



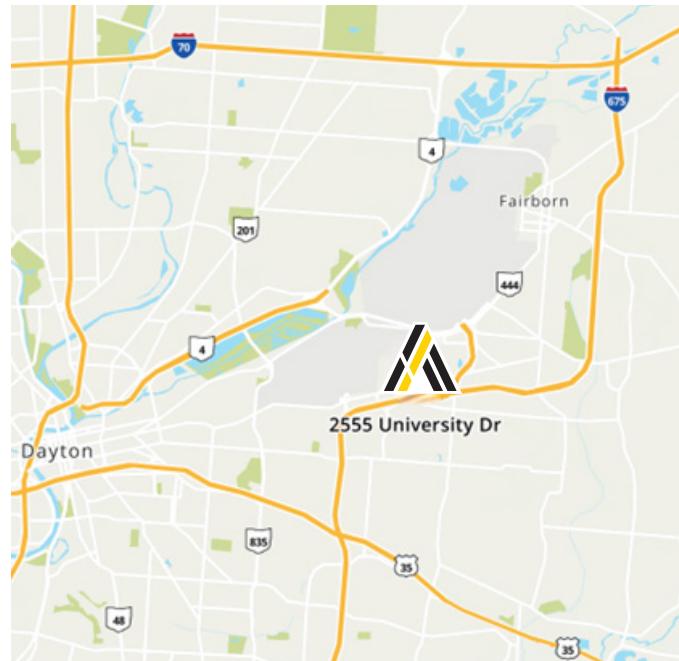
## 2555 University Drive

Fairborn, Ohio 45324

**LEASE RATE:**  
**\$18.95 PSF FULL SERVICE**

### Property Highlights

- Up to 30,000± SF available featuring direct elevator lobby exposure and an abundance of natural light
- Flexible floor plans offering move-in-ready space or fully open layouts allowing