



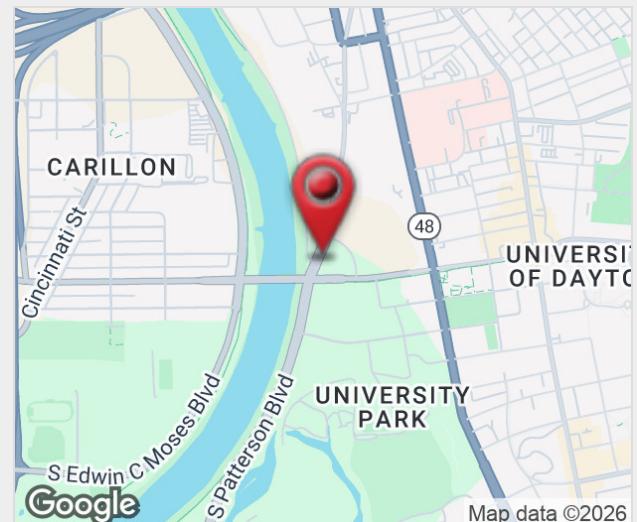
Wright Health Building

1222 South Patterson Blvd., Dayton, Ohio 45402

Property Features

- ±73,000 SF, 4-Story Medical Office Building
- Recently Renovated Common Area Lobby & Restrooms
- New Electronic Tenant Directory
- Ample & Convenient On-Site Parking
- Prime Location Near Miami Valley Hospital, University of Dayton & downtown Dayton
- Adjacent to 38-Acre onMain Mixed-Used Redevelopment Site (<https://onmaindayton.com>)
- Easy Access to I-75
- Immediate Leasing Opportunities
- Competitive Lease Terms

Lease Rate: Please Contact for Pricing
www.WrightHealthBuilding.com



For more information:

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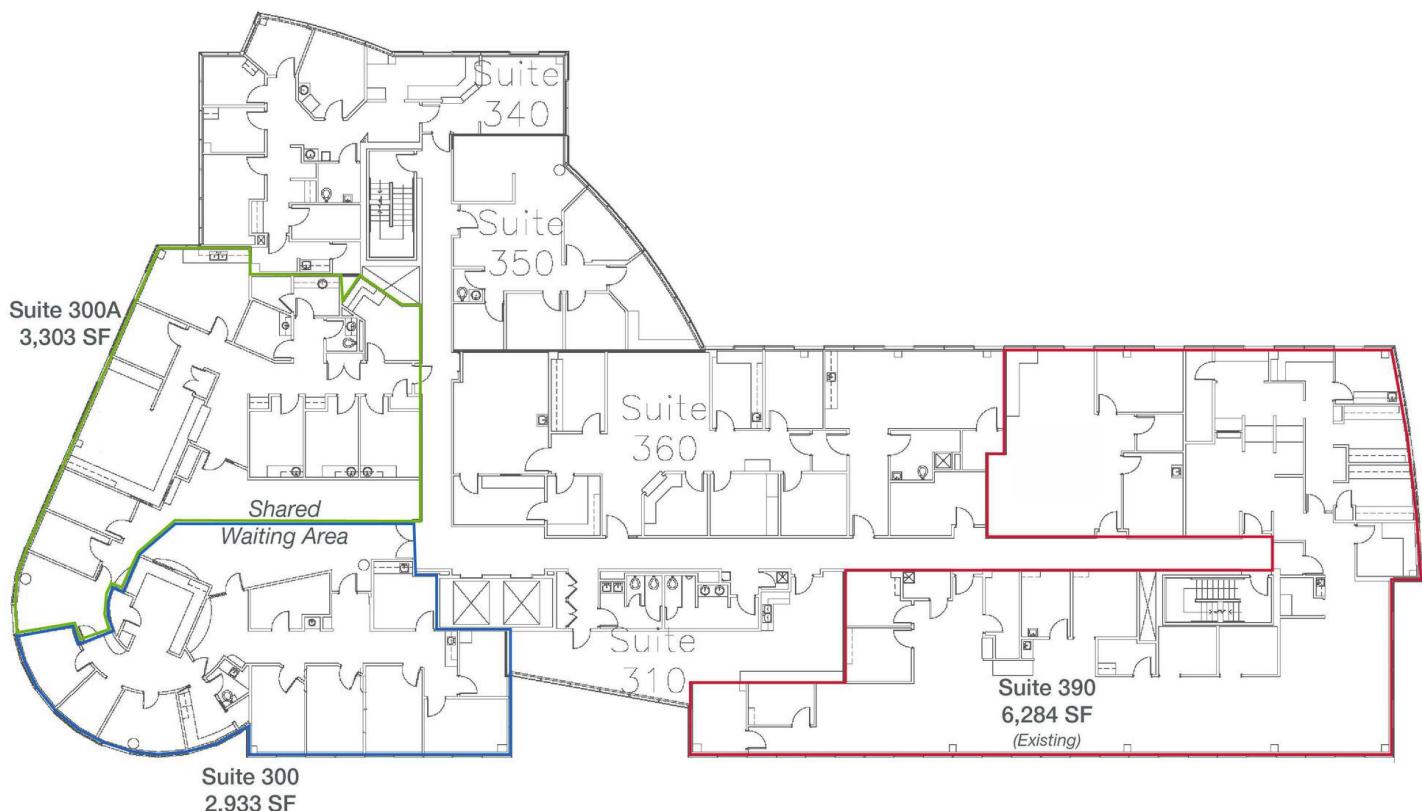


