

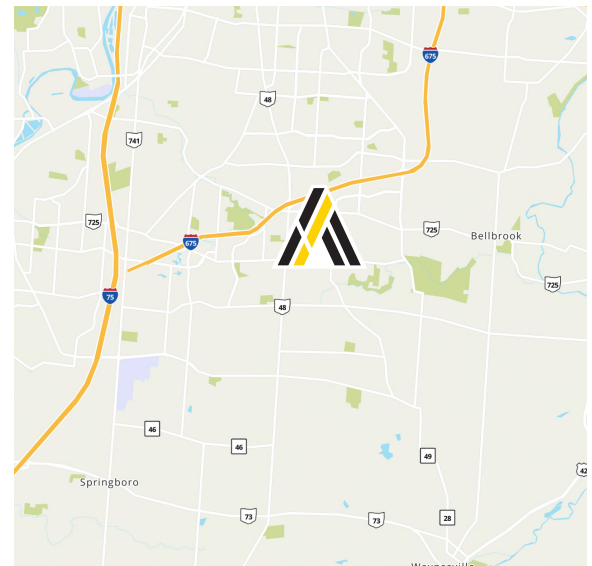


830 E. Franklin Street

Centerville, Ohio 45459

SALE PRICE:
NEGOTIABLE

- **Prime Office Condo Opportunity:** A rare opportunity to purchase a move-in ready office condo in the highly desirable Franklin Woods office park, located near the intersection of Franklin Street (OH-725) and Clio Road in Centerville.
- **Available Unit Size:**
 - **Unit A:** 3,446± SF
 - Potential to sell the floors separately, approximately 2,034± SF on the 1st floor and 1,412± SF on the 2nd floor.
- **Excellent Accessibility:** The property offers easy connectivity to Interstate 675 and the greater South Dayton market, while also benefiting from close proximity to Centerville's new Uptown District, featuring an expanding mix of restaurants, entertainment, and locally owned businesses.
- **Professional Office Layout:** Unit A is designed with a functional layout featuring multiple private offices with abundant natural light, conference rooms, open collaborative areas, break rooms, and private restrooms. The unit also offers convenient parking directly outside the front entrance for employees and clients.
- **Low-Maintenance Ownership:** Owners benefit from a low-maintenance structure, with the condominium association responsible for exterior building maintenance, parking lot upkeep, landscaping, and snow removal.
- **Established Office Community:** Franklin Woods is a well-established, professionally managed office park known for strong curb appeal, high occupancy, and long-term stability—an ideal setting for professional service firms seeking a polished and professional office environment.



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