

OFFICE FOR LEASE

THE EXCHANGE AT SPRING VALLEY

2835 MIAMI VILLAGE DRIVE, MIAMISBURG, OH 45342



KELLER WILLIAMS COMMUNITY

2835 Miami Village Dr. Suite 200
Dayton, OH 45342



COMMUNITY
PARTNERS

Each Office Independently Owned and Operated

PRESENTED BY:

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2835 MIAMI VILLAGE DRIVE



Opulent Office Living

Welcome to The Exchange at Spring Valley, a premier multi-tenant office building strategically located in the vibrant area of Miami Township, Ohio near popular Austin Landing. This professional space offers the perfect environment to foster creativity, collaboration, and success for your business.

This upscale office provides easy access to I-75 just 1.2 miles away ensuring convenience for both your team and clients. Surrounded by a thriving business community, you'll be in the heart of the action with dining, retail, and entertainment options just steps away, including popular Austin Landing.

The sleek lobby welcomes your clients with a sense of sophistication, setting the tone for your business. Our high-speed elevator ensures quick access to your office, while the building's security features provide peace of mind.

Suite 203 offers 5,610 square feet of useable space (6,451 s.f. rentable) with an open floor plan meticulously designed to foster creativity, collaboration, and productivity. With seamless transitions between workstations, the space exudes an air of openness that sparks innovation.

Elevate your business to new heights. Schedule an exclusive tour of this class A office suite, where opulence meets innovation, and where your vision transforms into reality. Join the ranks of those who understand that success begins with the right environment. Welcome to a new era of upscale office living. Welcome to The Exchange at Spring Valley.

PROPERTY SUMMARY

2835 MIAMI VILLAGE DRIVE



Property Summary

Building Usable SF:	5,610
Building Rentable SF:	6,451
Lease Rate:	10.00/sf/yr
Load Factor:	1.15
RE Taxes / S.F.	\$2.28
NNN Expense:	\$5.97
Parking:	265
Parking Ratio:	6.43
Year Built:	2007
Zoning:	Office
Lot Size:	2.76 Acres

Property Overview

Located at the Exchange of Spring Valley - 42-acre mixed use development accommodating retail, restaurant, service, professional, medical and corporate users in a campus-style environment

Ideal south Dayton location on SR 741 (Springboro Pike) just south of the Dayton Mall near I-75 (1.2 Miles) and I-675m (3.3 miles), within walking distance of restaurants and in close proximity to the popular Austin Landing.

Location Overview

Strategically situated amid southwest Ohio's top growing communities of Miamisburg/Miami Township, Centerville/Washington Township and Springboro/Clearcreek Township. Direct frontage on SR 741 providing drive-by traffic of over 32,700 vehicles per day.

PROPERTY PHOTOS

2835 MIAMI VILLAGE DRIVE



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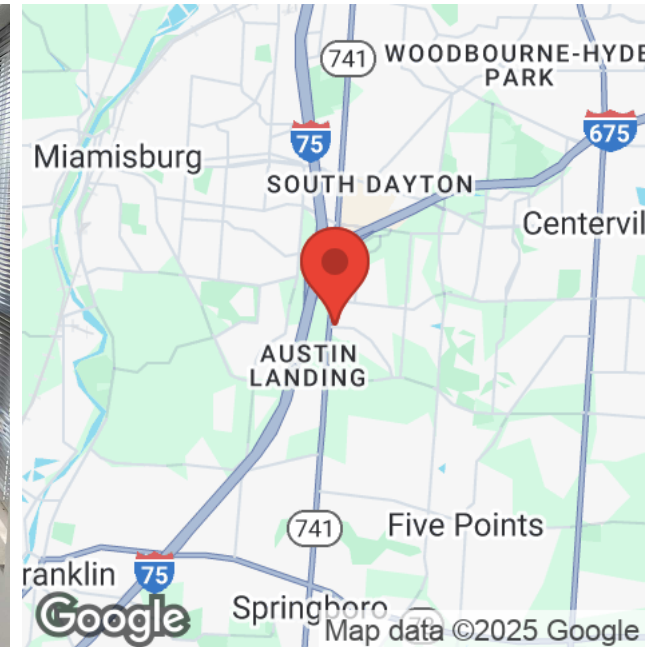
PROPERTY PHOTOS

2835 MIAMI VILLAGE DRIVE



EXECUTIVE SUMMARY

2835 MIAMI VILLAGE DRIVE



OFFERING SUMMARY

LEASE RATE:	12.00/sf/yr
LEASE TERM:	5 years
BUILDING SF:	41,196
RENTABLE SF:	6,451
AVAILABLE SF:	5,610 Usable
YEAR BUILT:	2007
BUILDING CLASS:	B
FLOORS:	2
PARKING:	265 Spaces
PARKING RATIO:	6.43/1,000sf

Highlights

- Located at the Exchange of Spring Valley - 42-acre mixed use development accommodating retail, restaurant, service, professional, medical and corporate users in a campus-style environment
- Strategic south Dayton location on SR 741 (Springboro Pike) just south of the Dayton Mall near I-75 (1.2 Miles) and I-675m (3.3 miles), within walking distance of restaurants and in close proximity to the popular Austin Landing.
- Multiple signalized access points
- Abundant parking surrounding building
- Available space is newly remodeled, in excellent condition.
- Existing furniture and cubicles can be made available
- Abundant windows surround the space which provides an abundance of natural light.
- Newly renovated building with on-site ownership.
- Located in Miami Twp. which has no city income tax.

DISCLAIMER

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