

1700 LYONS ROAD, SUITE A
WASHINGTON TOWNSHIP, OH 45458



AVAILABLE SUITE

Suite #	Approx. SF	Available	Lease Rate
A	8,122	Now	\$16.95 PSF, plus utilities

Parking: 180 + spaces / 5 cars per 1,000 SF parking ratio
Municipality: Washington Township
County: Montgomery



PROPERTY HIGHLIGHTS

High-Visibility Main Suite at Prime Center-of-Building Location!

Take advantage of a premier leasing opportunity in the heart of the building! This **main suite** offers **exceptional visibility**, **central positioning**, and **maximum exposure** – ideal for businesses seeking to make a strong impression.

Lease rate includes CAM & operating expenses. Tenant pays for utilities.

Key Features:

- **Prime Location:** Centrally located suite directly in front of the main parking lot entrance on Lyons Rd
- **Direct Access:** Convenient **parking at the door** with **private front and rear entrances**
- **Prominent Signage:** Monument and building signage available for **excellent brand visibility**
- **Versatile Layout:**
 - Expansive **grand reception and lobby area** – can be used or repurposed
 - **Two expansive conference rooms**
 - **Executive office suite** with built-in **wet bar**
 - Spacious **kitchenette** with open lunchroom seating
 - Additional offices and open areas for workstations or future build-out

Convenience & Accessibility

- Surrounded by **top restaurants, banking, shopping, hospitals, and hotels**
- **Easy access** to I-675 and State Route 725
- Located within **Washington Township- No city income tax**

PRESENTED BY:

SKIP SCHAFER

Direct: 937/477-4300

Email: Skipschafer@me.com

ASHLEY SCHNEIDER

Direct: 312/343-1316

Email: Ashley@cra-dayton.com

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7071 Corporate Way, Suite 200 | Centerville, OH 45459

