

**point west**

2|3

3033|3055

**kettering  
boulevard**

MORaine, OH 45439

click **HERE**  
for virtual tour

AVAILABLE FOR LEASE



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**CBRE**





## property highlights

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high-end office space  
with available suites  
ranging from  
±371 rsf to ±11,827 rsf

dedicated building  
cafeteria



atriums in both  
buildings offer  
abundant natural  
light

on-site property  
management



ample parking,  
including 41 covered  
executive spaces

## location highlights

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Close proximity to casual | formal dining options & within minutes of:

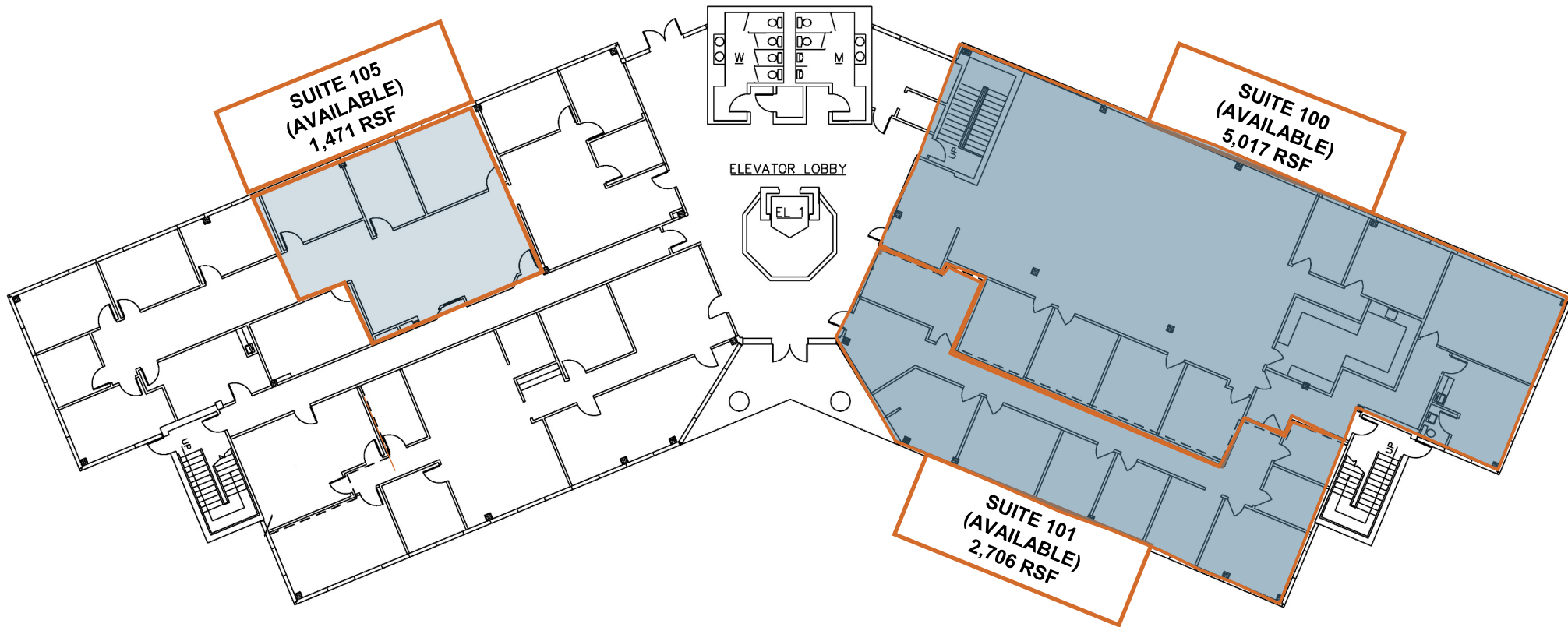
- + Hills & Dales Metro Park
- + Cox Arboretum
- + Wright Brothers National Museum
- + Great Miami River Recreational Trail
- + NCR Country Club
- + Moraine Country Club
- + Carillion Historical Park
- + Woodland Cemetery



## 3033 building details

- + 46,069 rsf
- + 3 stories
- + 15,000-rsf average floor plates
- + constructed in 1985
- + \$15.00 | rsf full-service gross
- + availabilities ranging from 1,183 SF to 7,723 SF

