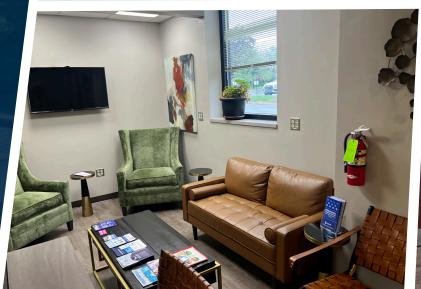


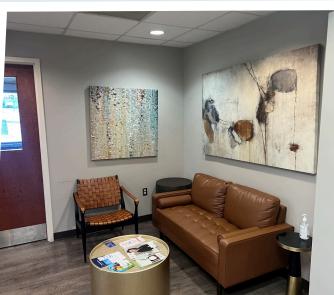




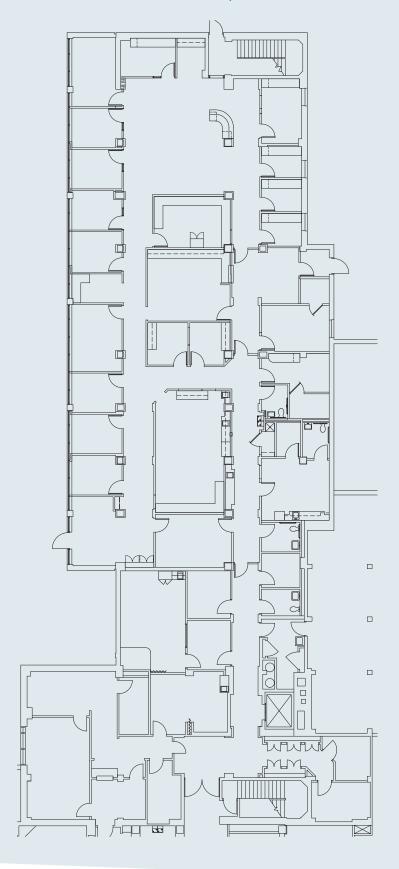
## KEY FEATURES

- → Existing furniture available
- → Dedicated reserved parking spaces available
- → High end exterior and interior finishes
- → Monument signage available
- → Master lease expires March 31, 2031
- → On-site covered patient drop off/pick up areas, property management, and back up generator
- → Situated in prominent location situated near the University of Dayton, Miami Valley Hospital, and four other major hospitals within a 3.5 mile radius

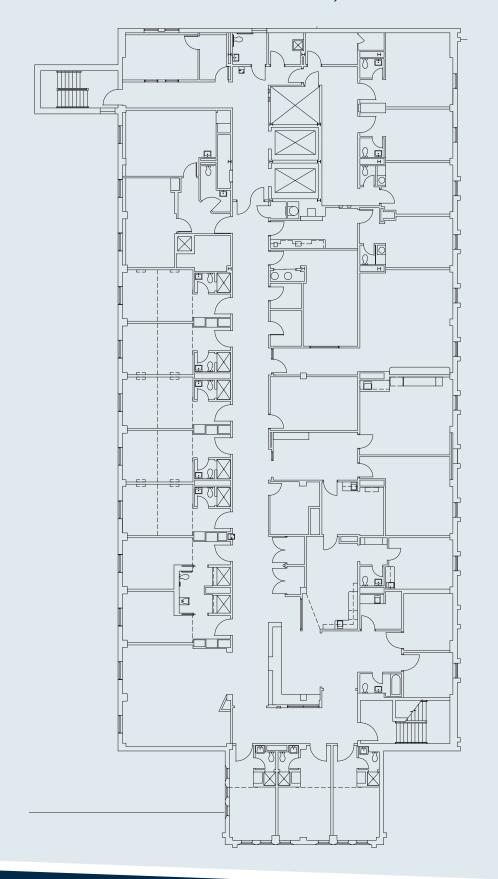




## **1ST FLOOR - 6,600 RSF**



## **5TH FLOOR - 11,100 RSF**







Jacob Stammen (513) 278-8242 jacob@sqftcommercial.com



(Inquiries Only) **DAVID HERBERT**(347) 237-6627

david.herbert@avisonyoung.com

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