



**HOWARD HANNA**  
REAL ESTATE SERVICES

  
**THE NIANOURIS  
COMMERCIAL TEAM**

# SIGNATURE OFFICE BUILDING FOR SALE!



**7086 CORPORATE WAY  
DAYTON, OH 45459**

**\$499,000**

## PROPERTY FEATURES:

- **6,067 SF | 2 FLOORS**
- **UPPER LEVEL VACANT FOR OWNER-OCCUPANT**
- **WASHINGTON TOWNSHIP- NO LOCAL INCOME TAX**
- **WRAP-AROUND TERRACE ON UPPER LEVEL**
- **13 OFFICES AND 4 CONFERENCE ROOMS**



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-Commercial  
-Investments  
-Land

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## Fact Sheet

<b>Address:</b>	7086 Corporate Way Dayton, OH 45459
<b>Price:</b>	\$499,000.00
<b>County:</b>	Montgomery
<b>City:</b>	Washington Township
<b>Building Size:</b>	6,067 SF
<b>Lot Size:</b>	.75 Acres
<b>Year Built:</b>	1985
<b>Zoning:</b>	B-2, Business District
<b>Parking Spaces:</b>	25+
<b>Roof:</b>	Partially Replaced in 2025**
<b>HVAC:</b>	4 Roof HVAC Units
<b>Electric:</b>	600 Amp // 3-Phase
<b>Restrooms:</b>	4 Restrooms
<b>Taxes:</b>	\$11,530.70

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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## Property Description:

7086 Corporate Way is a 6,067 square foot building situated on 0.75 acres. It is a two story building; the main level has two leases in place, and the upper level has been owner-occupied, but will be vacated for the future owner to either occupy themselves or lease to tenants. The office suites feature conference rooms, individual lobbies, and kitchenettes. The upper level has en-suite restrooms and the lower level has two common area restrooms.

The whole building is flooded with natural light from large windows in each room. The upper level features a walk-out paved terrace that wraps around the front of the building. The true gem of this building is the corner executive office with private terrace access. With 6 Offices, 2 Conference Rooms, and A Kitchen/Dining Room, the upper level is move-in ready for its next occupant. This building has incredible landscaping, and the views are peaceful and natural being situated onto a wooded lot.

The main level is occupied by a home health care group and a mental health practitioner. Lease info can be provided upon request.

Located in Washington Township, this property has no local earnings income tax.

**\*\* ROOF** The terraces rubber roofing was replaced in 2025 and the paving stones were re-laid. The main roof needs correction and find attached an estimate to apply a coating system. The Seller will include the cost of the attached proposal in the offering price.

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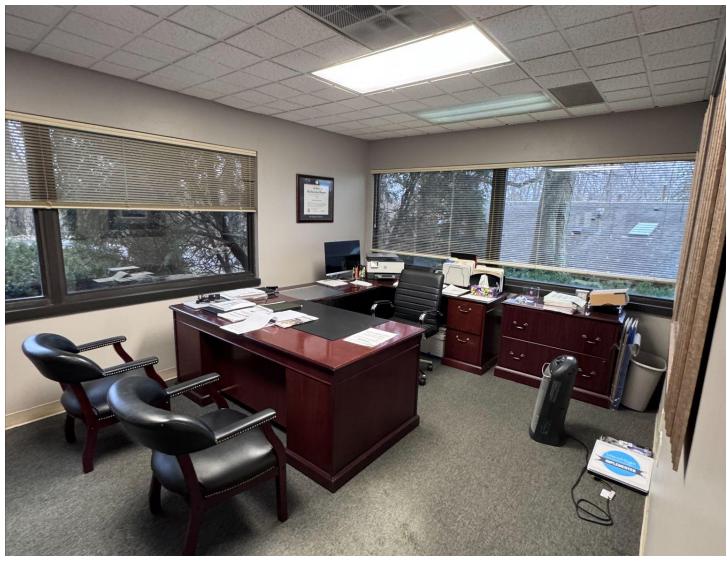
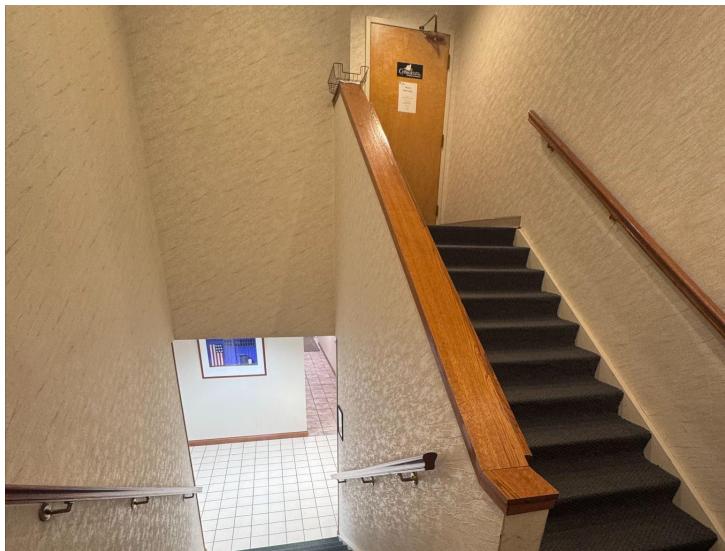




