

**RENTAL SPACE AVAILABLE AT 1020 WOODMAN DRIVE,  
DAYTON, OHIO 45432**

This property is an ideal fit for a wide range of uses – including government offices, medical offices, medical laboratories, medical imaging, and professional offices such as accountants, financial planners, attorneys, insurance agencies and tax services. Its strategic location (blocks from ST RT 35) and versatile layout make it a prime choice for businesses looking to establish or expand in this growing area.

***DON'T MISS THIS OPPORTUNITY TO SECURE A HIGHLY VISIBLE,  
ADAPTABLE OFFICE SPACE!***

SPACE: 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR ----- TERM: NEGOTIABLE

BASE RENTAL RATE: \$18.00 SF/YR INCLUDING UTILITIES, TAXES  
AND MAINTENANCE OF COMMON AREA, FREE PARKING

***Property Facts:***

Building Type: Office... Building Height: 3 Stories

Building Class: B....Building Size – 33,000 sq ft

Typical floor size – 11,000 sq ft.....Year Built 1984

Riverside Zoning

Flexible office spaces, ranging up to 10,000 sq ft

Highly visible property..... Elevator.....

Fully Accessible to All.... Bus Line Nearby

Central Air and Heating..... Open Floor Plan

On-Site Property Manager

**Please contact: Joel Mehan, email: [mehanj@itc-1.com](mailto:mehanj@itc-1.com)**