

**NEW OWNERSHIP, NEW CHANGES, NEW OPPORTUNITIES!**

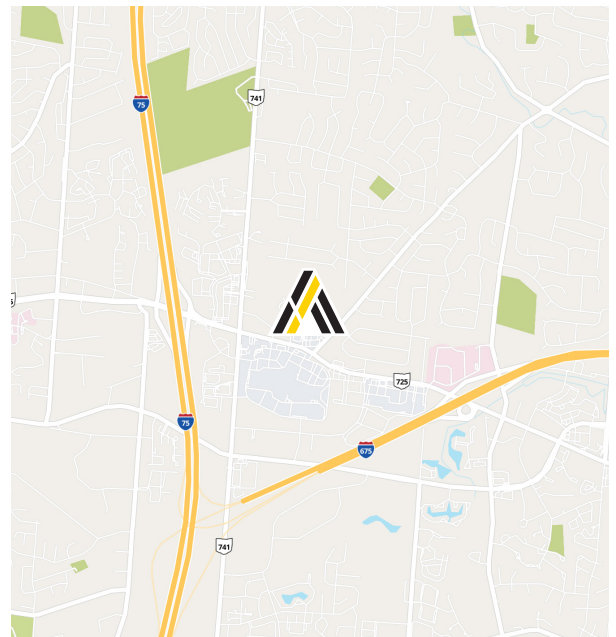
## Mad River Station

2717 Miamisburg-Centerville Road (SR 725)  
Miami Township, Ohio 45459

**LEASE RATE:**  
**\$17.95 PSF**  
**PLUS JANITORIAL**

### Property Highlights

- **Available Space:** From 1,062± SF suites up to 15,392± SF of contiguous 2nd floor office space.
- **New Ownership & Planned Upgrades:** New ownership in Fall 2025 is bringing fresh energy to the property through planned enhancements, including updated common areas, refreshed exterior façades, modernized finishes, and upgraded signage.
- **Unmatched Visibility:** Prominent mixed-use center located directly across from the Dayton Mall, with frontage along State Route 725 — one of Dayton's most active and established retail and office corridors.
- **High Exposure Signage:** Building signage opportunities with excellent visibility to SR 725, benefiting from more than 30,000 vehicles per day.
- **Flexible & Functional Layouts:** Suites available in a variety of sizes and configurations, including private offices, collaborative open layouts, and move-in ready spaces to meet various needs.
- **Amenity-Rich Location:** Close proximity to abundant amenities — restaurants, shopping, entertainment, and financial services — with convenient connectivity to I-75 and I-675.



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## Planned Exterior Refresh



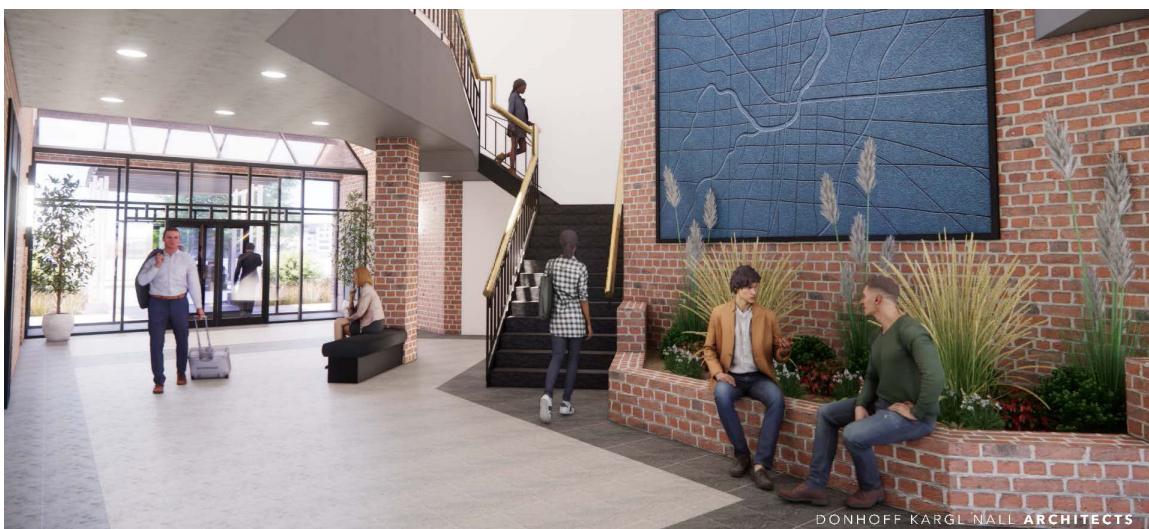
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## Planned Interior Refresh



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## Aerial