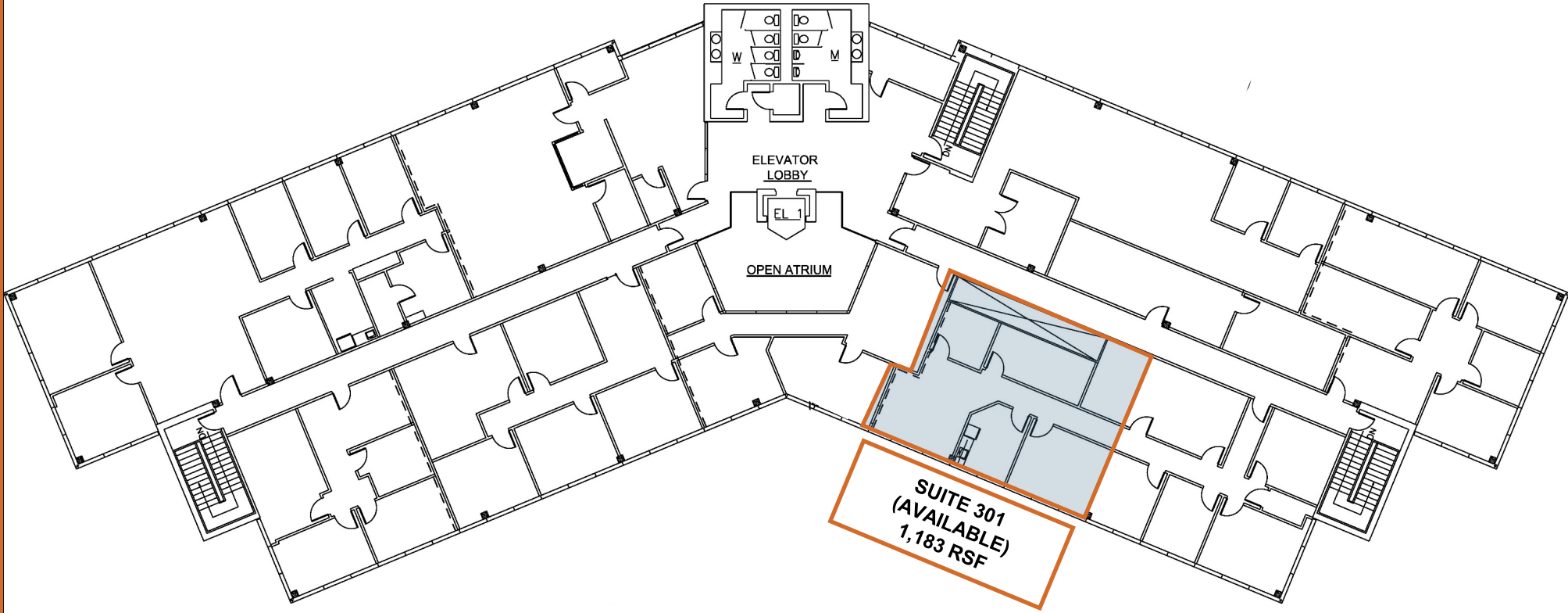
# FIRST FLOOR





# THIRD FLOOR

FOR LEASE | 3033 KETTERING BOULEVARD | POINT WEST 2 | MORaine, OHIO 45439







## 3055 building details

- + 86,146 rsf
- + 4 stories
- + 21,000-rsf average floor plates
- + constructed in 1986
- + \$15.00 | rsf full-service gross
- + availabilities ranging from 841 SF -1,827 SF



