



# Crest

Commercial Realty

**Up to 18,206 SF Available.**

# Class A Office

## Wright Point III

### FOR LEASE

5000 Springfield St., Riverside, OH 45431



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# Property Highlights

## Wright Point III



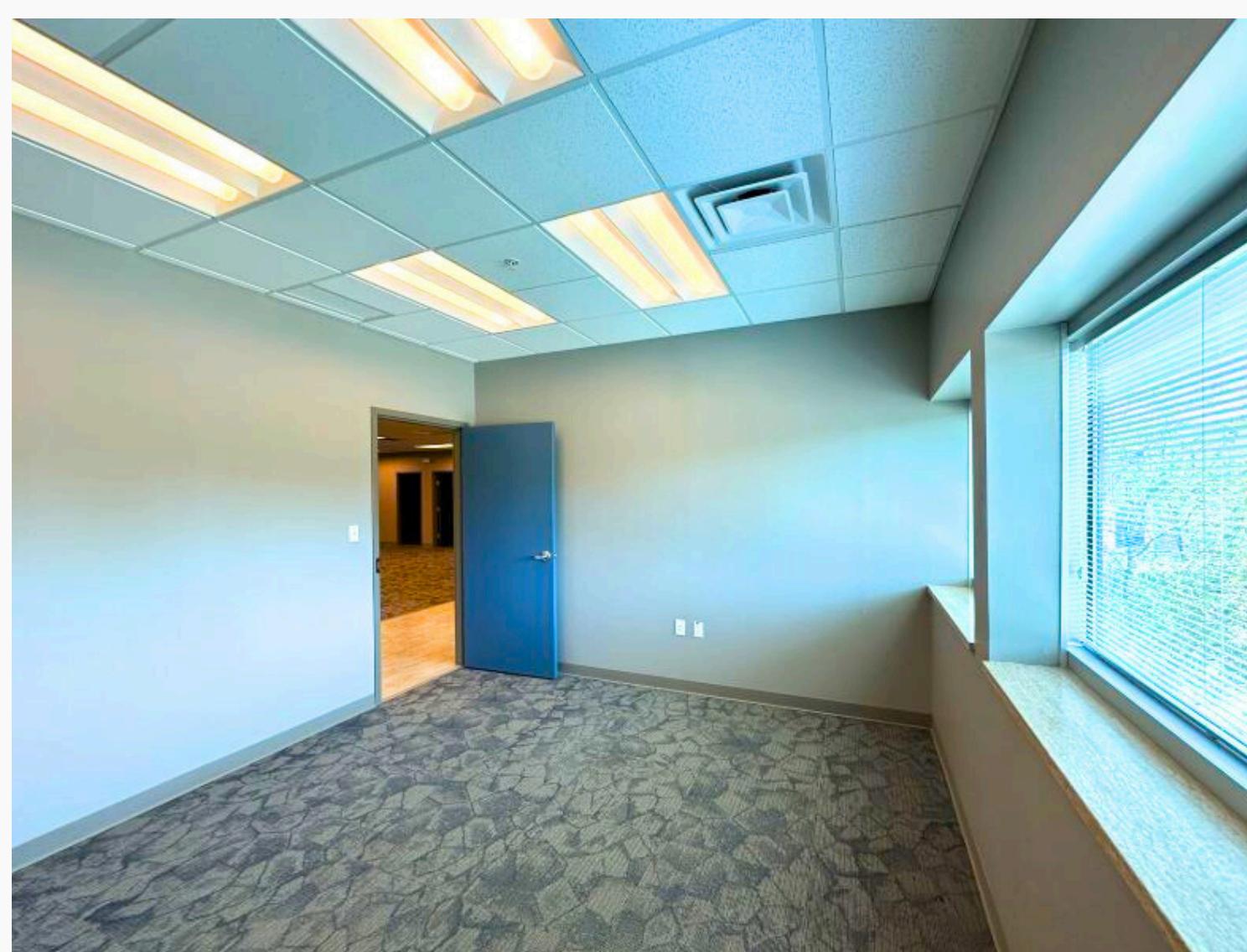
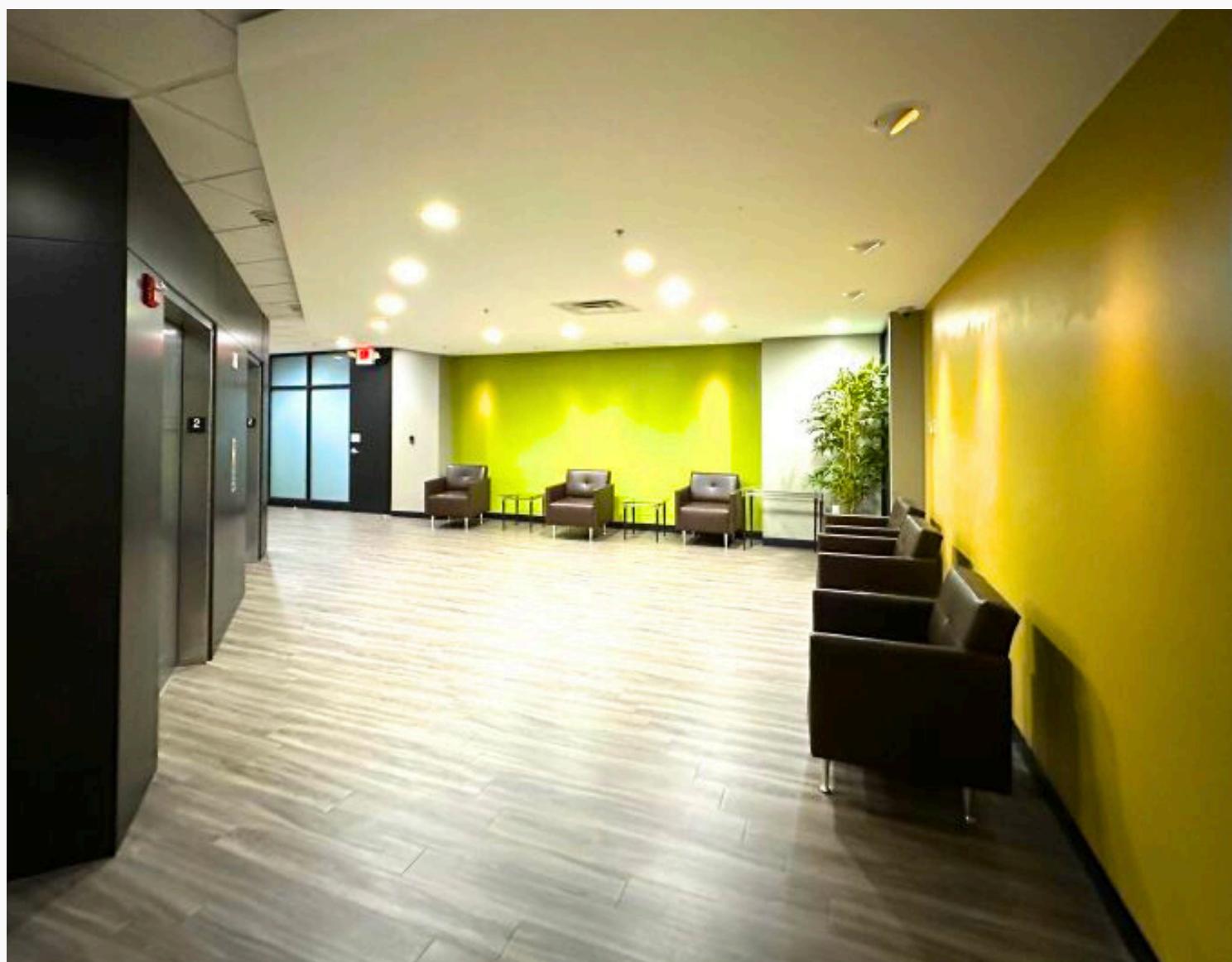
- State of the art building overlooks Wright Patterson Air Force Base.
- Up to 18,206 SF available, divisible.
- Mix of private offices, large conference rooms, and flexible open space.
- Attractive lobby features high-end finishes.
- Two large passenger/freight elevators to 2nd floor.
- Well-positioned office park offers ample parking.
- Built in 2005, renovated in 2019.
- First floor occupied by Mile Two, a trusted partner building custom software for a range of diverse clients, including startups, Fortune 500 companies, and the US government.
- Lease rate: \$20/SF, Full-Service.



