



# Wright Executive Center

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## 2940 Presidential Drive Fairborn, OH 45324

- Three-story office building located within an attractive, tree lined Office Park
- Ample Parking
- Close to Wright State University, Wright Patterson Air Force Base & Fairfield Commons Mall
- Multiple suites available For Lease

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# For Lease

|                         |   |
|-------------------------|---|
| Address:                | 2940 Presidential Dr  |
| Location:               | Dayton, OH  |
| Neighborhood:           | Fairborn  |
| County:                 | Greene  |
| Class:                  | B   |
| Parking:                | 222 stalls & 8 handicap spaces  |
| Zoning:                 | PD-2  |
| Rentable Area:          | Suite 100 19,198 SF   |
|                         | Suite 250 2,390 SF  |
|                         | Suite 270 6,102 SF  |
|                         | Suite 300 2,153 SF  |
|                         | Suite 320 1,389 SF  |
|                         | Suite 340 1,978 SF  |
|                         | Suite 370 4,668 SF SCIF   |
|                         | 3   |
| Lease Price & Type PSF: | \$19.95 psf Full Service Gross<br>Suite 370 SCIF space is \$24.50 psf |
| Total Available SF:     | 38,878 SF   |

## Property Highlights:

- The building is located less than 5 miles of Wright Patterson Air Force Base and just across Colonel Glenn Highway sits Wright State University.
- Easy access to US 35, I-75, I-675 and I-70
- Close proximity to hotels, restaurants, banking and shopping
- Ample parking

