

**PRICE REDUCED!**

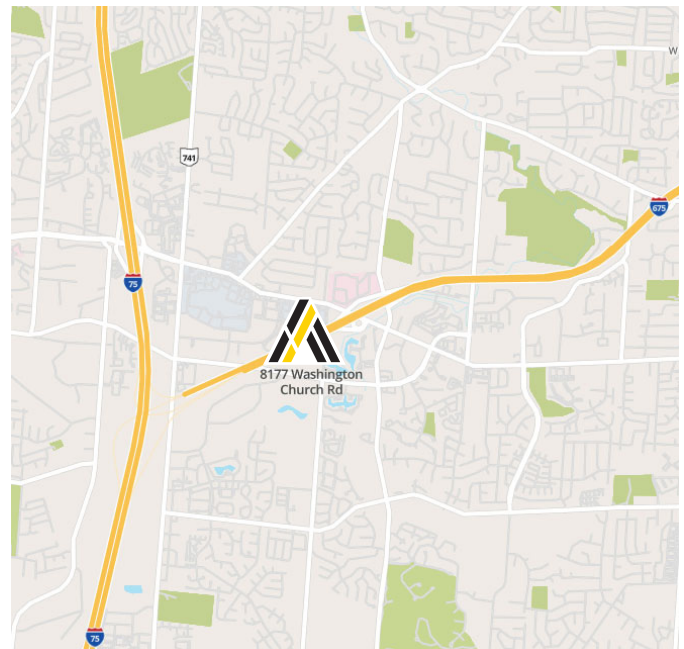
## 8177 Washington Church Road

Dayton, Ohio 45458

**LEASE RATE:**~~\$10.00 PSF NNN~~**\$9.00 PSF NNN**

### Property Highlights

- 22,400± - 48,000± SF Flex Office space
- Mixture of open office and private offices
- Several conference and training rooms
- Multiple break rooms and restroom banks
- Large mail room with access to dock and OH door
- Total of 5 docks and 2 drive-in doors available
- Can be converted to 100% air conditioned Flex/Industrial space
- 500± Parking spaces
- I-675 Visibility with interstate signage available
- Located in Miami Township - No city income tax!

**Wade Elliott, SIOR**

Vice President

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**Alex Nikolai**

Senior Associate

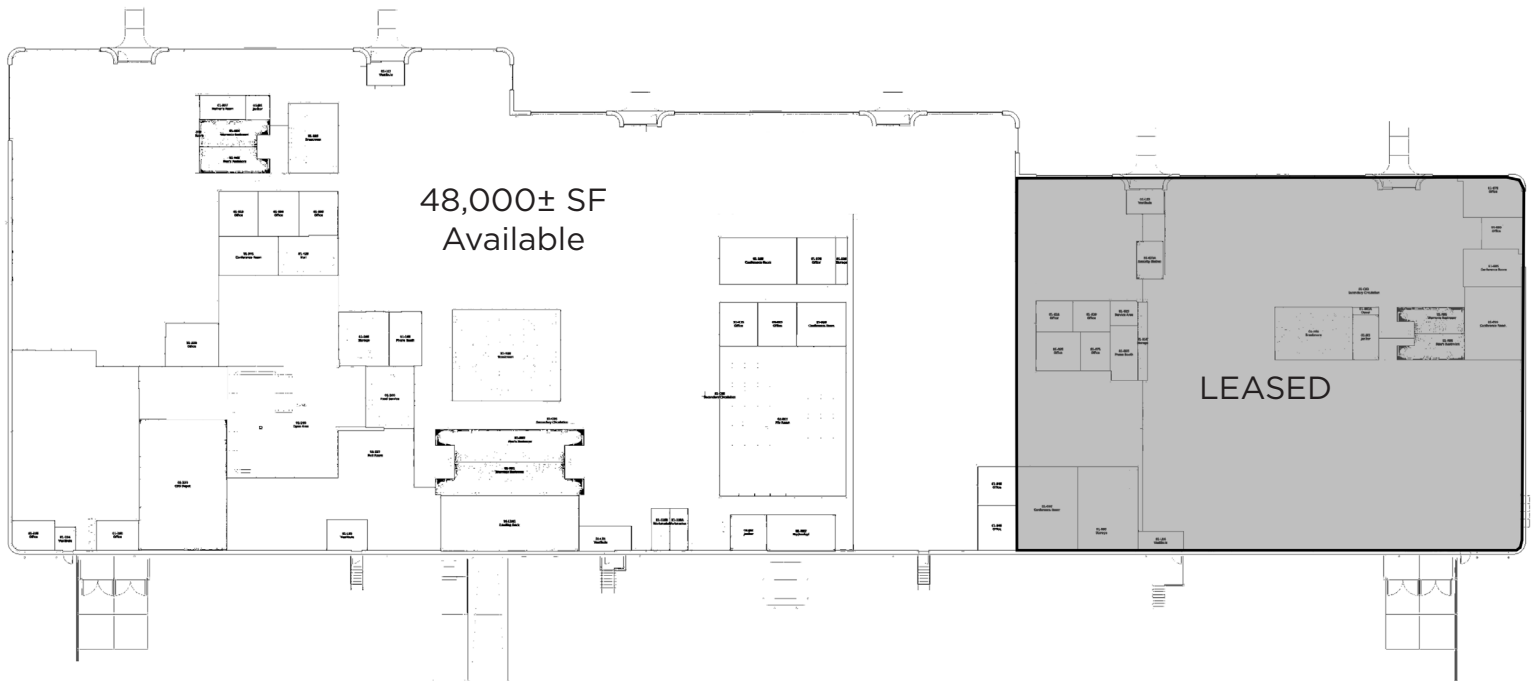
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## Floor Plan