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Wright Point III

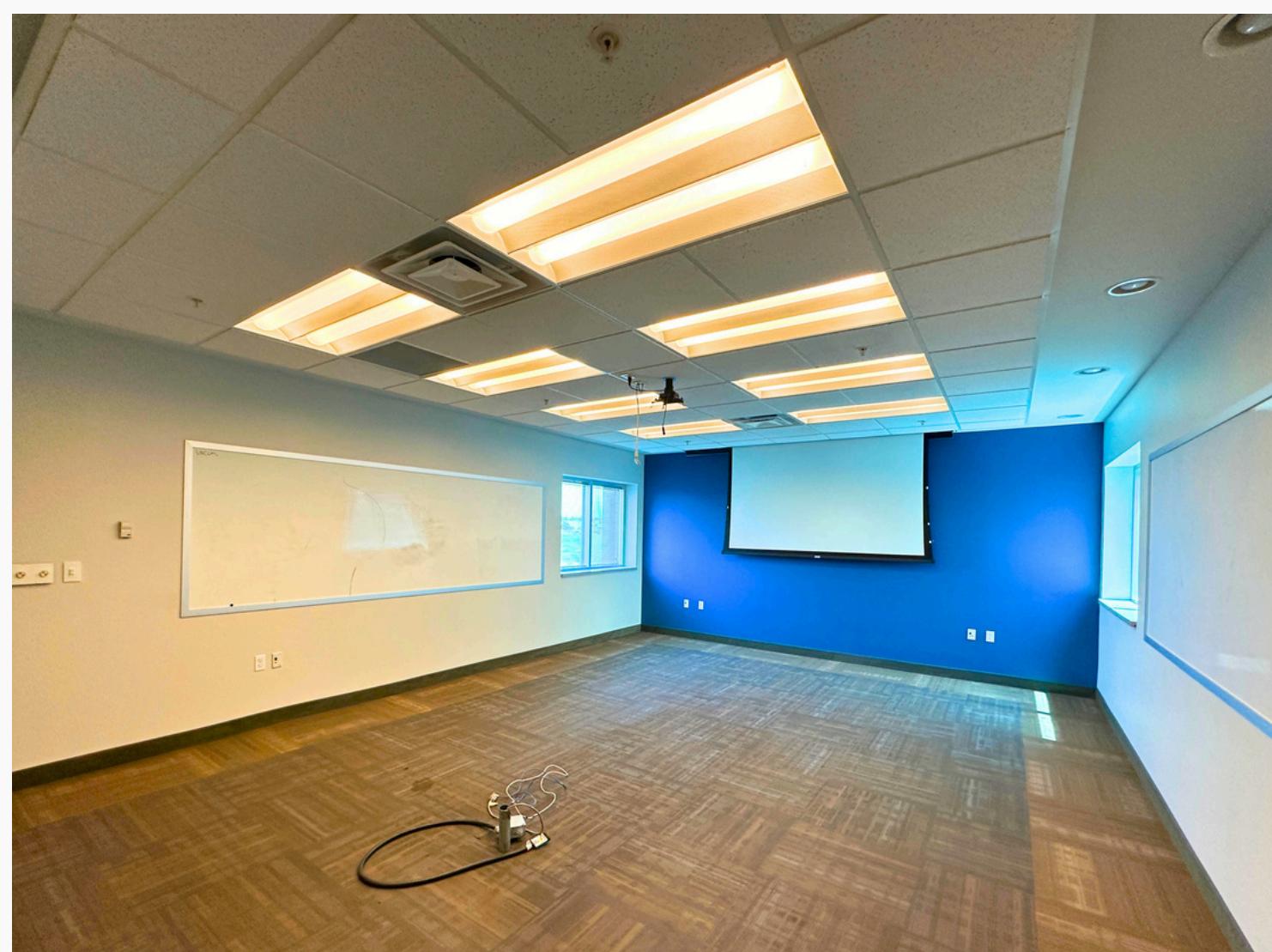
