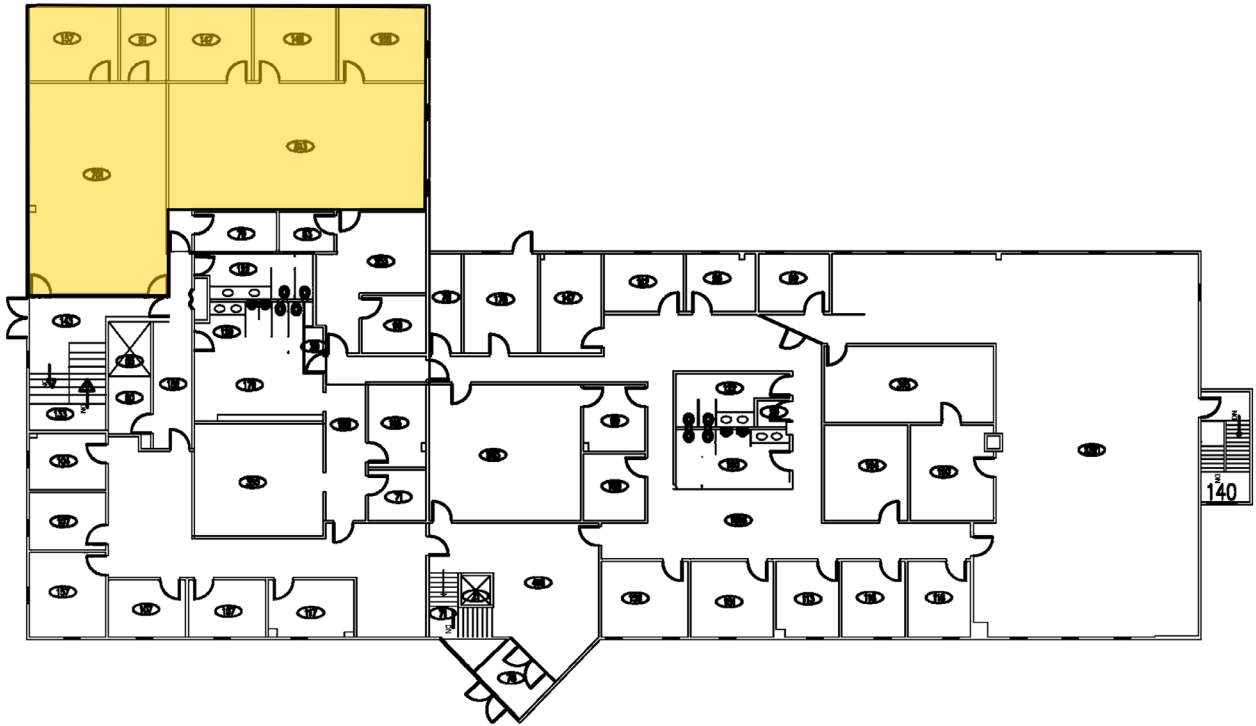
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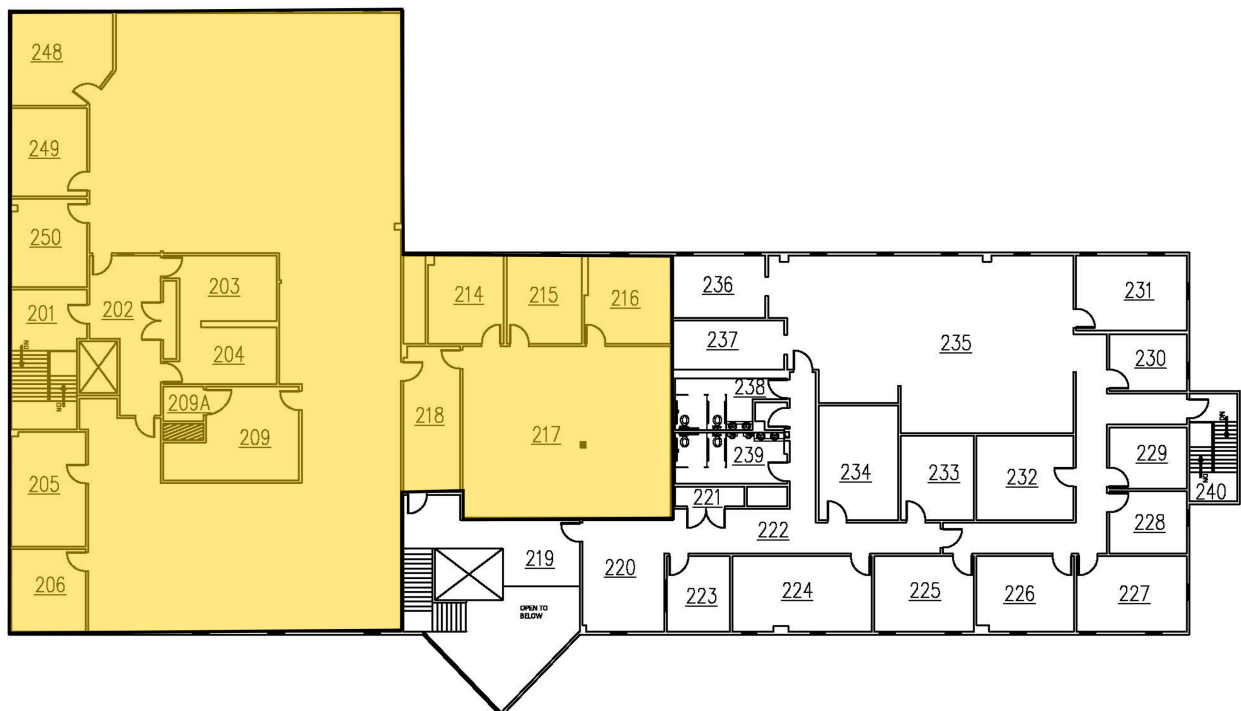
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Floor Plan

First Floor



Second Floor



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Aerial



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