



Crest

Commercial Realty

Class A Office

Wright Point III

FOR LEASE

5000 Springfield St., Riverside, OH 45431



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6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459

Property Highlights

Wright Point III



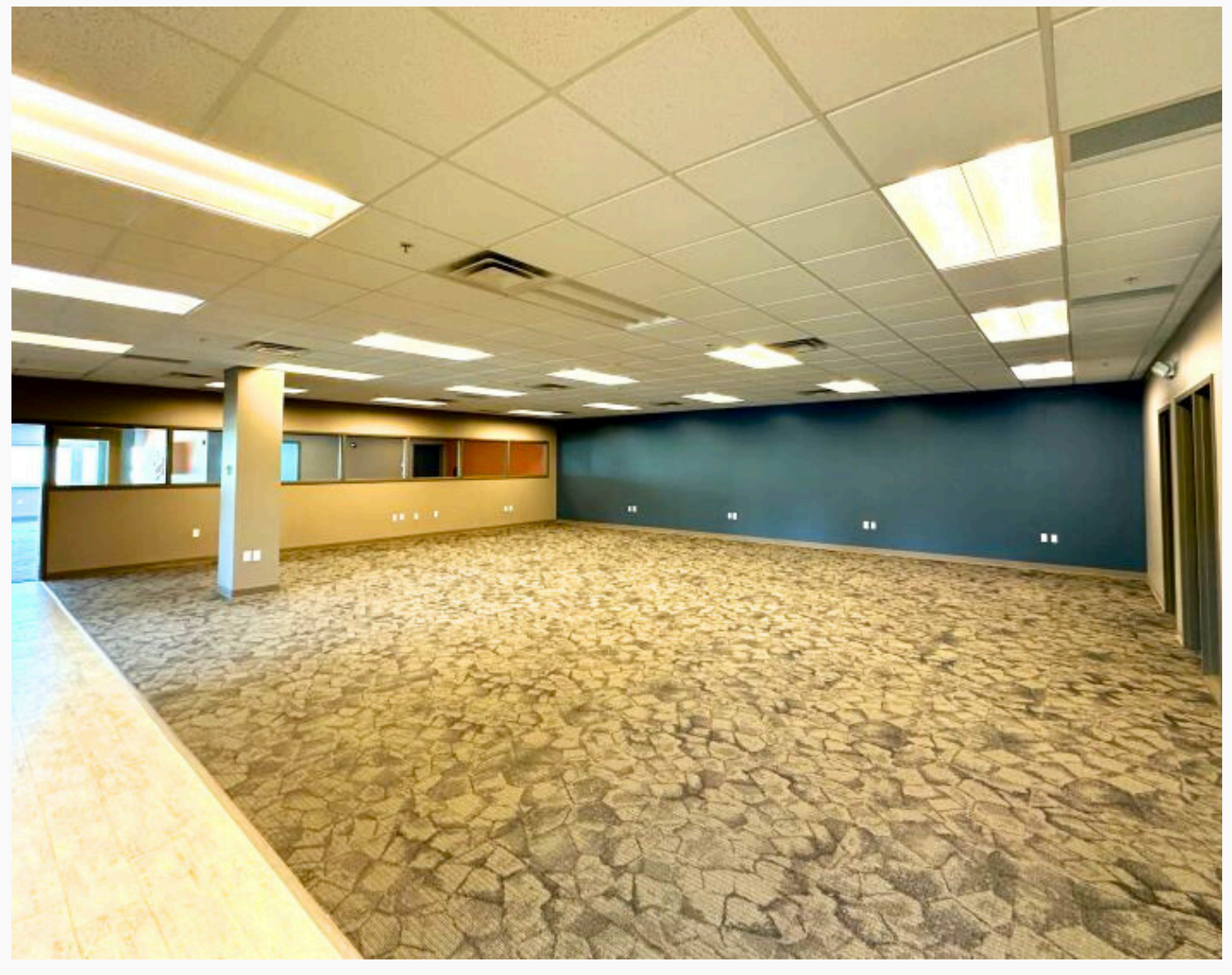
- State of the art building overlooks Wright Patterson Air Force Base.
- Two suites, up to 26,206 SF available, divisible.
- Class A space includes high-level SCIF facility.
- Mix of private offices, large conference rooms, and flexible open space.
- Attractive lobby features high-end finishes.
- Two 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

