



PRICE REDUCED!

Highlights

- 100% Leased
- Located in the south Dayton market in Dayton's premier suburb
- Located approximately 5 minutes from I-75 and Miami Valley Hospital, the largest hospital in the region

- 43,615± SF on 3.236± acres
- Located in former NCR "Sugar Camp" office park
- Close proximity to the University of Dayton and the mixed-use development On Main (former fairgrounds)
- Surrounded by new construction projects including GE, Emerson, and UDRI
- Situated in Oakwood, Dayton's premier suburb, adjacent to the south downtown area in Dayton
- Strong demographics
- Walking distance to hotels and over 30 restaurants

Exclusively offered by Apex Commercial Group:



Aaron Savino, SIOR
Principal

937.469.8269

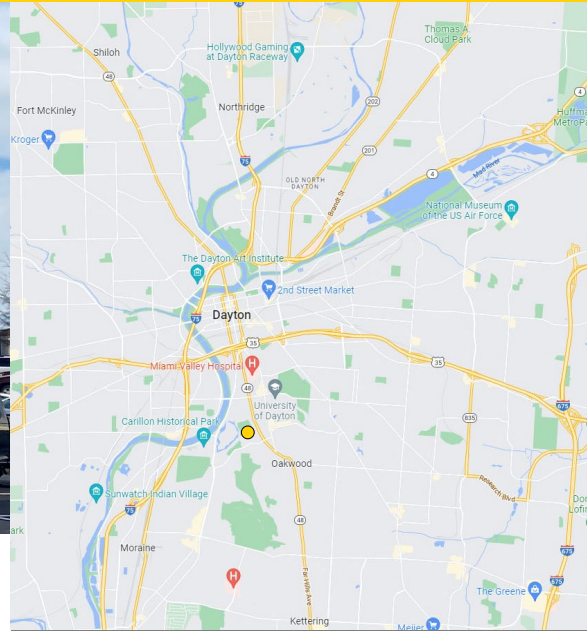
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Mark Dlott, SIOR
Senior Vice President

937 222.7884

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Address: 400 Sugar Camp Circle, Oakwood, Ohio

Property Type: Multi-tenant office

Rentable SF: 43,615±

Occupancy: 100%

Building Class: A

Parcel Number: Q71 01613 0007

Parcel Size: 3.236± Acres

Parking: 3.7/1,000 with overflow lot - Parking lot repair 2020

Year Built: 1971 - Build outs 2012-2020

Asking Price: ~~\$5,625,000~~ **\$4,900,000**

For additional information contact:



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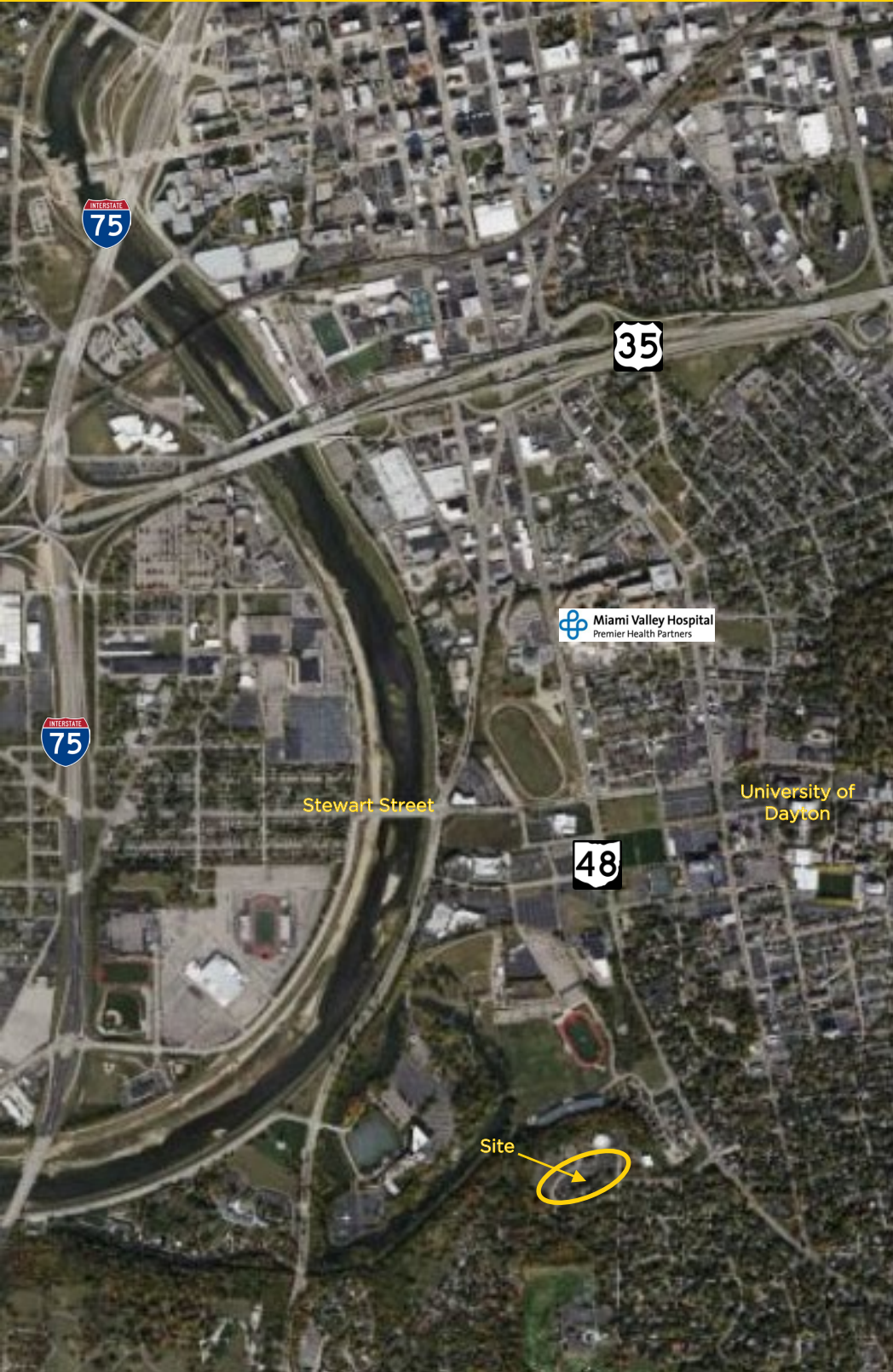
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