complete customization to meet tenant 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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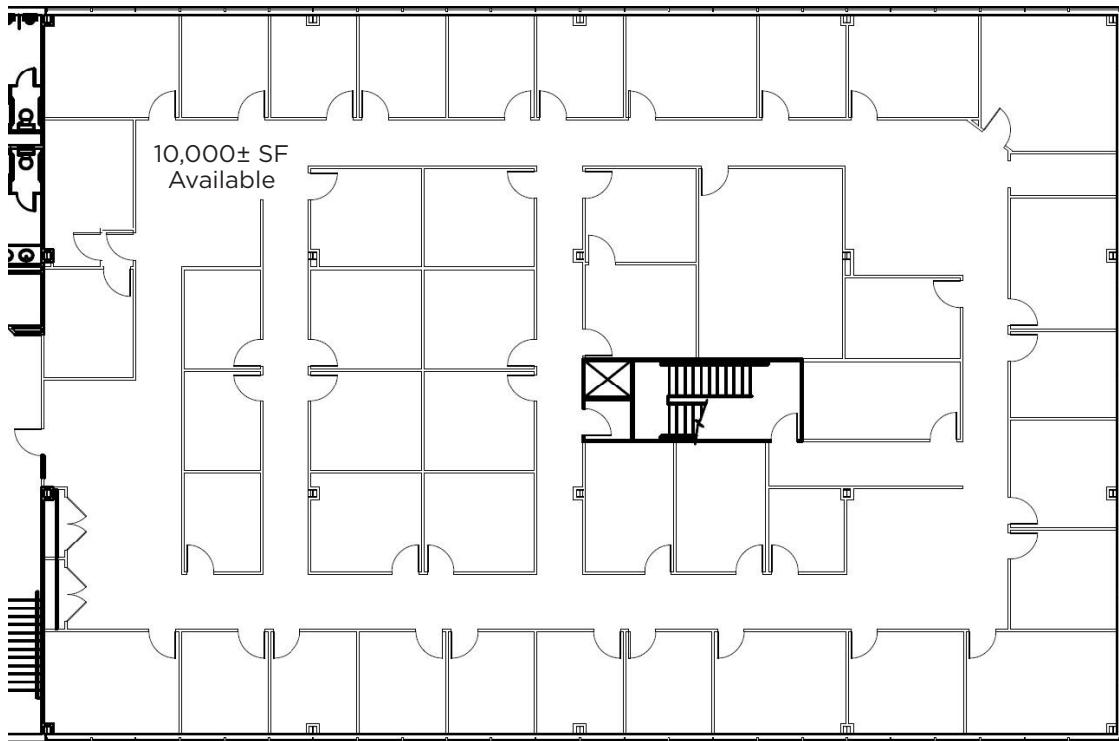
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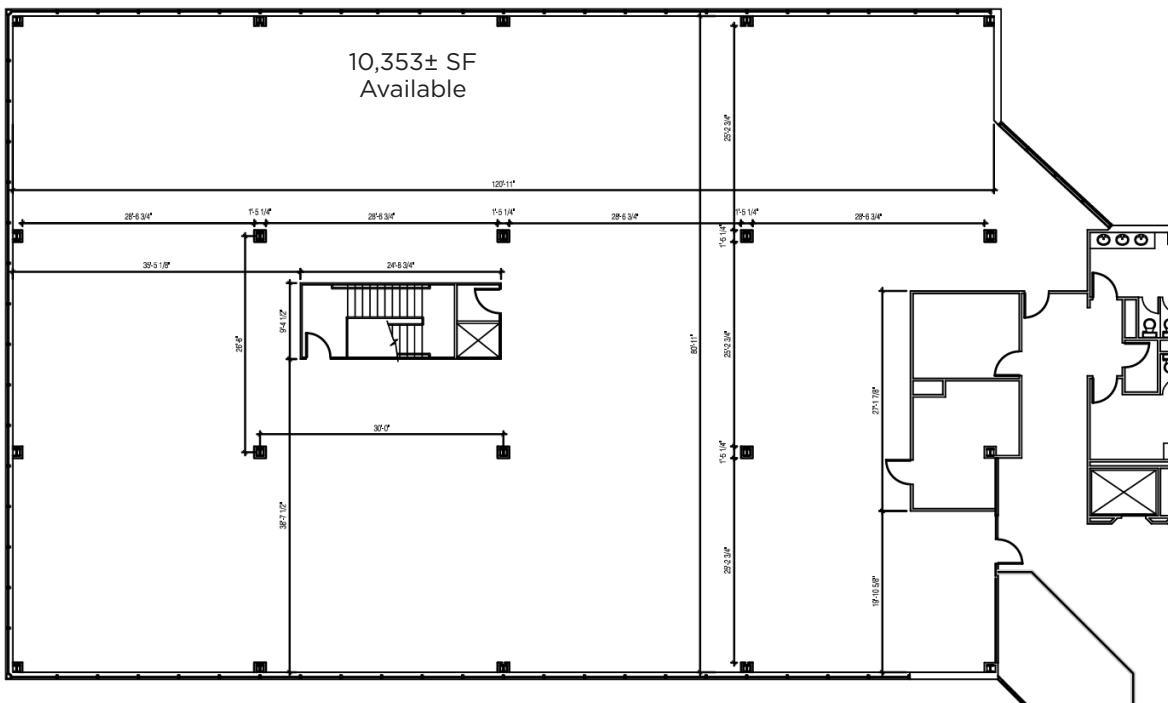
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## Floor Plan