For Lease
73,000 SF
Office Building

Lease Rate: NEGOTIABLE **Total Space** 2,854 - 6,284 SF

Lease Type: NNN **Lease Term:** Negotiable

SPACE	SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 300	300	Medical	Negotiable	NNN	2,933	Now
Suite 300A	300A	Medical	Negotiable	NNN	3,303	Now
Suite 300+300A	300+300A	Medical	Negotiable	NNN	6,236	Now
Suite 390	390	Medical	Negotiable	NNN	6,284	Now
Suite 390A	390A	Medical	Negotiable	NNN	2,854	Now
Suite 390B	390B	Medical	Negotiable	NNN	3,430	Now



Suite 300 & Suite 300A are contiguous for a total of 6,236 SF

CONCEPTUAL SPLIT

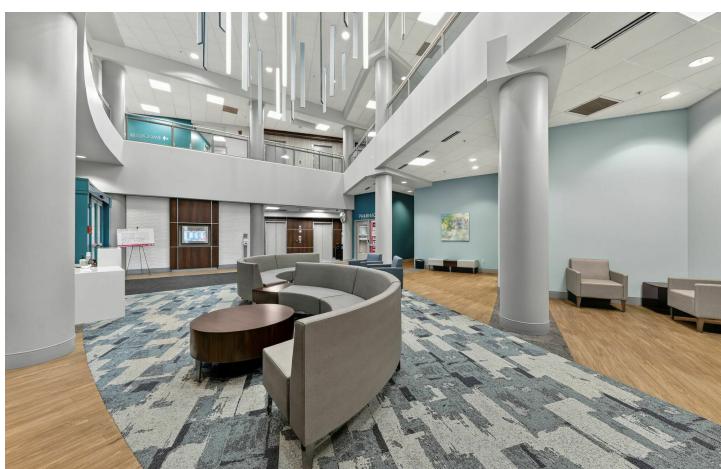
SUITE 390A - 2460.28 USF / 2853.92 RSF

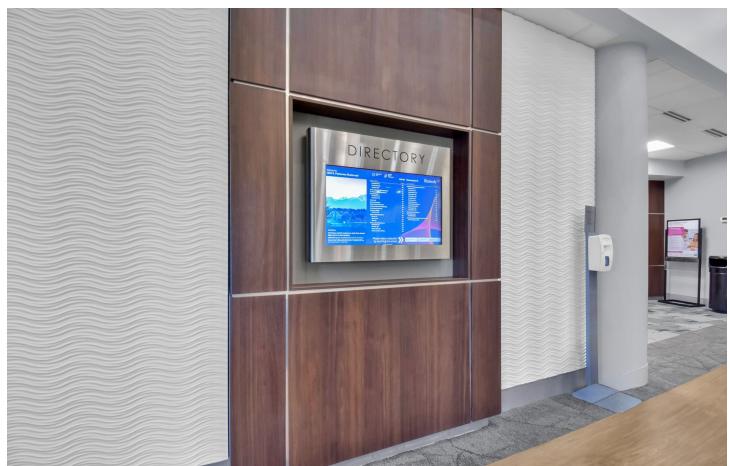
- (2) OFFICES
- (6) EXAM ROOMS
- (1) PROCEDURE ROOM
- (1) RX CLOSET
- (2) SINGLE OCCUPANT RESTROOMS
- (1) LABORATORY
- (1) STORAGE/IT
- (1) RECEPTION
- (1) INTAKE/NURSES STATION