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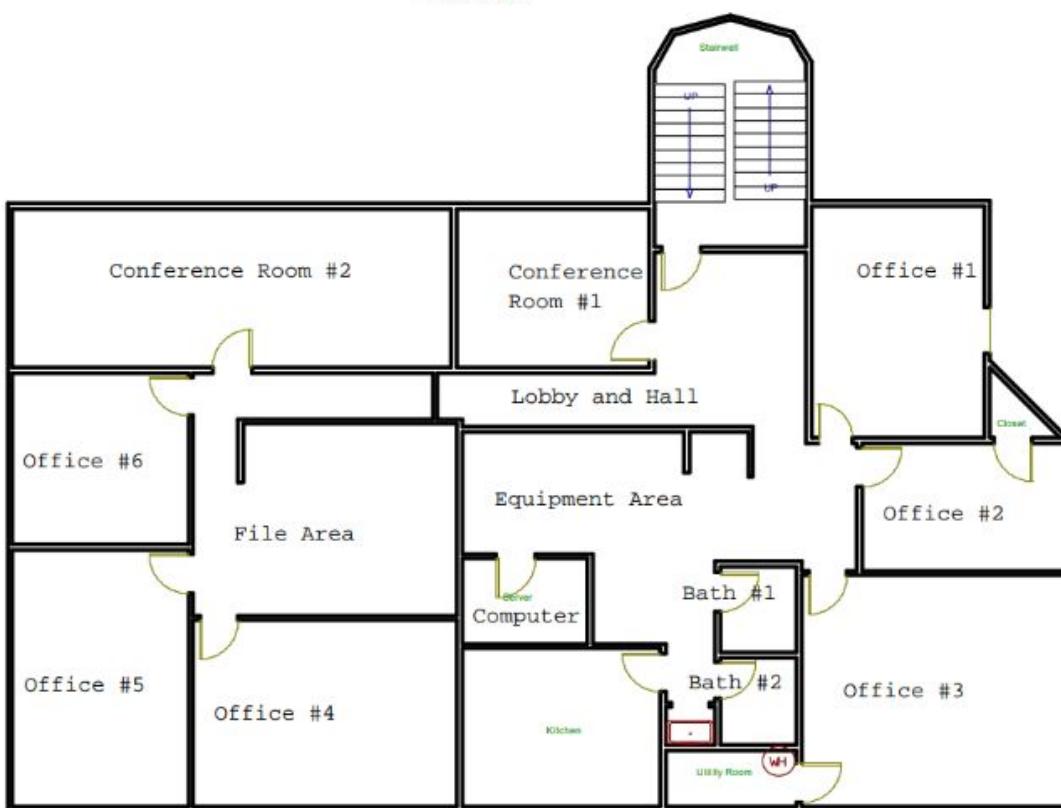
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**: 7086 CORPORATE WAY**



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