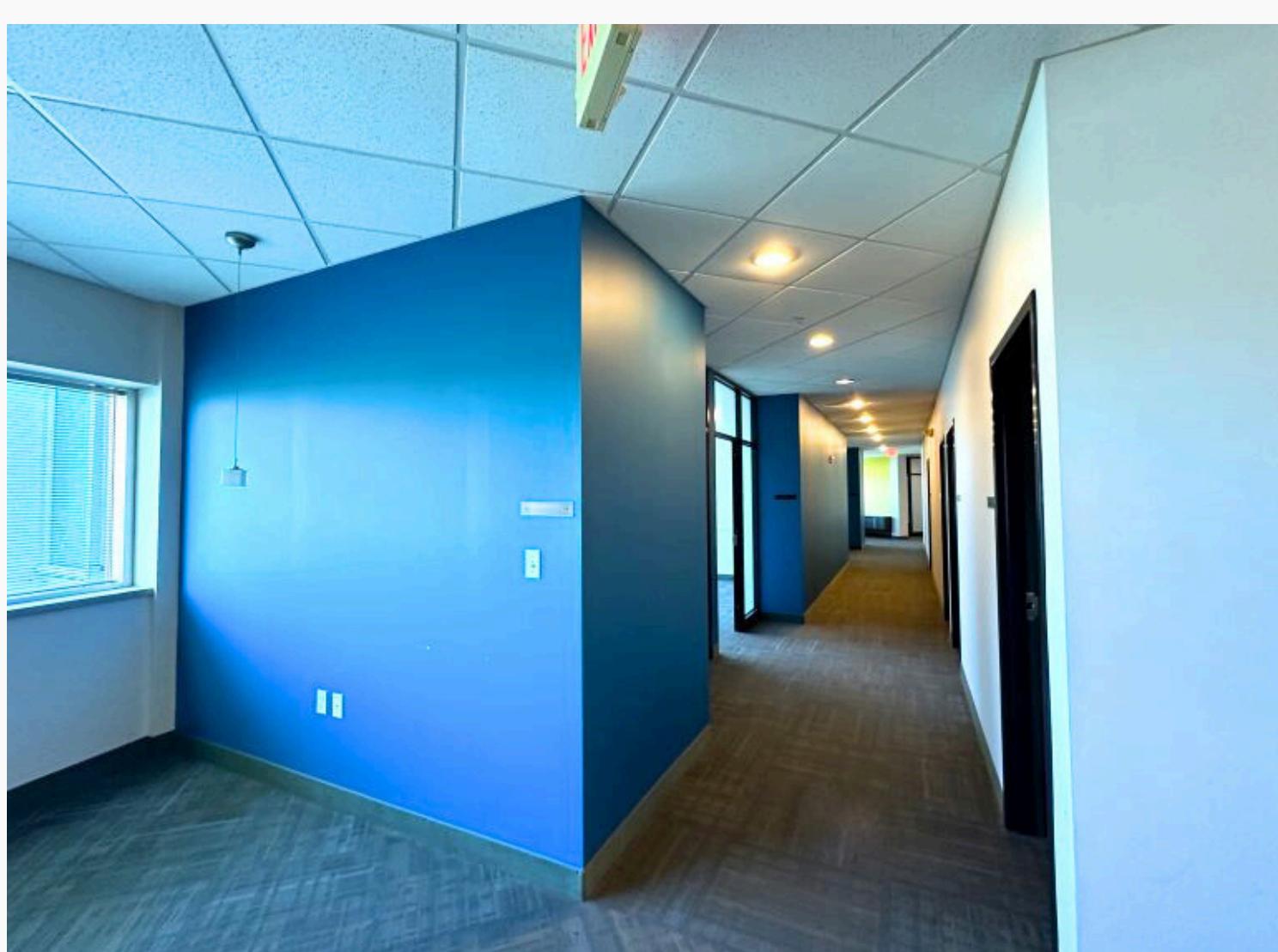
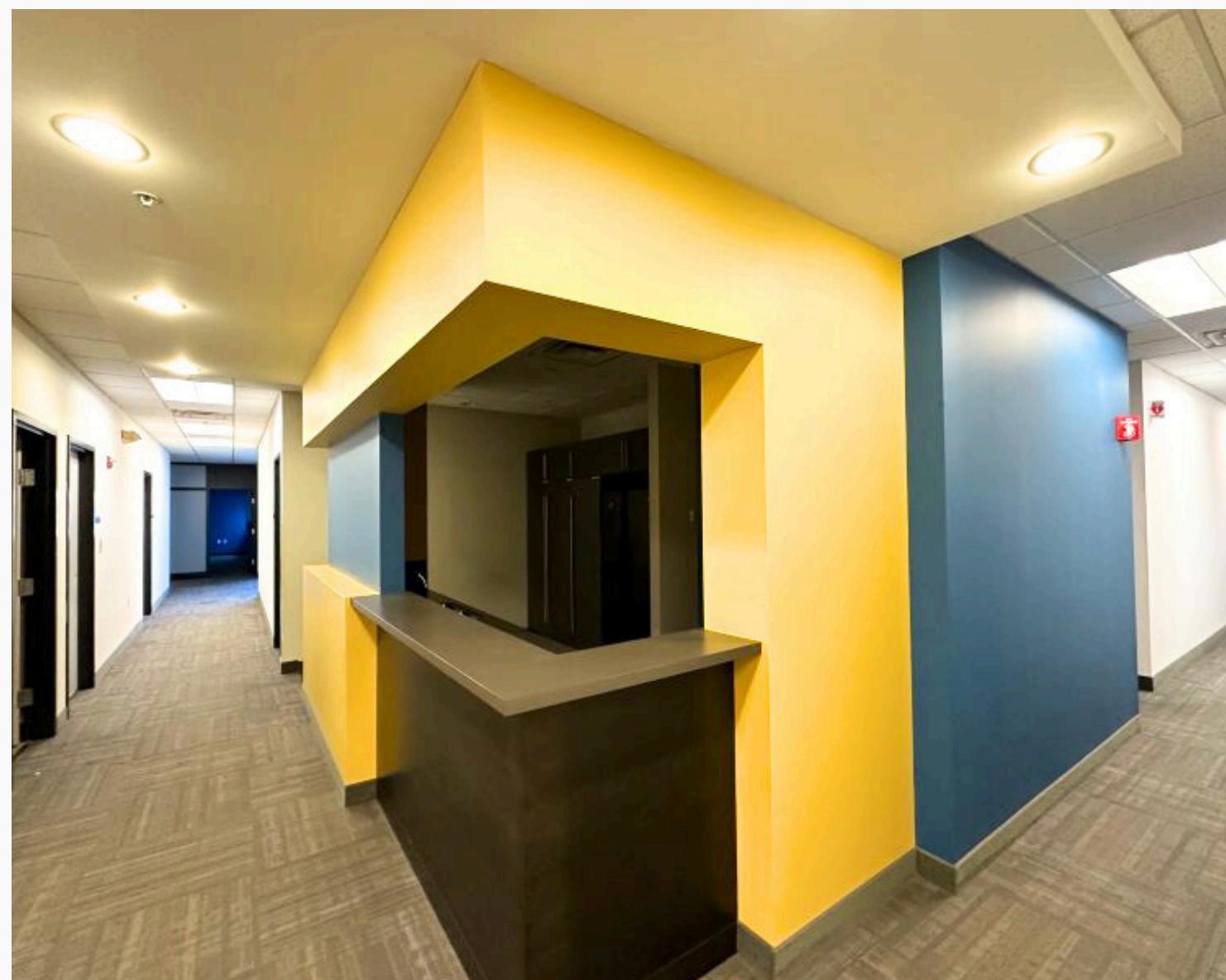
