



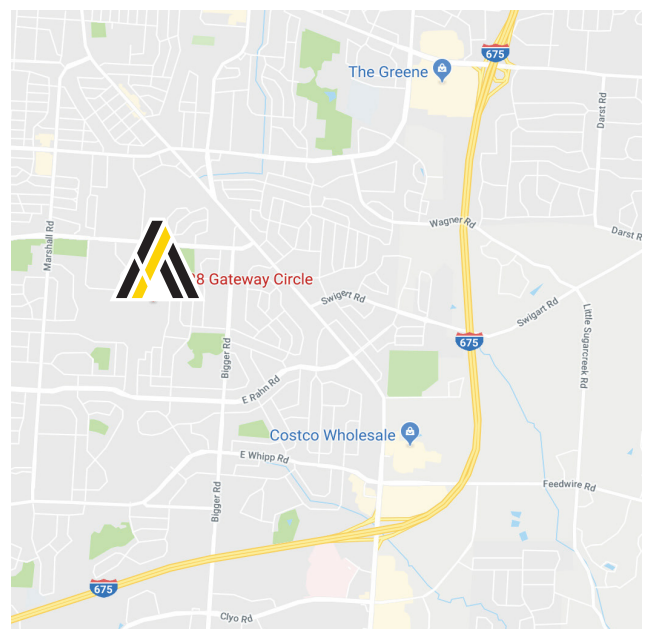
## 4738 Gateway Circle

Kettering, Ohio 45440

**LEASE RATE:**  
**\$12.00 PSF**  
**PLUS JANITORIAL**

### Property Highlights

- Three leasing options available:
  - Suite 200 - 2,894± SF
  - Suite 210 - 1,641± SF
  - The entire second floor can be leased for approximately 5,058± SF
- Mix of private offices and open space with a break room
- Storage opportunities available on-site
- Located in close proximity to restaurants, grocery stores, and entertainment and less than 3 miles from The Greene Towne Center and Cornerstone North development



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