# interior images

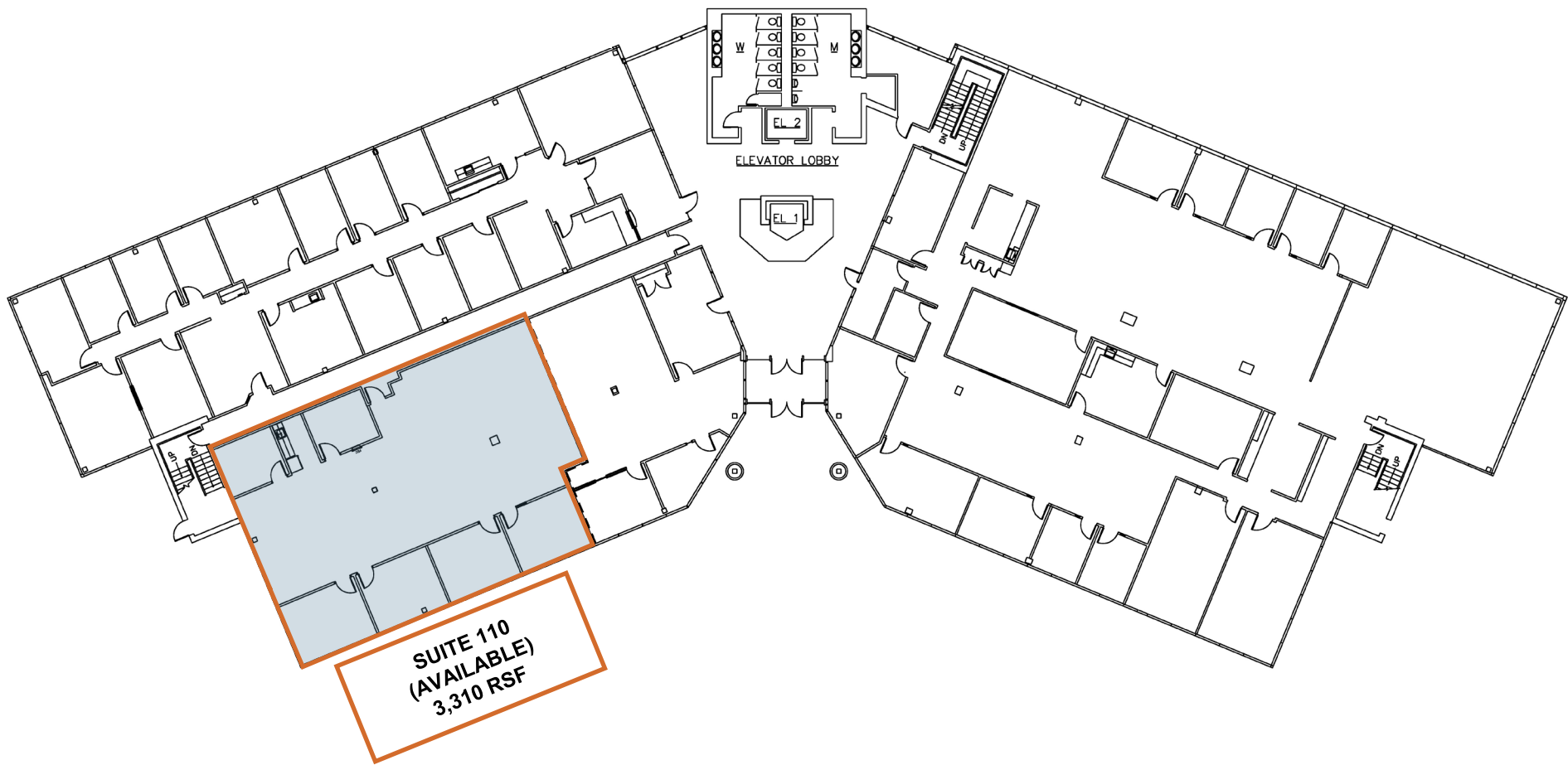


atrium ~ available space window lines ~ covered executive parking



# FIRST FLOOR

FOR LEASE | 3055 KETTERING BOULEVARD | POINT WEST 3 | MORaine, OHIO 45439



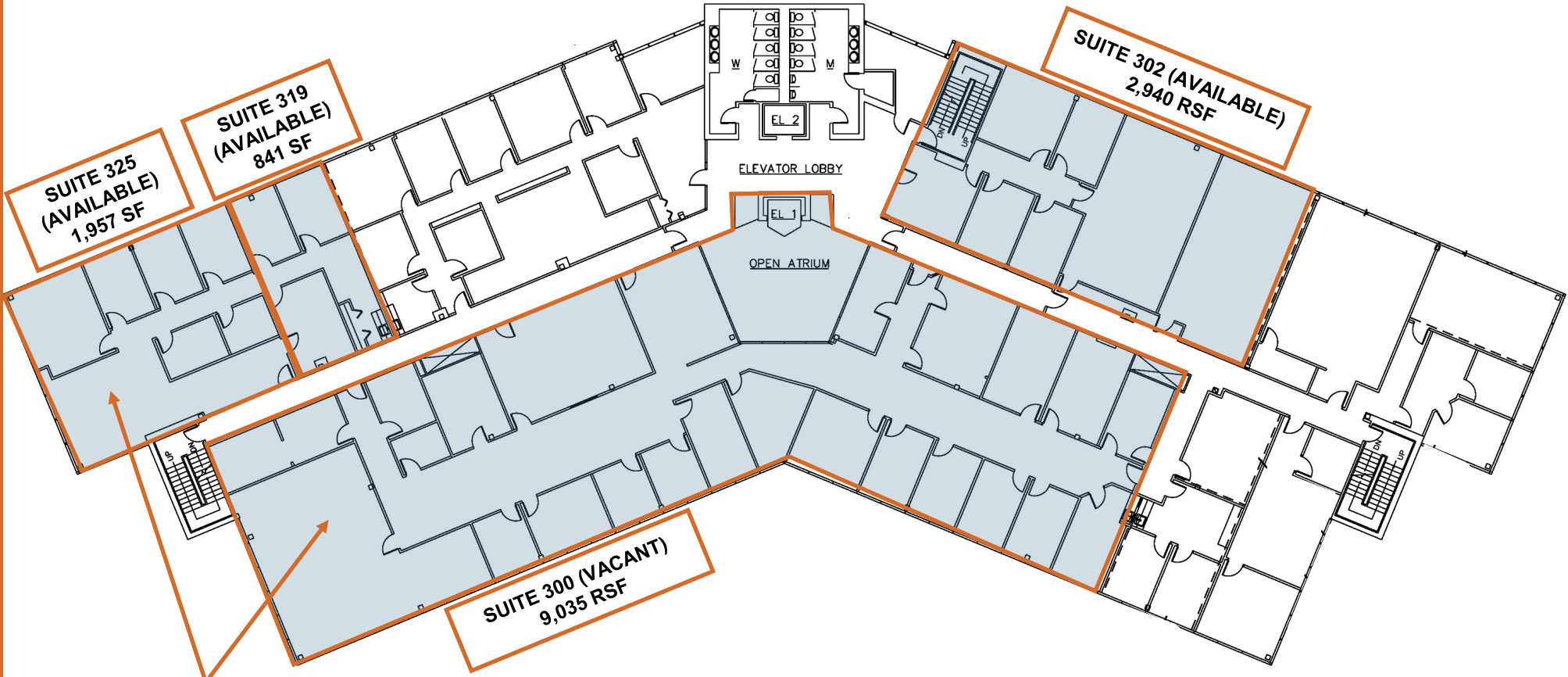


# SECOND FLOOR





# THIRD FLOOR



**SUITE 325 (AVAILABLE)**  
1,957 SF

**SUITE 319 (AVAILABLE)**  
841 SF

**SUITE 302 (AVAILABLE)**  
2,940 RSF

**SUITE 300 (VACANT)**  
9,035 RSF