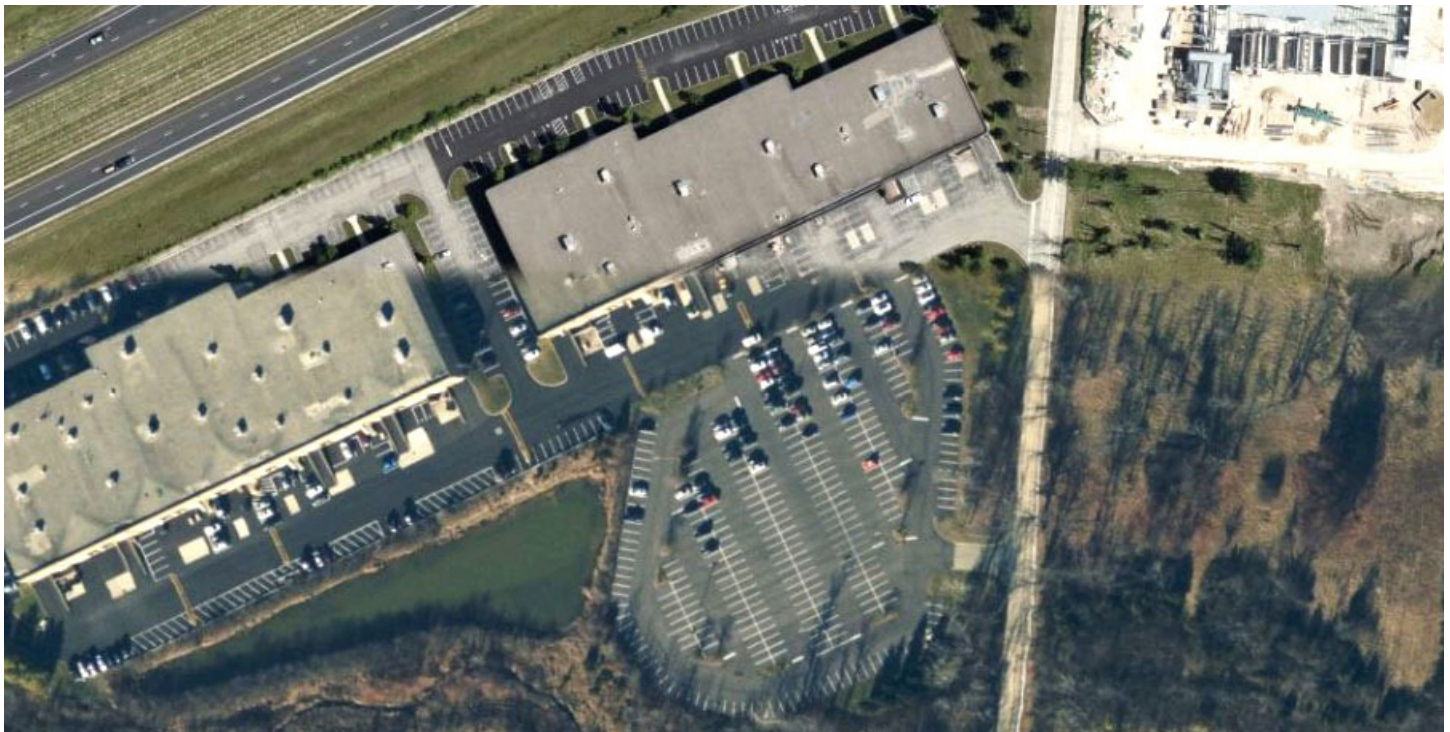
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## Aerial



## Additional Parking



[ApexCommercialGroup.com](http://ApexCommercialGroup.com)