



**Crest**  
Commercial Realty

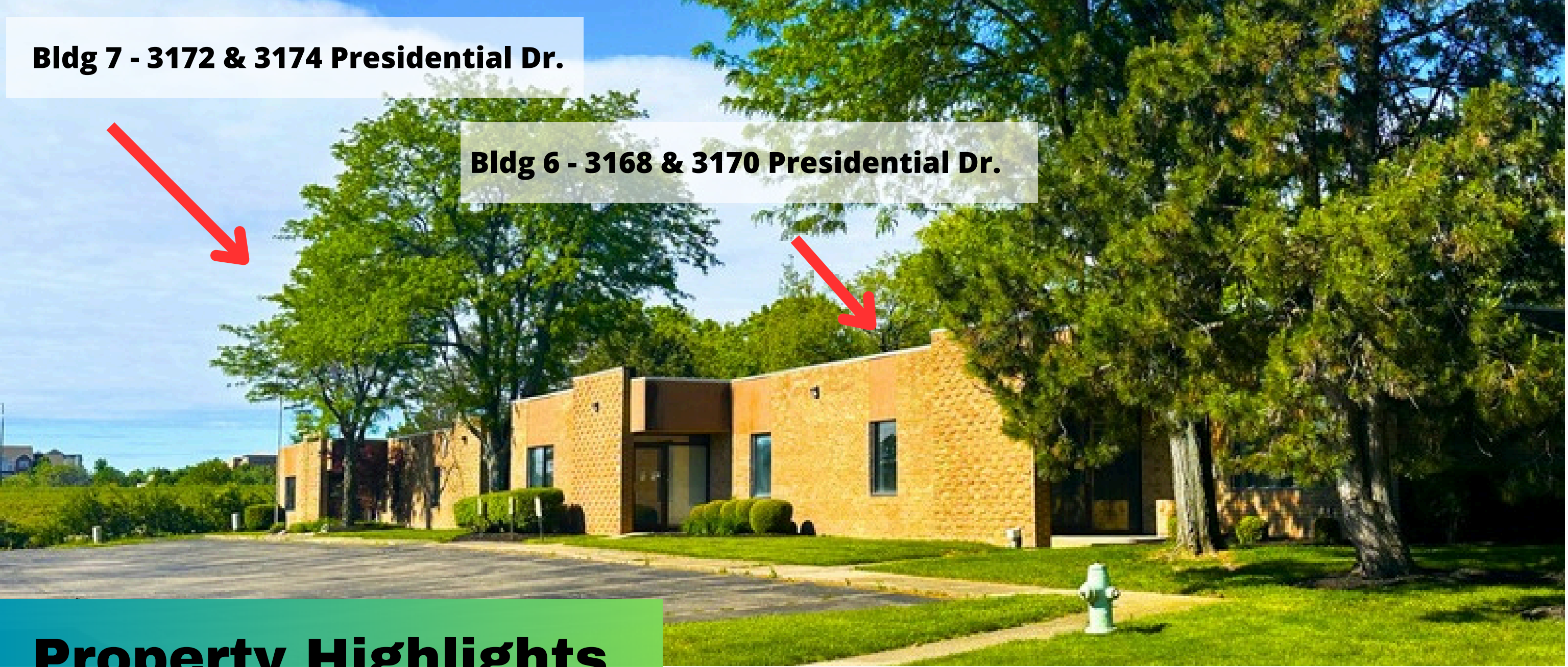
**Office Condo**

**FOR LEASE**

Fairborn Wright Office Park, Fairborn, OH 45324

**Bldg 7 - 3172 & 3174 Presidential Dr.**

**Bldg 6 - 3168 & 3170 Presidential Dr.**



## Property Highlights

- Fairborn Wright Office Park consists of nine (9) single-story office condominiums located on Presidential Drive.
- Prime location offers proximity to Wright Patterson Air Force Base, Wright State University and I-675.
- The office park boasts appealing common areas, abundant green spaces, and plenty of parking.
- Building 7 features prominent visibility from I-675.
- Two (2) office condos available.
  - Each office condo measures 5,000 SF.
  - May also be divided into 2,500 SF each.
  - Condo buildings 6 & 7 may be combined for a total of 10,000 SF.
  - Condos are in shell condition - see proposed floorplan and renderings.
  - Lease Rate: \$15/SF, Full-Service.
- May be customized to suit - generous tenant allowance available!
- Monument signage on Presidential Dr.
- Well-situated property is locally-owned.
- Located in a bustling commercial district close to many amenities including restaurants and hotels.