Suites 300 & 319  
can be combined  
for a total of  
11,827 RSF

ELEVATOR LOBBY

OPEN ATRIUM

EL 2

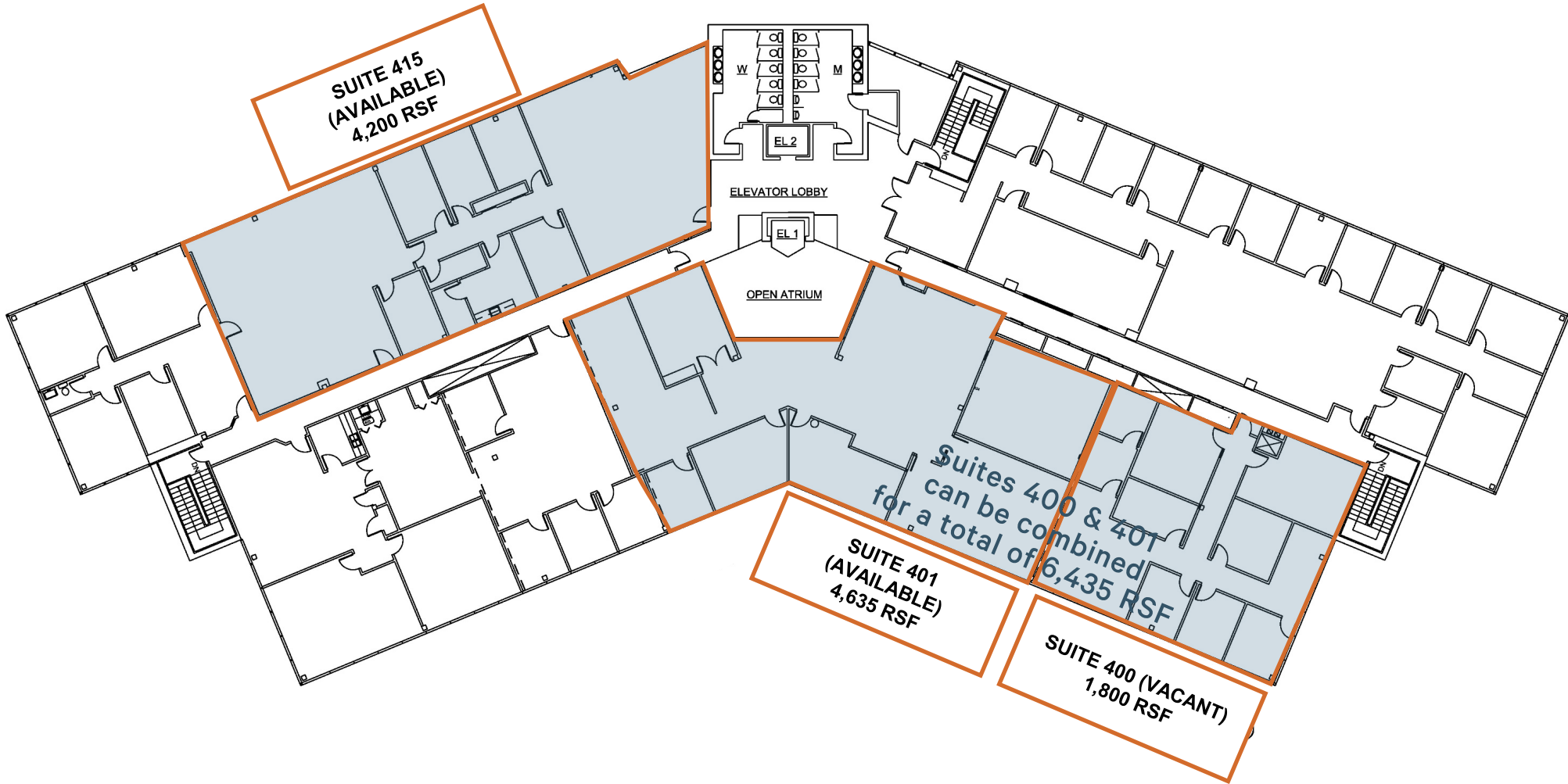
EL 1

UP

UP



# FOURTH FLOOR





# site aerial

FOR LEASE | POINT WEST 2 | 3 | 3033 | 3055 KETTERING BLVD | MORAINE, OHIO 45439



Walmart

Buckin Donkey Grill

MURPHY USA

CHIPOTLE MEXICAN GRILL

FIFTH THIRD BANK

LONGHORN STEAKHOUSE

Flying Ace Express Car Wash

SUBWAY

Great Clips

HOT HEAD DORRITOS

MIDAS

W Dorothy Ln

S Dixie Ave

Glenmore Ave

Robin Rd

Oakland Ave

McDonald's

W Dorothy Ln

point west 3

point west 2

TACO BELL

Arby's

Tim Hortons

El Rancho Grande

Kettering Hills & Dales Florist

Osaka Sushi & Hibachi

Jamaica Mon Street Kitchen

Dayton Tire & Auto Service Center

MyUSA Credit Union



# point west

## 2|3

### 3033|3055

# kettering boulevard

MORaine, OH 45439

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