



Republic Building

7501 Paragon Rd, Dayton, OH 45459



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Republic Building

\$20.50 /SF/YR

Welcome to the professional office leasing opportunity at 7501 Paragon Road, directly off Interstate 675 in Dayton, Ohio. The multi-tenant, three-story office building offers spacious common areas, private offices, open workspace, conference rooms, a kitchen,...

- Multi-tenant office building at 7501 Paragon Road is professionally managed and offers kitchen space, conference rooms, and reception.
- Easily accessible and highly visible off Interstate 675, which sees an average of 73,200 daily passing vehicles.
- Ullery Real Estate presents leasing opportunities for new professional tenants to occupy space within the prime office building.
- Currently, 7501 Paragon Road also houses law, accounting, real estate, and healthcare tenants.
- Plentiful on-site parking for employees and guests with 114 surface parking spaces.
- Convenient surrounding points of interest include Washington Park Plaza, Township Square, Yankee Station, and Stubbs Park Amphitheater.

Rental Rate:	\$20.50 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	27,042 SF
Year Built:	2001
Walk Score ®:	34 (Car-Dependent)
Rental Rate Mo:	\$1.71 /SF/MO



1st Floor Ste 103

1

Space Available	1,605 SF
Rental Rate	\$20.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

The first floor offers a mostly open workspace with a light-filled workstation area, meeting space, and reception space. There are also multiple private offices and an additional work area for a copier or supplies. An up-to-date kitchen with a break area includes newer appliances. Listed rate excludes Internet/phone connection.

2nd Floor Ste 201

2

Space Available	3,093 SF
Rental Rate	\$20.50 /SF/YR
Date Available	Negotiable
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

The second floor offers a professional workspace with 8 offices, workstation area, meeting space, and printer room. An up-to-date kitchen with a break area includes newer appliances. Listed rate excludes Internet/phone connection.



