



Accelerating success.

Suburban office building for sale.

2912 Springboro West Road | Dayton (*Moraine*), Ohio 45439

ADJACENT I-75 AT DRYDEN ROAD/MORAINES INTERCHANGE

CONTACT US

John Schenk

Senior Vice President

+1 513 562 2279

john.schenk@colliers.com

Matt Smyth

Vice President

+1 513 562 2260

matt.smyth@colliers.com

Aaron Snoddy

Senior Vice President

+1 317 713 2106

aaron.snoddy@colliers.com

Colliers | Cincinnati

425 Walnut St | Suite 1200

Cincinnati, Ohio 45202

+1 513 721 4200





SALE PRICE:

\$1,575,000

TOTAL SF

45,108 SF

FLOOR PLATE SF

15,036 SF

STORIES

Three (3)

LOT SIZE

2.51 Acres

BUILT

1988

PARKING

155 Parking spaces
(3.44:1,000 SF)

RECENT RENOVATIONS

- HVAC
- Common Area improvements

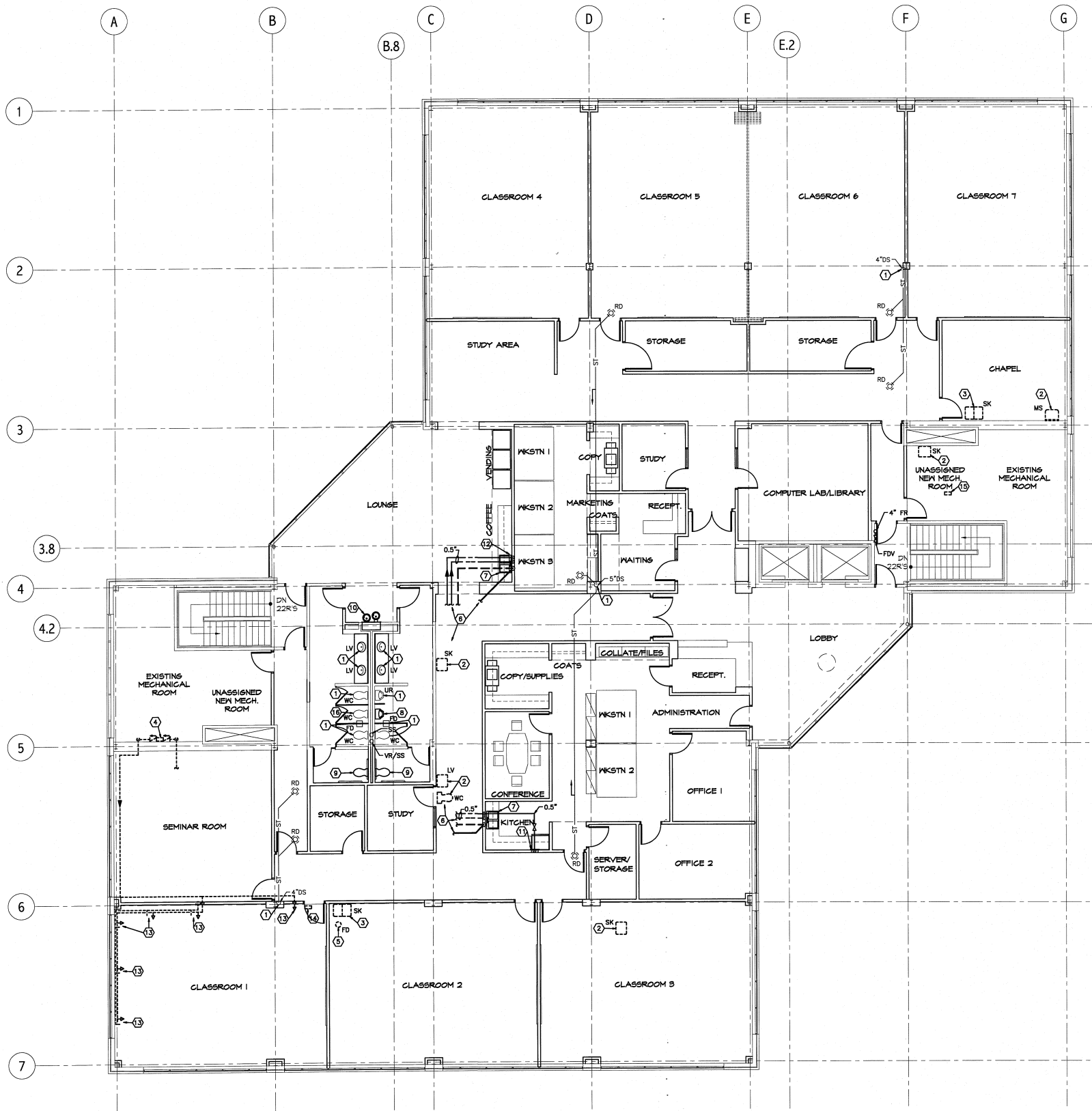
MAINTENANCE

Owner occupied with regular performed maintenance & repairs

2912 Springboro West Road

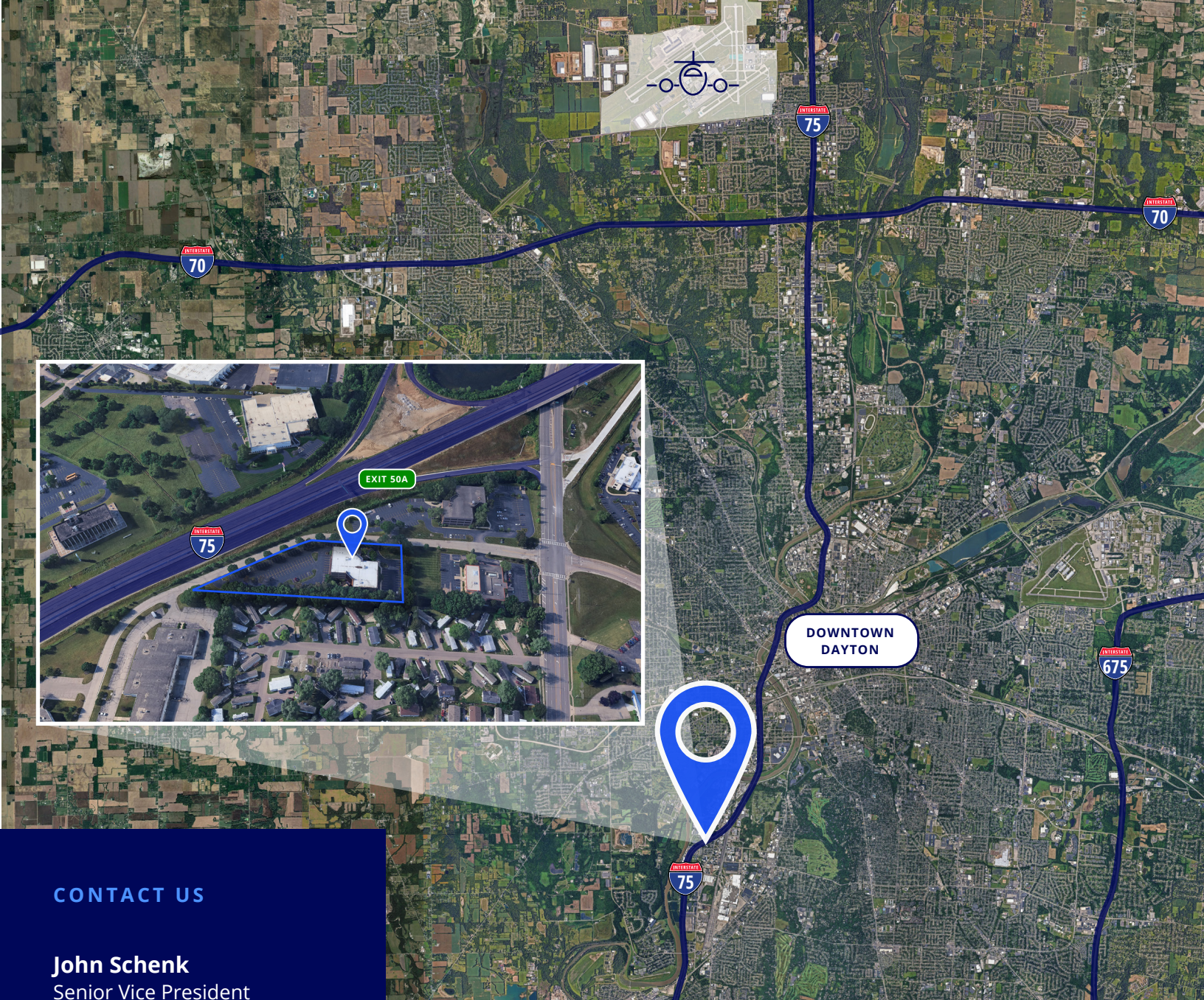
Situated in a professional office park setting.

An excellent opportunity to own a highly visible office building in Moraine, Ohio. Strategically positioned at the I-75 Dryden Road interchange (Exit 50A), the property offers exceptional accessibility and exposure along one of the region's busiest corridors. This well-located asset provides convenient connectivity to downtown Dayton, surrounding suburbs, and major regional highways.



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



CONTACT US

John Schenk
Senior Vice President
+1 513 562 2279
john.schenk@colliers.com

Matt Smyth
Vice President
+1 513 562 2260
matt.smyth@colliers.com

Aaron Snoddy
Senior Vice President
+1 317 713 2106
aaron.snoddy@colliers.com

Colliers | Cincinnati
425 Walnut St | Suite 1200
Cincinnati, Ohio 45202
+1 513 721 4200

DISTANCE TO



Dayton, OH	4.8 miles via I-75 N
Cincinnati, OH	50.4 miles via I-75 S
Columbus, OH	74.6 miles via I-70 E



DAY Int'l Airport	16.0 miles via I-75 N
CVG Int'l Airport	63.0 miles via I-75 S
COL Int'l Airport	81.0 miles via I-70 E

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.