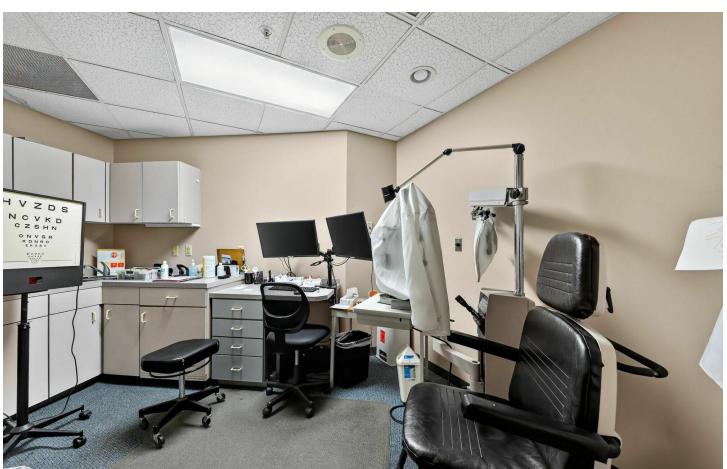
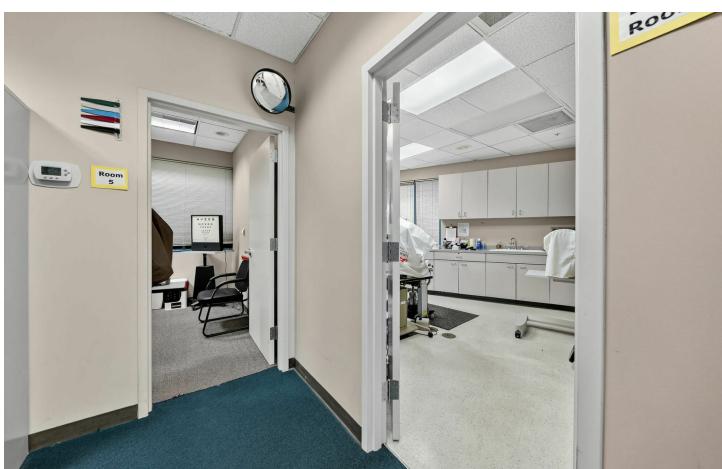
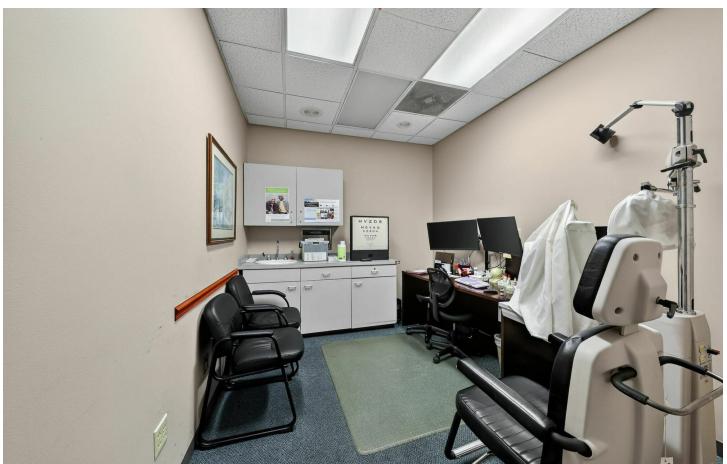
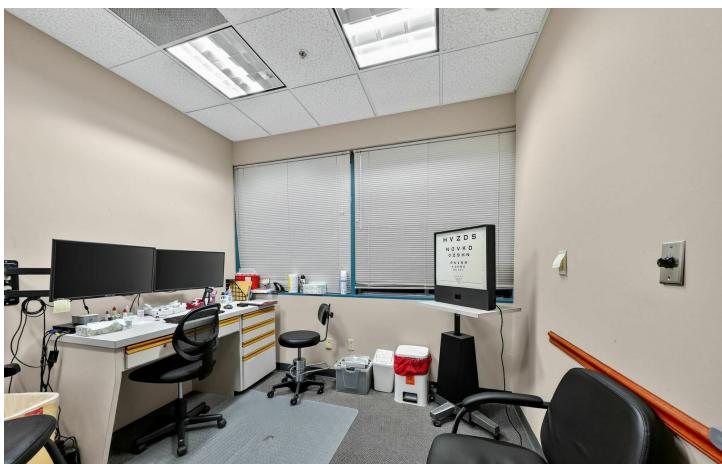
SUITE 390B - 2957.04 USF / 3430.17 RSF

