



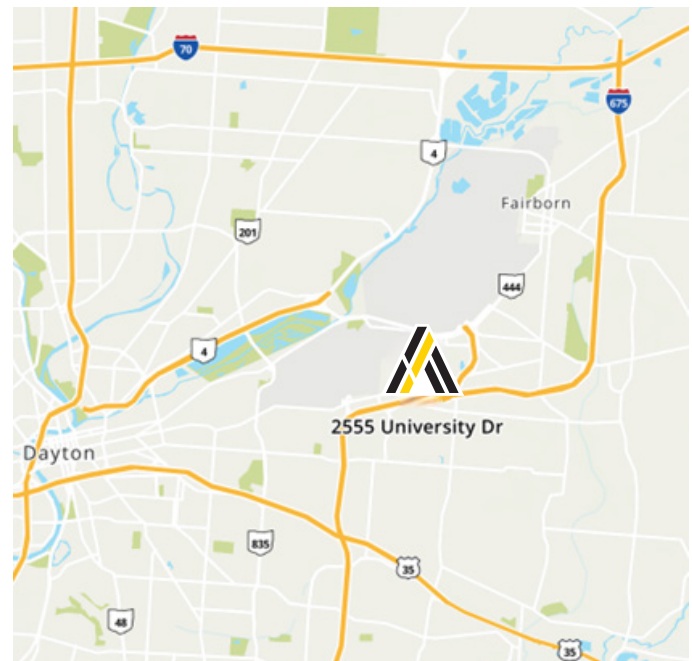
2555 University Drive

Fairborn, Ohio 45324

LEASE RATE:
\$18.95 PSF FULL SERVICE

Property Highlights

- 10,353± SF Contiguous space now available on the third floor with direct elevator lobby exposure
- The available space offers an abundance of natural light (continuous windows on three sides) with all interior partitions removed allowing for complete customization to meet the tenant's needs
- Located in Fairborn's/Beavercreek's defense/technology hub less than 1.5 miles (5 minutes) to Wright Patterson Air Force Base, Area B
- Building fronts on Interstate 675 with unsurpassed visibility to over 75,000 vehicles per day. Exterior building signage is available.
- Numerous amenities in walking distance including restaurants, hotels, banking, shopping and entertainment
- New ownership offering aggressive leasing incentives with a below market, full service rental rate and tenant improvement packages



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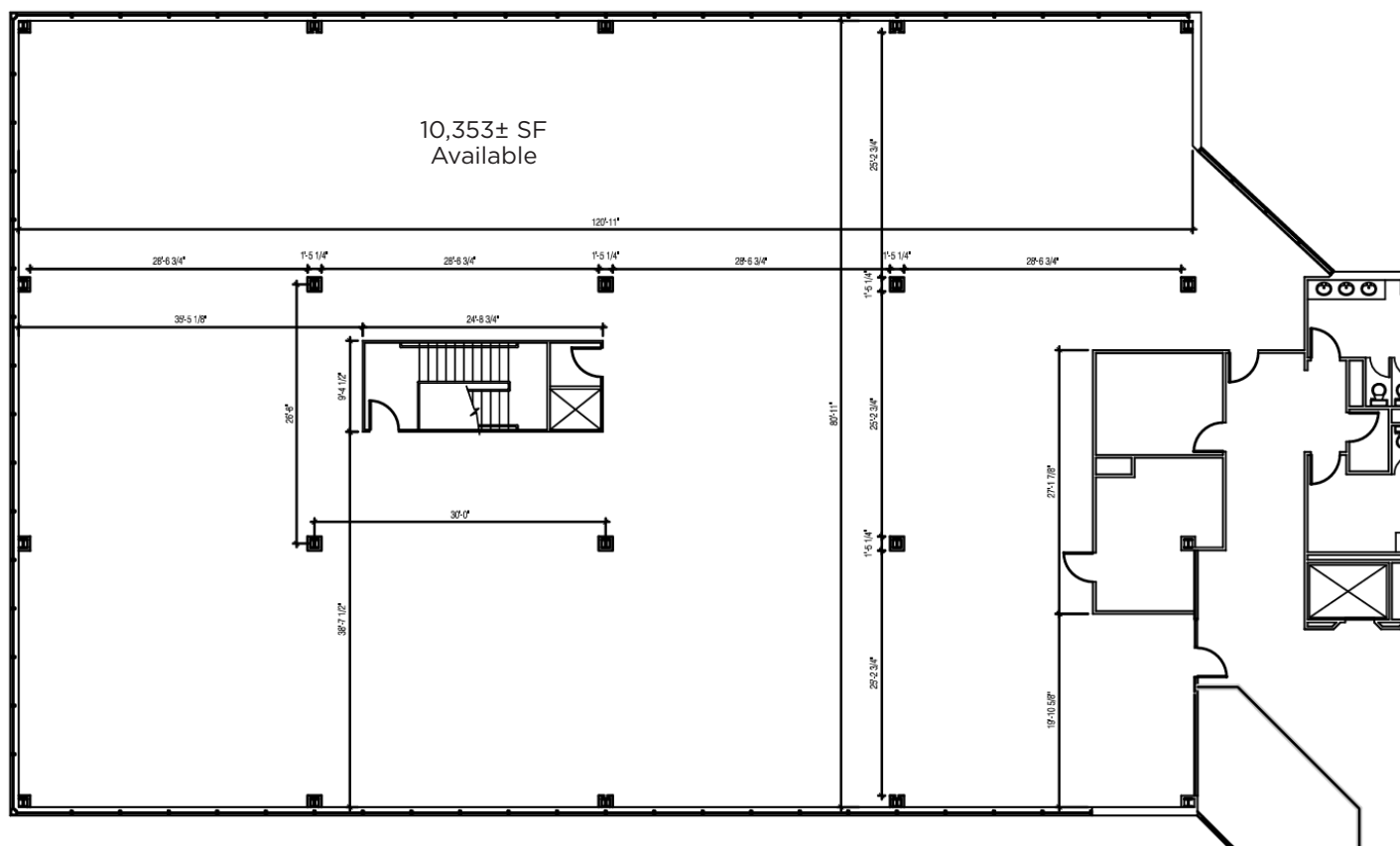
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Floor Plan

Third Floor



2555 University Drive

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Aerial



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