

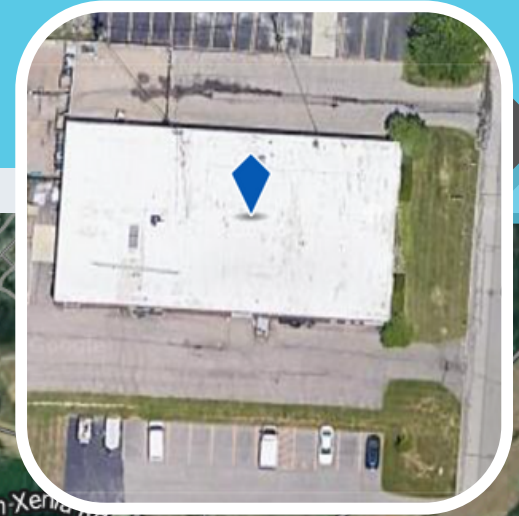


**FOR LEASE** | 604-620 PHILLIPS DRIVE  
DAYTON, OH 45434

## Property Highlights

- RECENTLY UPDATED & WELL - MAINTAINED PROFESSIONAL OFFICE, R&D, LAB, SHOWROOM, MEETING/CHURCH SPACE
- OPEN CONCEPT FLOORPLAN W/ BULLPEN, CUBICLE, SCRUM/COLLABORATION AREA W/ 5 PRIVATE OFFICES, CONFERENCE ROOM, RECEPTION, AND ADA RESTROOMS
- WAREHOUSE AREA INCLUDES ONE (1) 10' X 10' OVERHEAD DOOR WITH INDOOR LOADING/UNLOADING AND ONE (1) SERVICE DOOR
- ONLY MINUTES TO U.S. 35 AND I-675, THE GREENE COUNTY REGIONAL AIRPORT, WRIGHT PATTERSON AIR FORCE BASE (WPAFB), BEAVERCREEK, DAYTON, AND XENIA
- LOCATED IN DESIRABLE BEAVERCREEK TOWNSHIP, OH WITH NO CITY INCOME TAX
- PYLON SIGNAGE OPPORTUNITIES VISIBLE FROM U.S. 35 - GREAT LOCATION!