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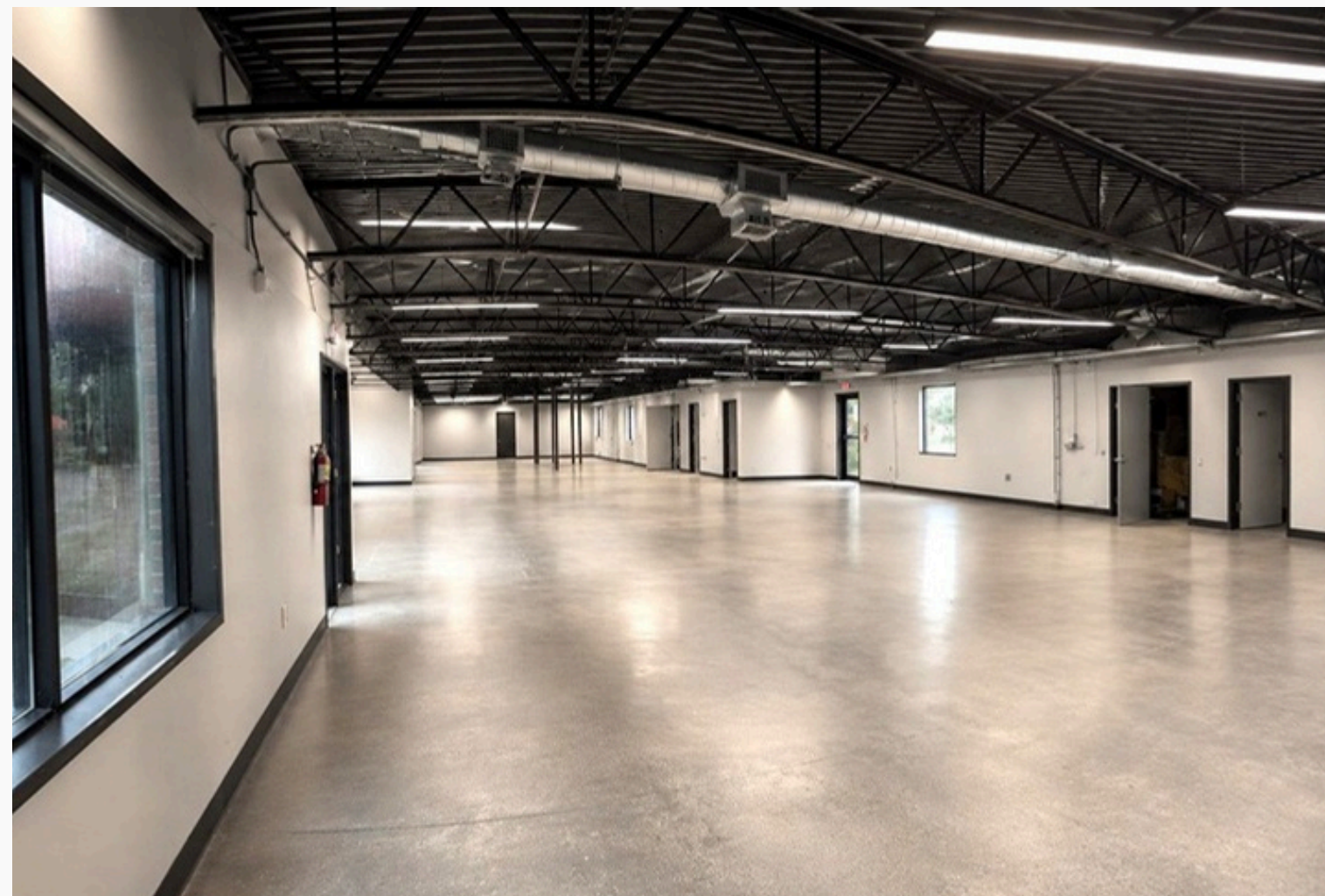


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Fairborn Wright Office Park

## Proposed Buildout Floorplan





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**Presidential Dr.**







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## Fairborn Wright Office Park

### Location & Demographics

	2 mile	5 mile	10 mile
 <b>Population</b>			
2025 Population	23,211	144,691	482,999
2030 Projection	24,179	147,154	490,601
 <b>Households</b>			
2025 Households	9,839	60,494	203,288
2030 Projection	10,282	61,587	206,589
 <b>Household Income</b>			
2025 Avg Household Income	\$98,898	\$82,413	\$88,751
 <b>Housing &amp; Income</b>			
2025 Medium Home Value	\$256,167	\$197,804	\$196,834