### Second Floor



### Third Floor

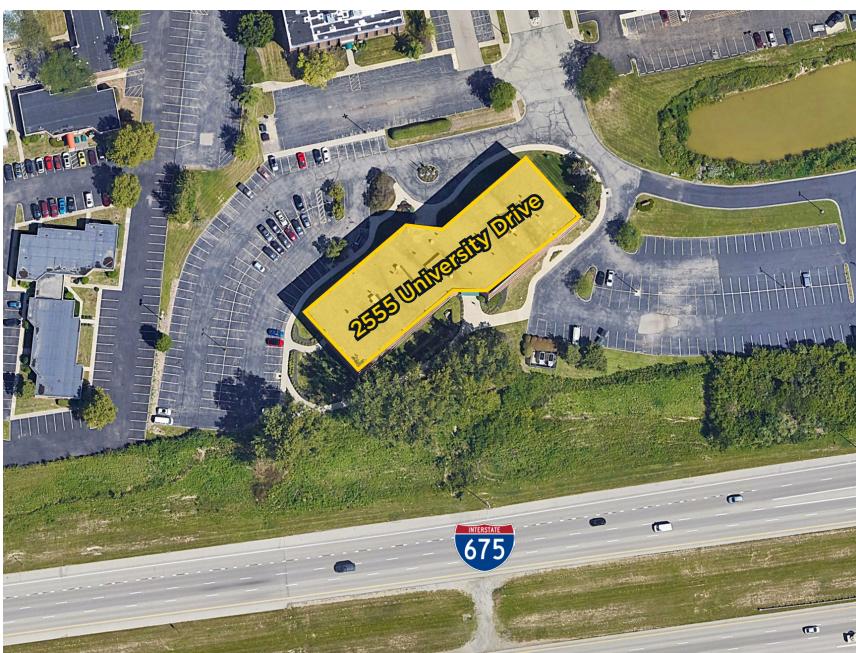
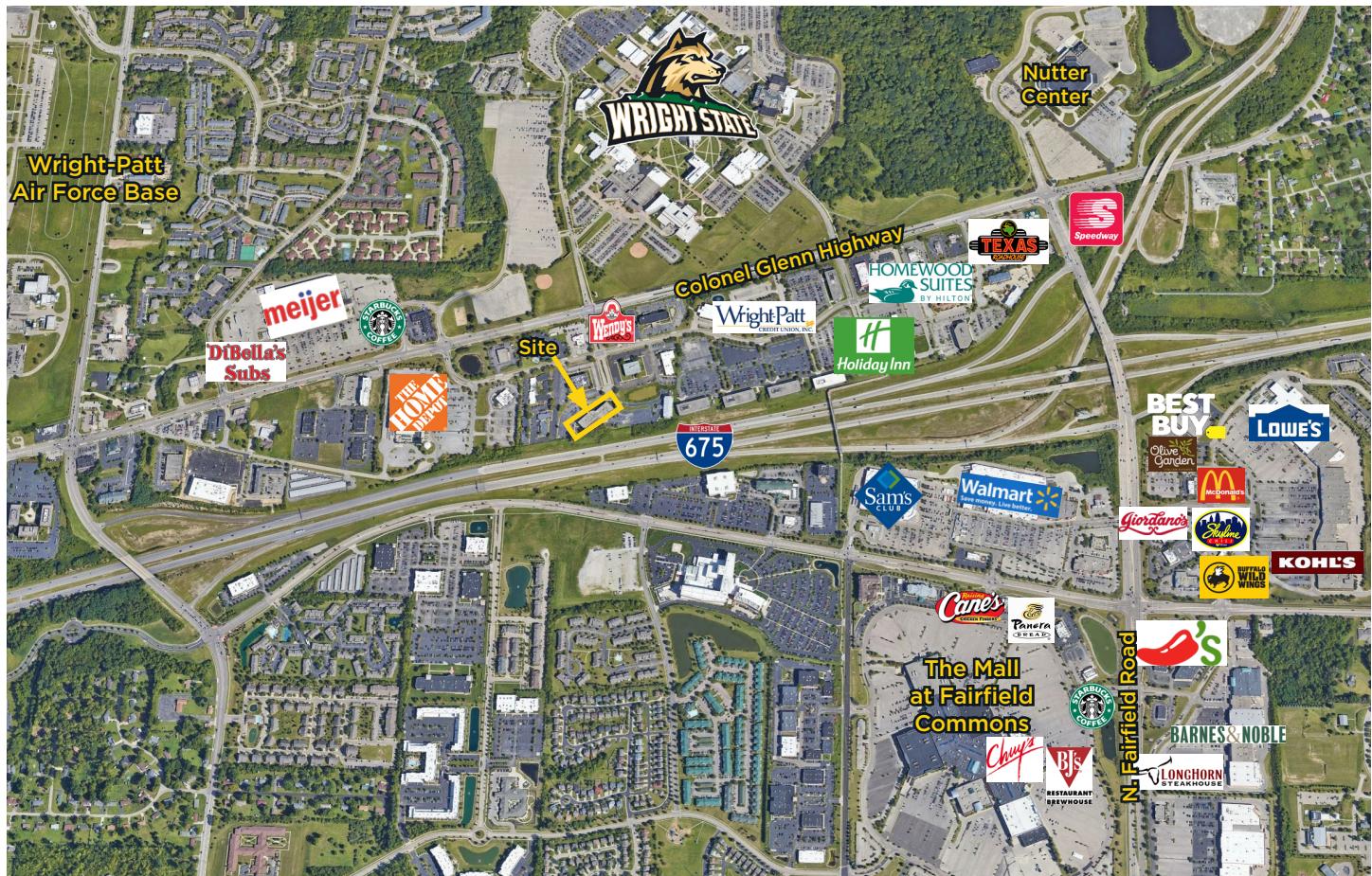


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## Aerial



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