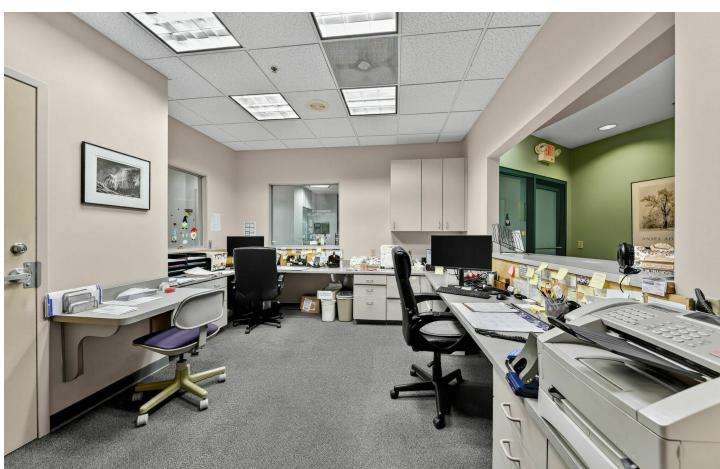
- (2) OFFICES
- (7) EXAM ROOMS
- (1) PROCEDURE ROOM
- (1) RX CLOSET
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- (1) LABORATORY
- (1) STORAGE/IT
- (1) RECEPTION
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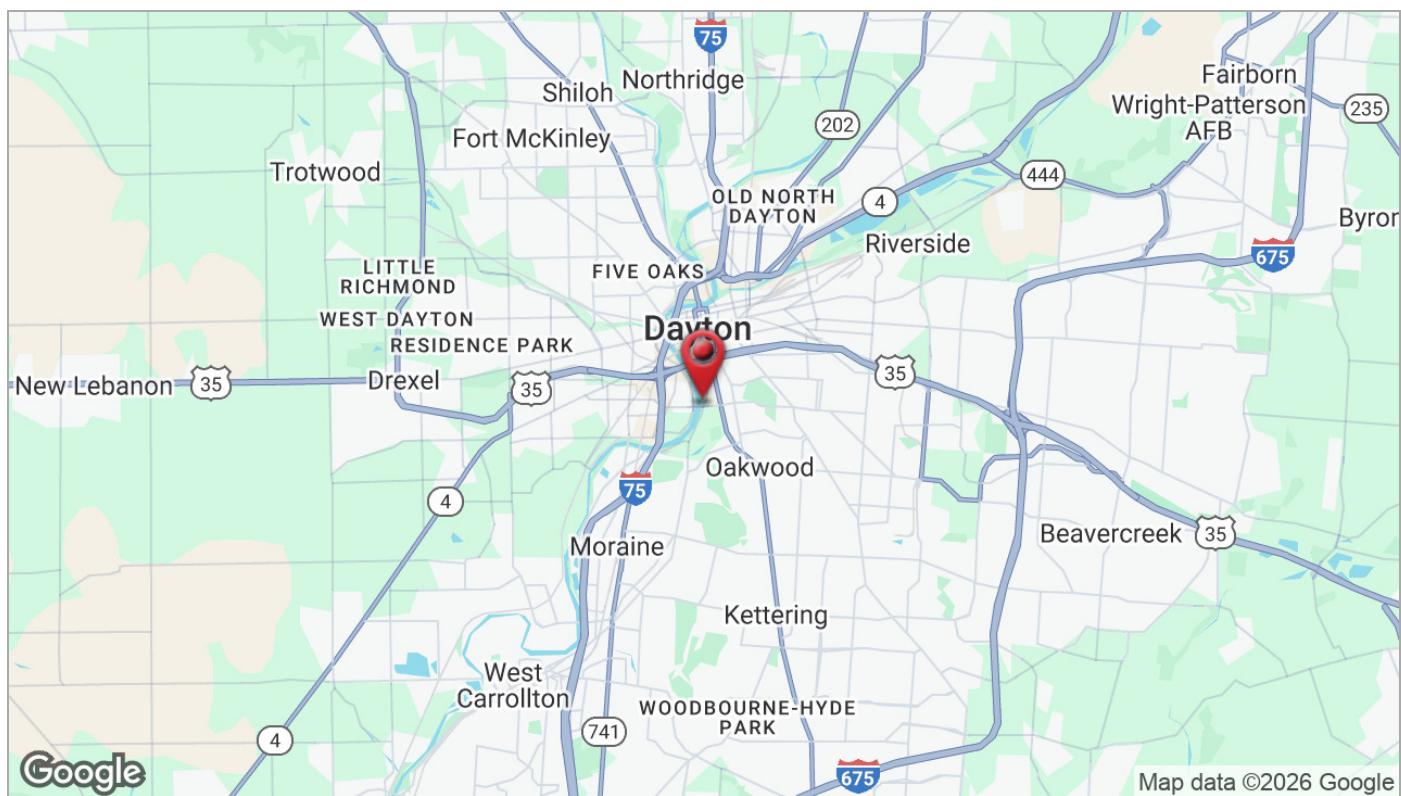
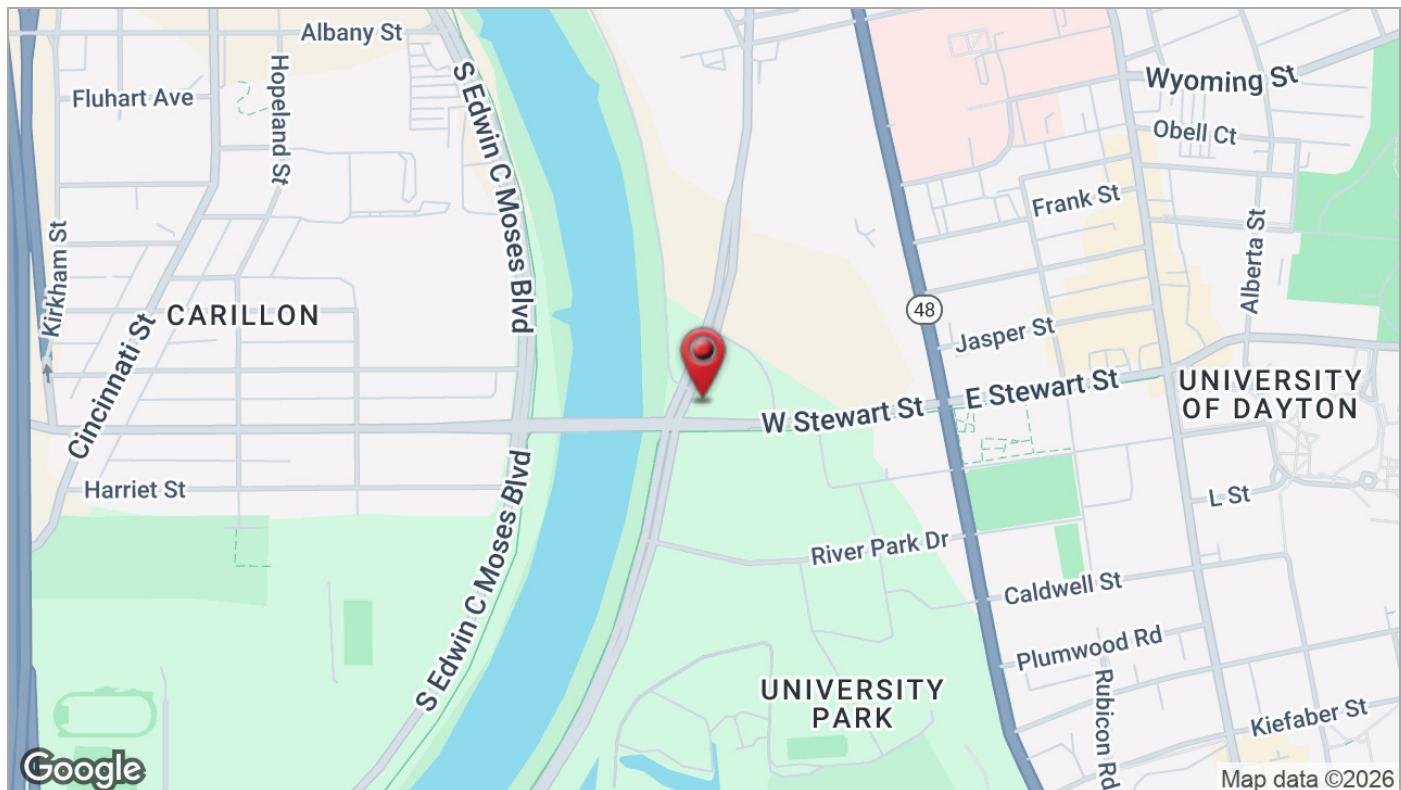


