



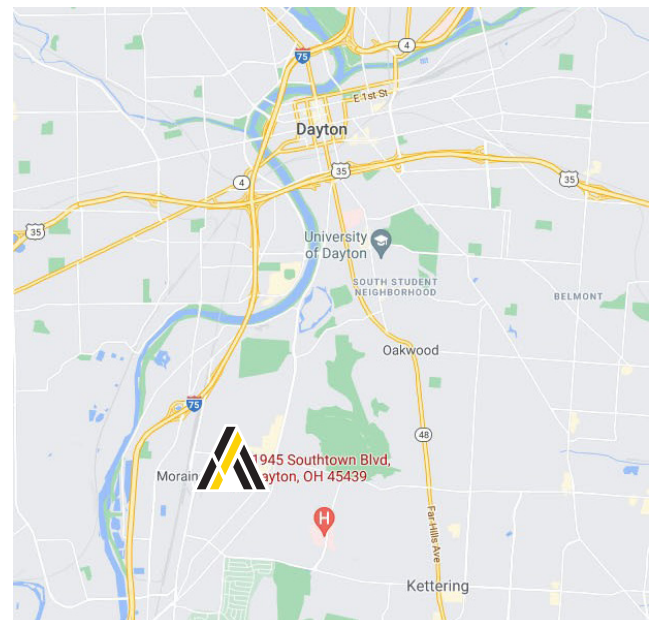
## 1945 Southtown Boulevard, Suite C

Moraine, Ohio 45439

**LEASE RATE:**  
**\$12.00 PSF + UTILITIES**

### Property Highlights

- **2,120± SF Available | Suite C:** Functional office suite ideal for professional or service users.
- **Efficient Office Layout:** Suite features four (4) private offices, a welcoming reception area, and a dedicated conference room, offering an excellent balance of privacy and collaboration space.
- **Well-Maintained Property:** Ownership has maintained the building to a high standard, providing a clean and professional environment for tenants and clients.
- **Ample On-Site Parking:** Convenient parking available for employees and visitors.
- **Excellent Accessibility:** Located within 3 miles of I-75 with easy access to a wide range of nearby amenities including restaurants, grocery stores, and banking services.



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## Photos



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