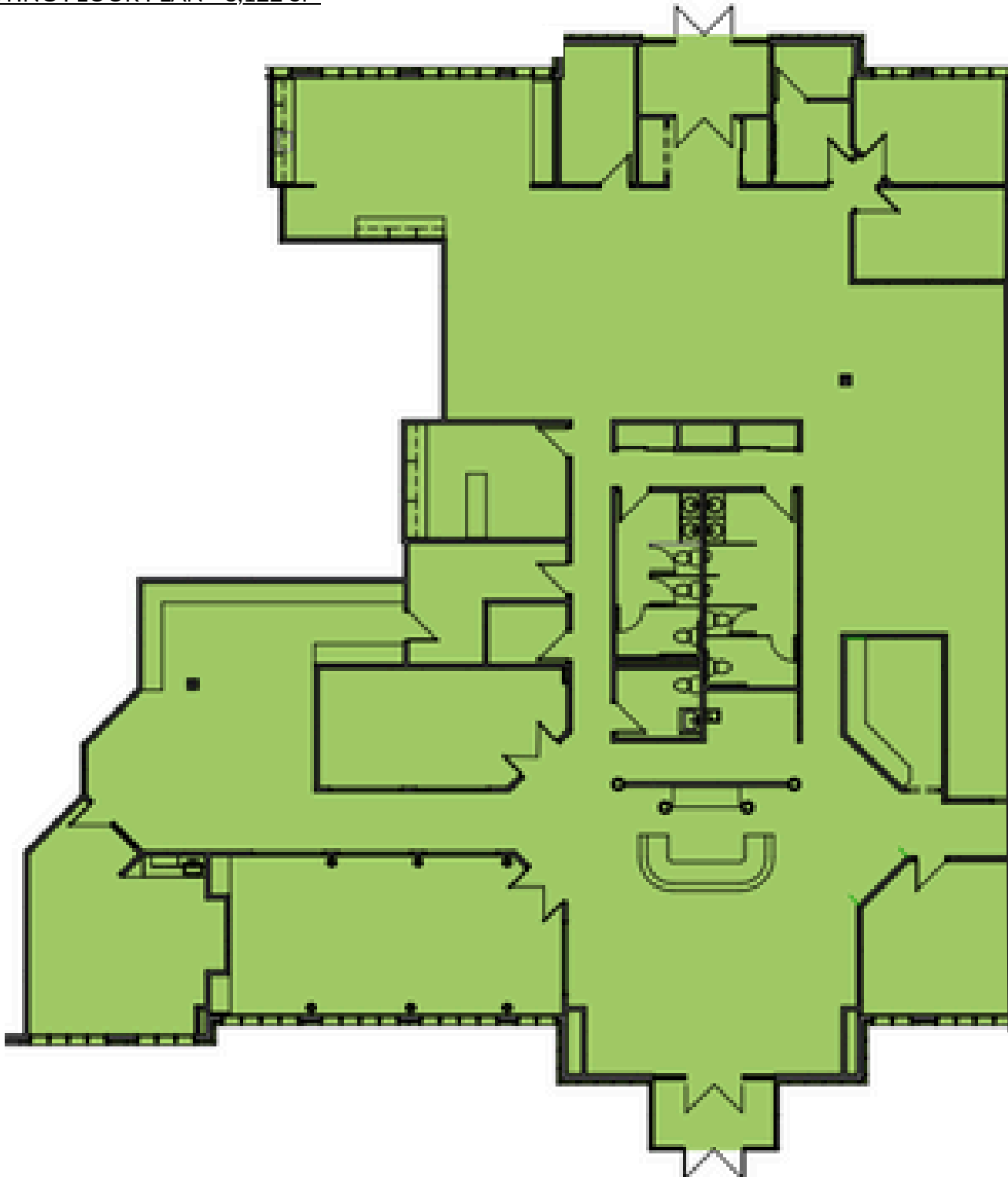
Office: 937/433-9000

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SUITE A:

EXISTING FLOOR PLAN - 8,122 SF



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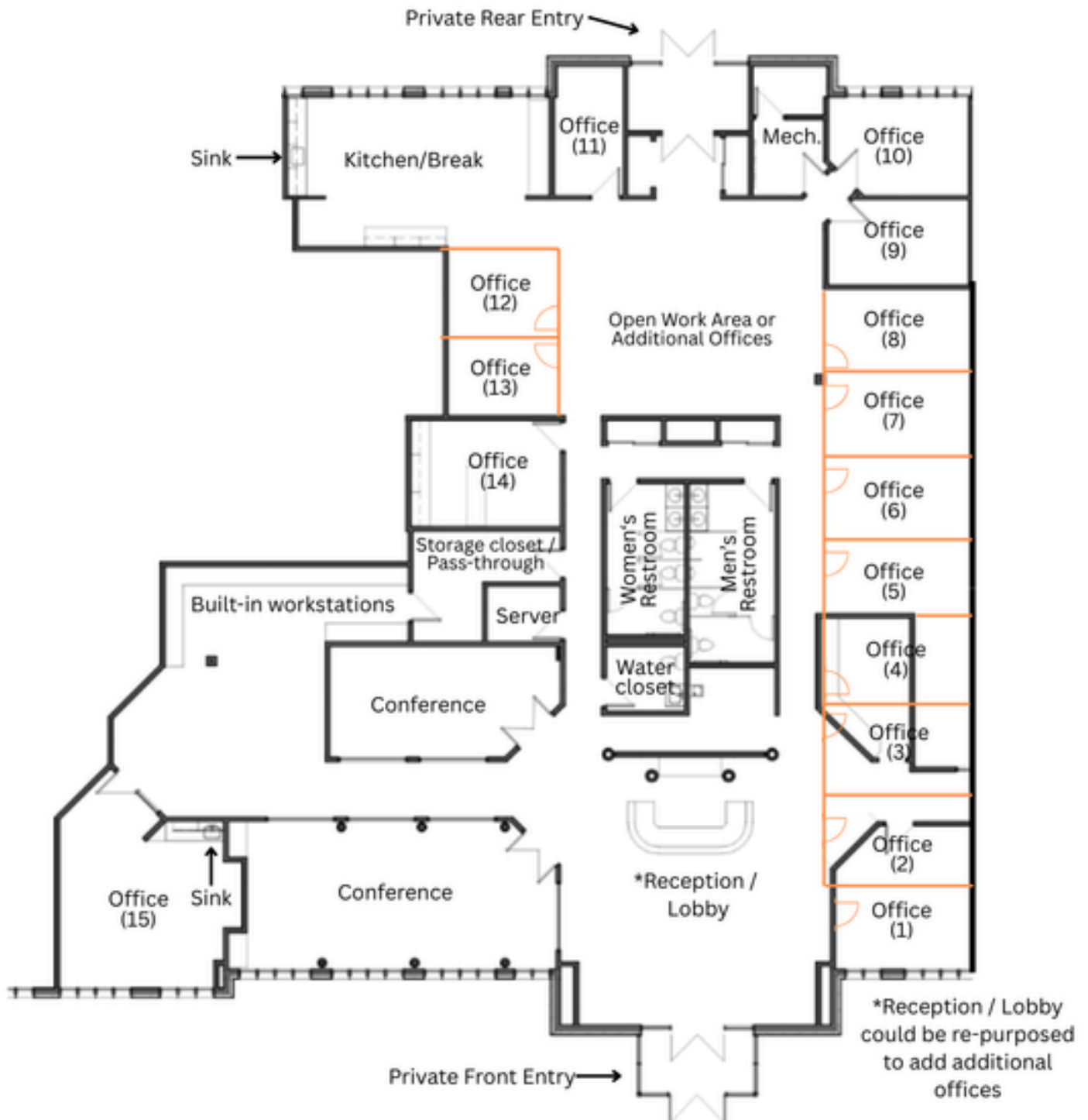
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SUITE A:

CONCEPT PLAN FOR ADDITIONAL OFFICES



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SUITE A PHOTOS

ENTRANCE & LOBBY



KITCHENETTE

CONFERENCE ROOM



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SUITE A - SIGNAGE OPPORTUNITIES

MONUMENT SIGN AT LYONS ROAD



BUILDING SIGNAGE



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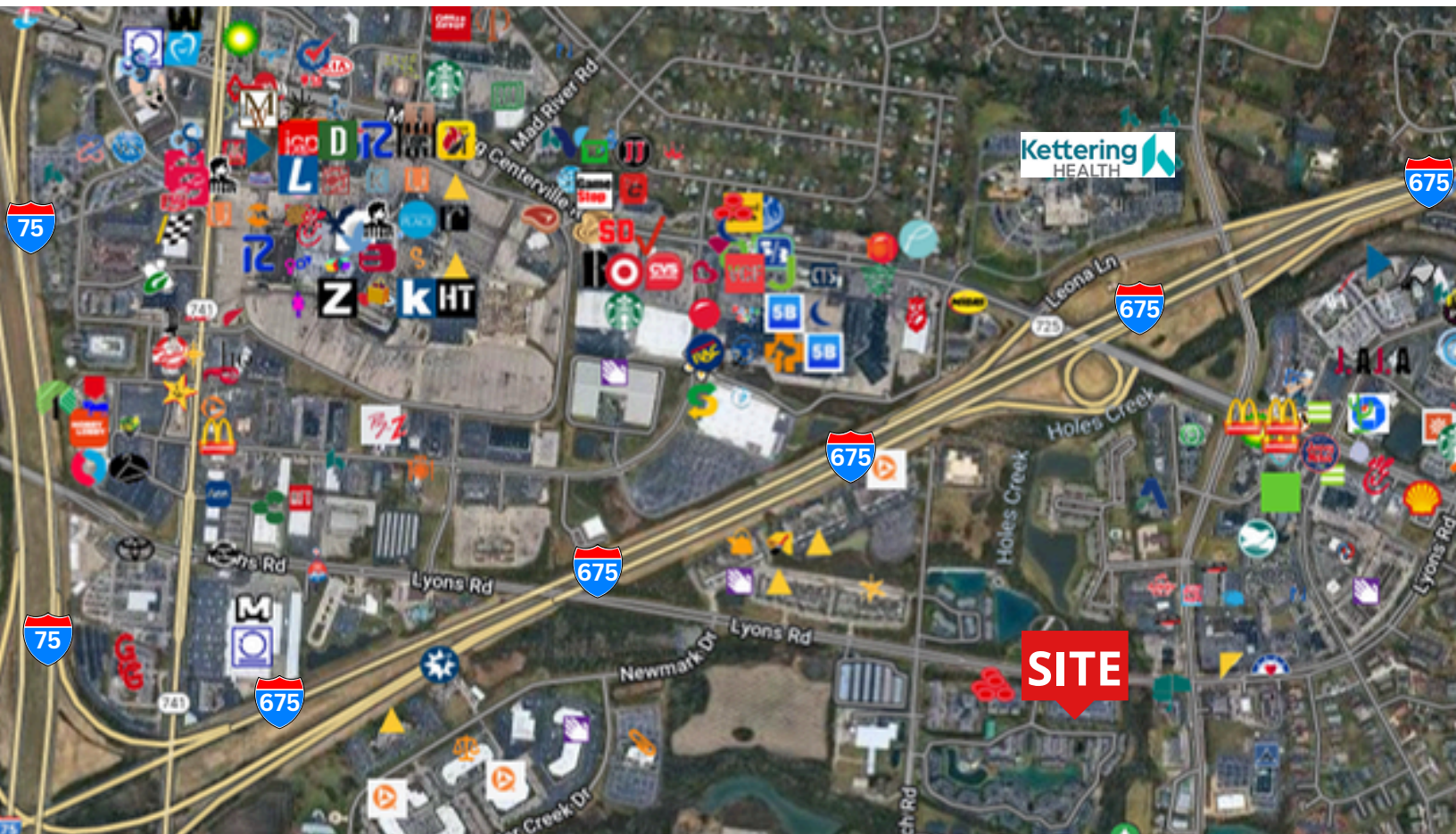
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1700 LYONS ROAD - WASHINGTON TOWNSHIP, OH 45458**MARKET DEMOGRAPHICS**POPULATION, HOUSEHOLDS & INCOME

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population	6,012	58,545	152,923
Total Households	3,095	25,484	64,094
Average Household Size	1.9	2.3	2.4
Average Household Income	\$87,347	\$96,928	\$99,194

TRAFFICCOLLECTION STREETCROSS STREETTRAFFIC VOLUMECOUNT YEAR

Lyons Road	Spinnaker Way	21,149	2022
Yankee Street	Lyons Road	19,329	2022
Washington Church Road	Lyons Road	7,032	2022

LOCATION MAP**PRESENTED BY:****SKIP SCHAFER**

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