

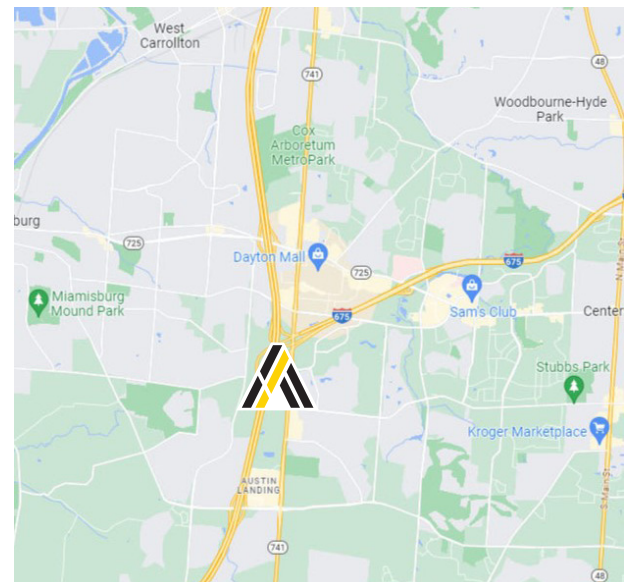


## 9555-9595 Springboro Pike

Miami Township, Ohio 45342

### Property Highlights

- **Prime Location:** Up to 26,039± SF of office space available in Miami Township, offering the advantage of no city income tax.
- **Renovations Underway:** Current capital improvements include a refreshed lobby, enhanced exterior lighting, a new signage plan with rebranding, and updated landscaping.
- **Flexible Layouts:** Floorplates are designed with flexibility, offering customizable space planning by the Landlord.
- **Tenant-Focused Enhancements:** Competitive tenant improvement packages available to meet diverse business needs.
- **Convenient Parking:** High parking ratio available for convenience and accessibility.
- **Strategic Visibility and Accessibility:** Located off State Route 741 with direct frontage on Interstate 75, providing maximum signage exposure for heightened visibility. Only 15 minutes south of Downtown Dayton and 40 minutes north of downtown Cincinnati, strategically positioned to attract employees from both markets.
- **Proximity to Austin Landing:** Situated within 1 mile of Austin Landing, Dayton's premier "Live, Work, Play" development, and a full highway interchange.



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## 9555 Building - 4<sup>th</sup> Floor Tenant Renovations Completed Summer 2024



[ApexCommercialGroup.com](https://www.ApexCommercialGroup.com)

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## Planned Lobby Renovations



[ApexCommercialGroup.com](https://www.ApexCommercialGroup.com)