



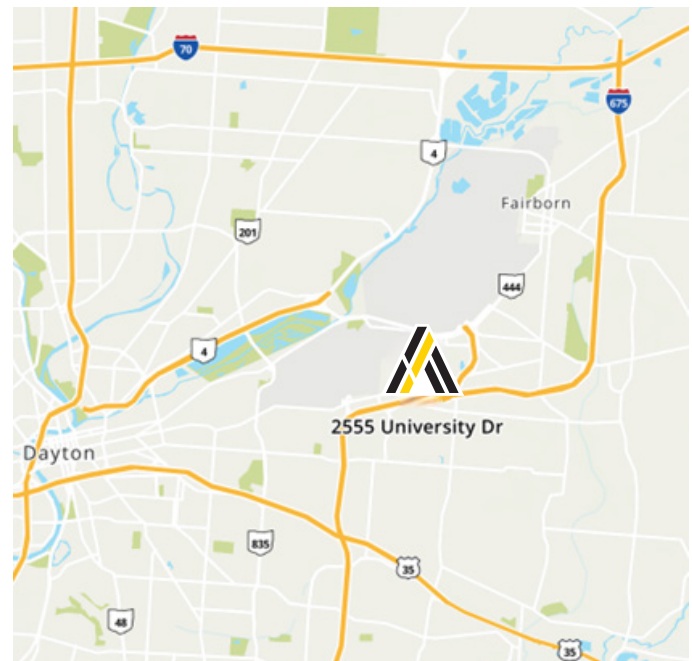
2555 University Drive

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



Steve Ireland

Vice President

937.469.8254

Steve.Ireland@ApexCommercialGroup.com

Tony Witt, SIOR, CCIM

Principal

937.313.6419

Tony.Witt@ApexCommercialGroup.com

Amber Wenzler, SIOR

Senior Vice President

937.520.8314

Amber.Wenzler@ApexCommercialGroup.com

2555 University Drive

Fairborn, Ohio 45324

Aerial



ApexCommercialGroup.com