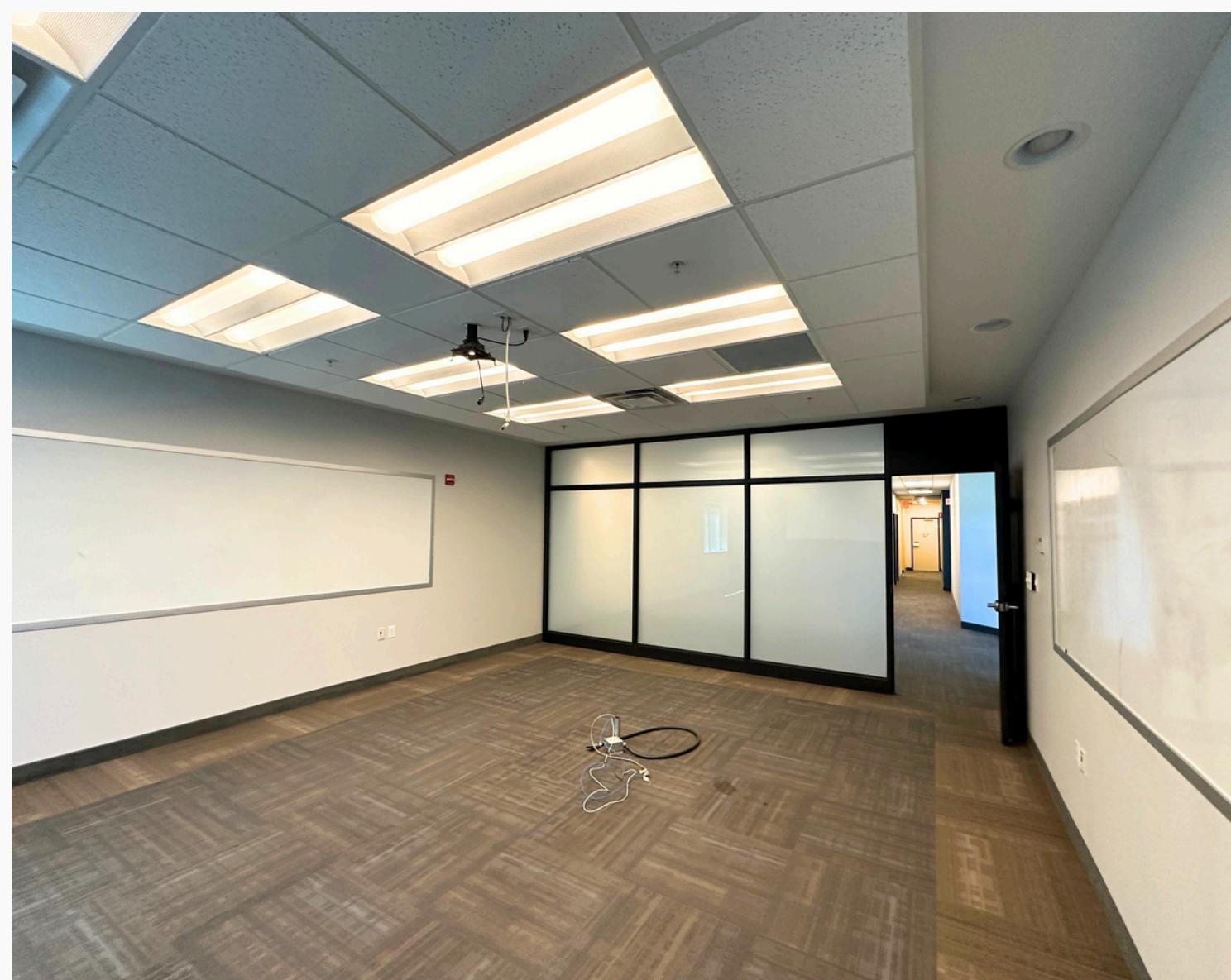
Suite 100 - 7,521 SF