LEASE RATE: \$12 SF/YR + UTILITIES

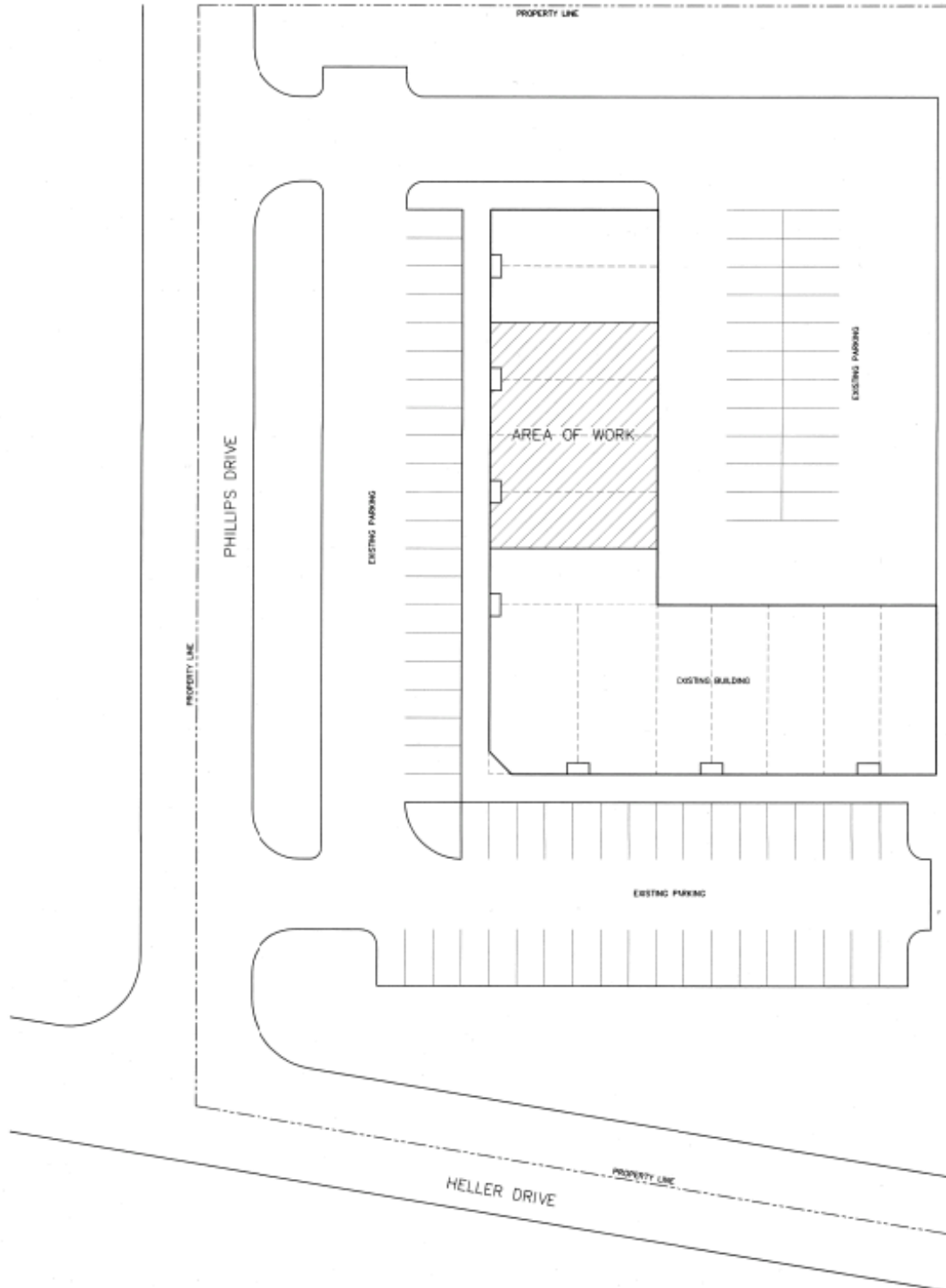


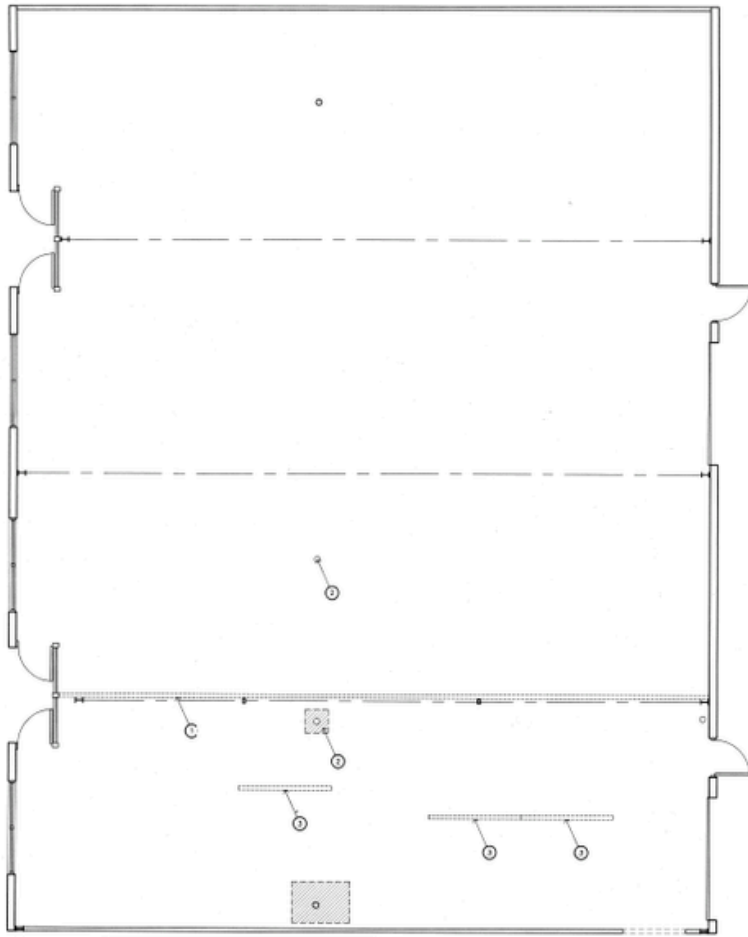
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2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	9,575	76,291	339,584
HOUSEHOLDS	3,361	30,084	139,186
HH INCOME	\$161,935	\$106,935	\$85,315