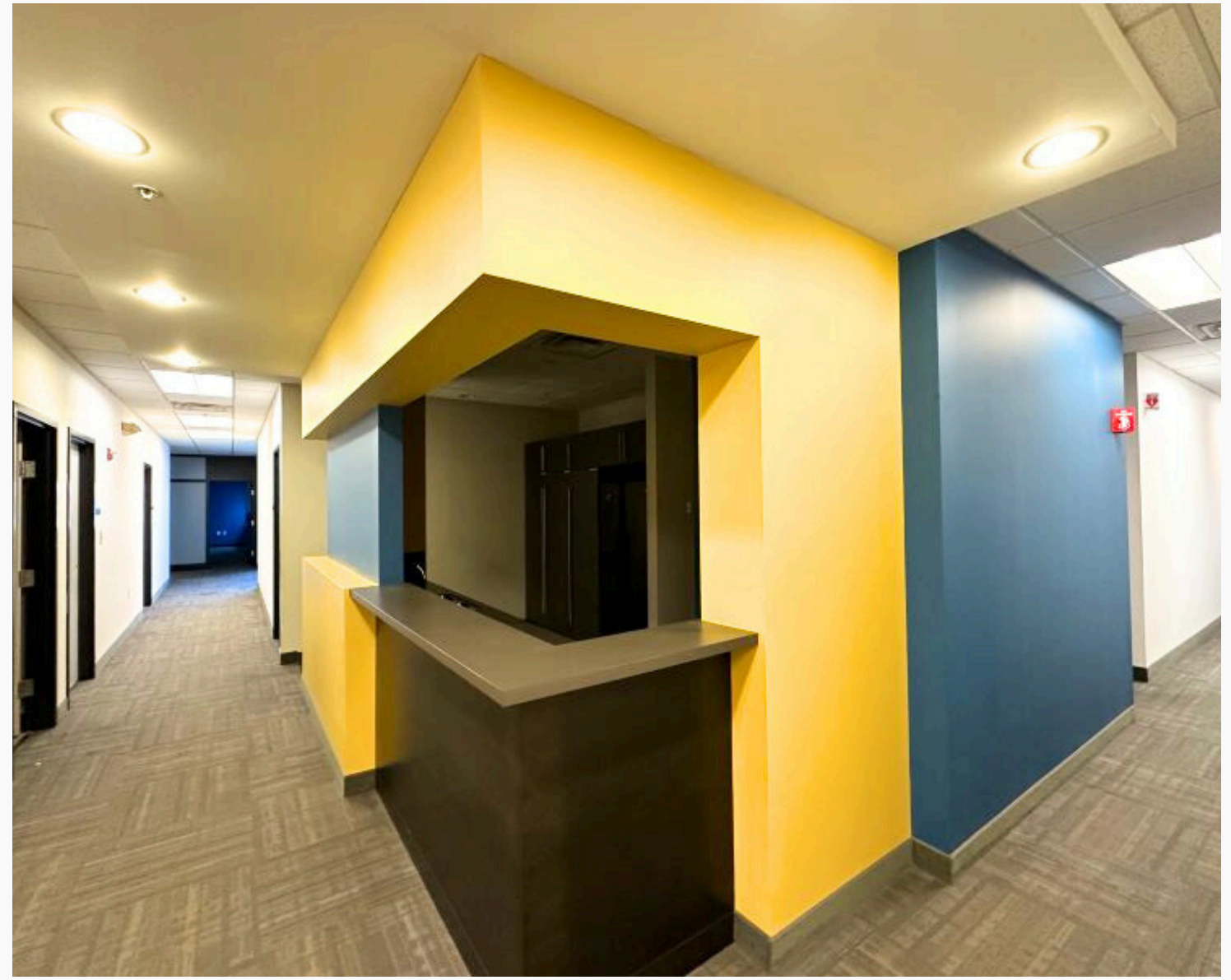
Suite 100 - 7,521 SF



Property Highlights

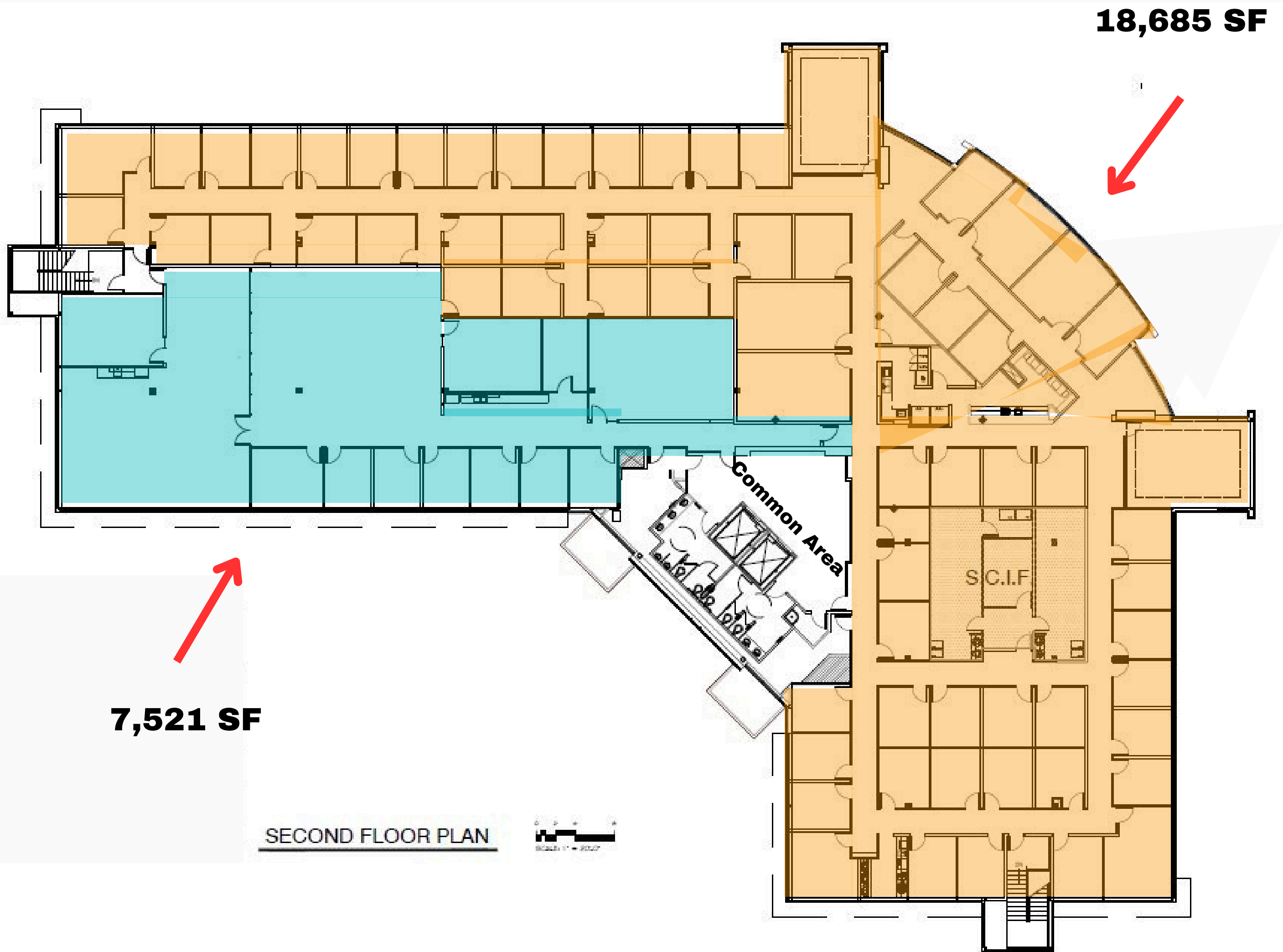
Wright Point III

Suite 200 - 18,685 SF



Floorplan

Wright Point III



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



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