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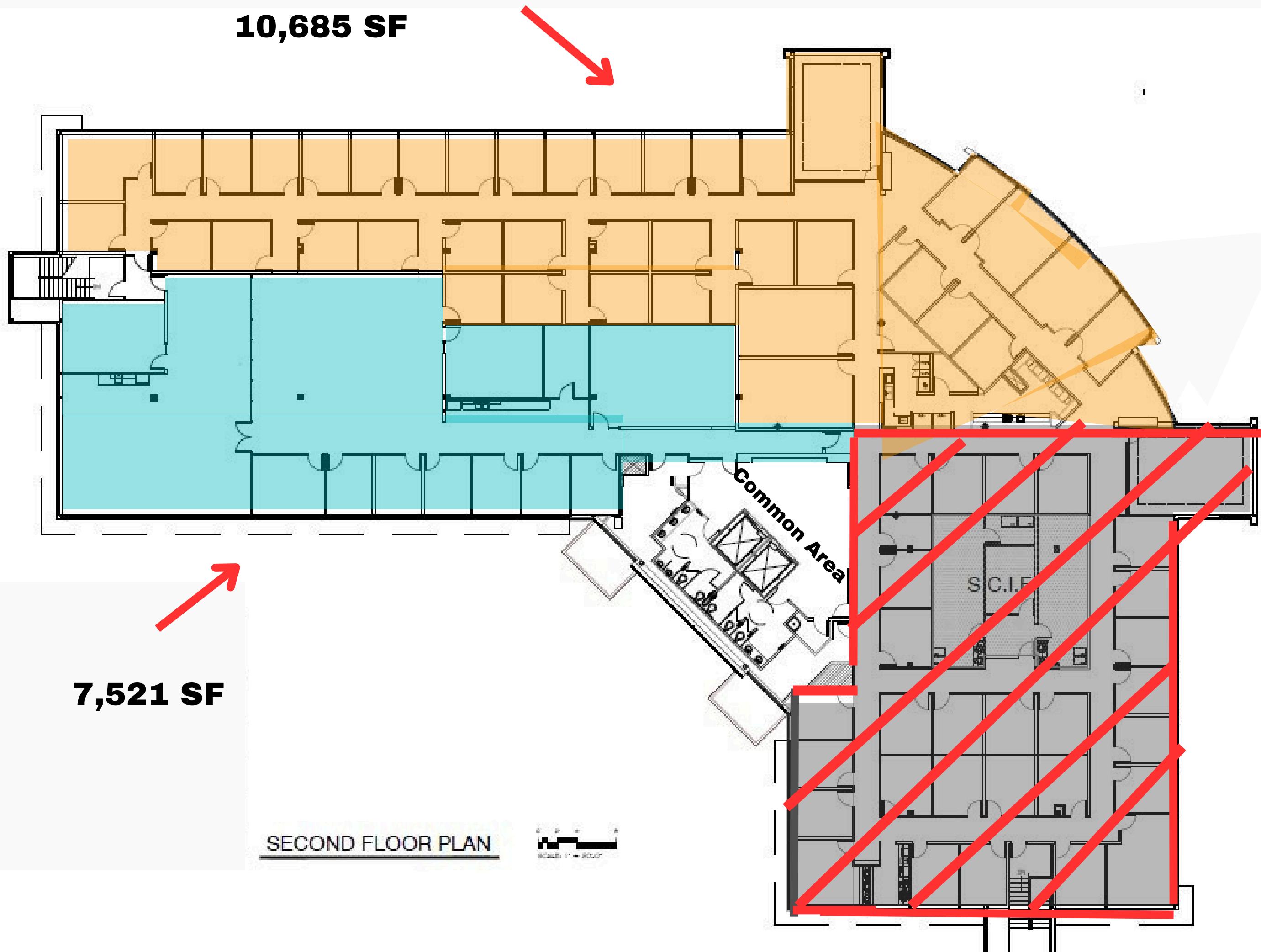
Wright Point III

Suite 200 - 18,685 SF



# Floorplan

Wright Point III



# Location

## Wright Point III



## Demographics

	2 miles	5 miles	10 miles
2023 Population	24,173	186,503	504,248
2028 Projected Population	24,033	186,531	508,775
Medium Home Value	\$74,866	\$104,552	\$136,046

**Traffic Count** \*\* Per CoStar 2022.

Woodman Dr & Bower Dr	25,325 VPD
Harshman Ave	27,578 VPD
Woodman & Springfield St	24,337 VPD



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