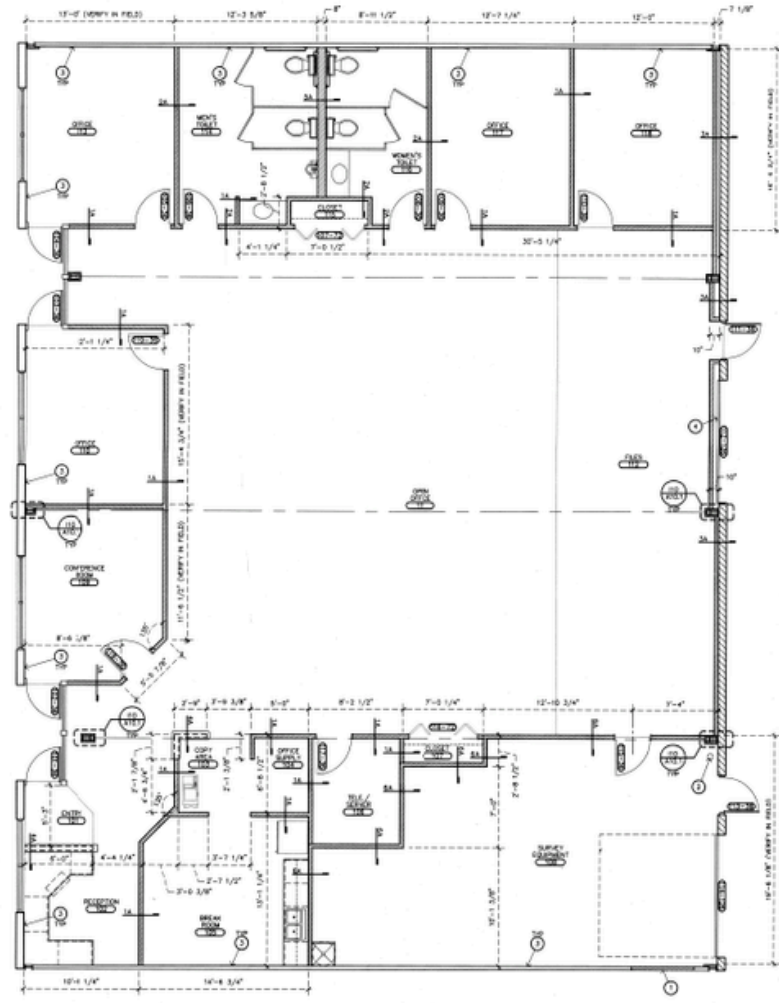








- ⓧ Remove existing demising wall and framing. Provide soffits for new construction.
- ⓧ Remove existing plumbing stub up. Cap per local codes.
- ⓧ Remove existing light fixture.



- ⓧ With existing opening with 3'-0 1/2" metal studs.
- ⓧ Existing riser, to remain.
- ⓧ 1/2" gypsum board to be applied to wall as indicated.
- ⓧ For in new existing overhead door.



A16 Demolition Floor Plan

A8 Floor Plan





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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the Property.