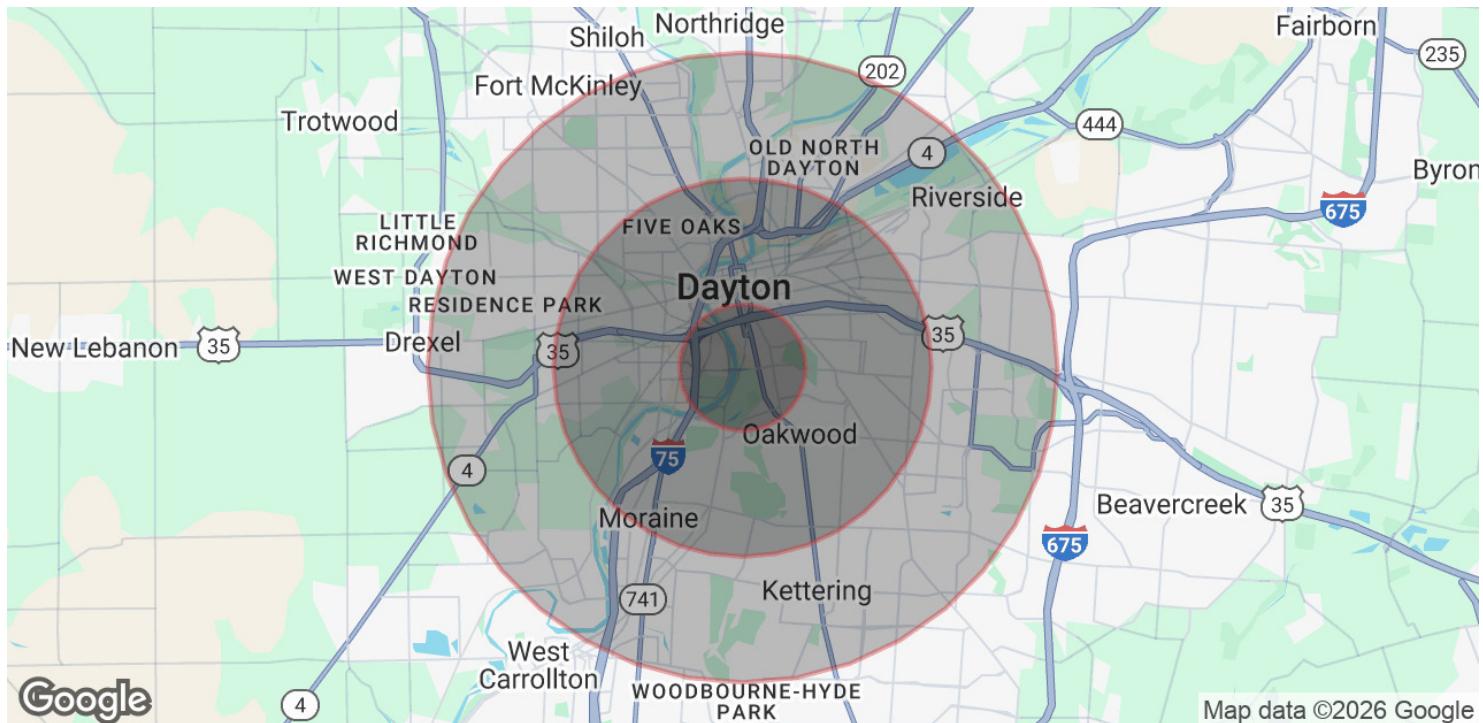












POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,997	96,820	246,715
Average Age	30.3	35.4	36.9
Average Age (Male)	31.7	33.7	35.0
Average Age (Female)	28.3	36.2	38.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,582	38,497	104,007
# of Persons per HH	3.5	2.5	2.4
Average HH Income	\$49,376	\$50,470	\$47,933
Average House Value	\$136,046	\$154,348	\$122,643

2020 American Community Survey (ACS)