



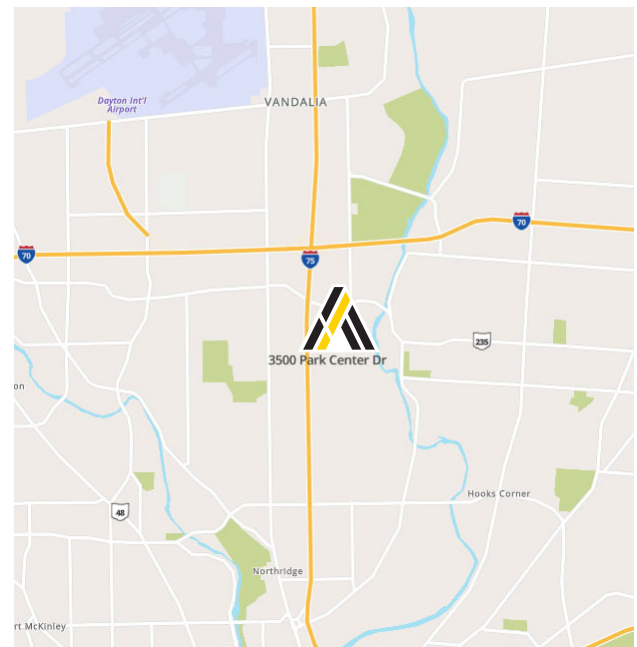
3500 Park Center Drive

Dayton, Ohio 45414

**LEASE RATE:
UPON REQUEST**

Property Highlights

- **Move-In Ready Space:** Flexible floor plans with 16,000± SF up to potentially 28,000± SF of contiguous space available to suit a variety of operational needs.
- **Versatile User Fit:** Ideal for Data Centers, Tech Firms, Legal, Healthcare, and other creative office users seeking a high-function, adaptable environment.
- **Prime Miami Valley Location:** Strategically positioned in the highly accessible Corporate North Dayton corridor, surrounded by retail, restaurants, and other business services and close to the I-70/I-75 intersection — known as the “Crossroads of America.”
- **Strong Exterior Presence:** Modern tilt-up concrete construction with excellent on-building signage opportunities for high visibility.
- **Renovated Common Entry:** Recently upgraded, contemporary and inviting vestibule delivering a professional first impression.
- **Private Independent Dock:** Enhances functionality for specialized users and operational efficiency.
- **Ample Parking:** Generous parking ratio ideal for high-density or growing teams.
- **Unmatched Dining Convenience:** Situated across I-75 from Dayton’s vibrant “Restaurant Row,” offering abundant dining and amenity options.



Aaron Savino, SIOR

Principal

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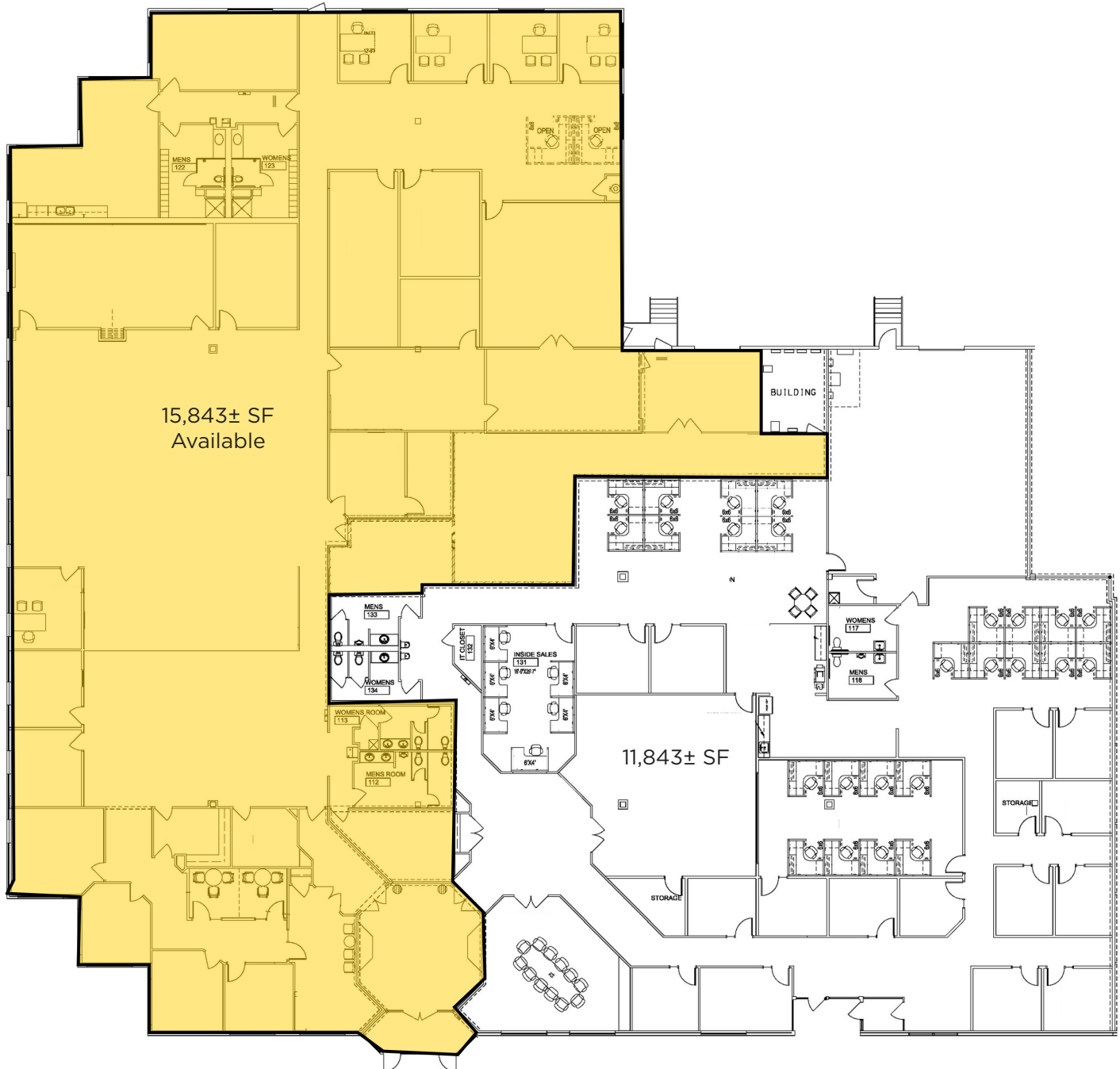
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Floor Plan

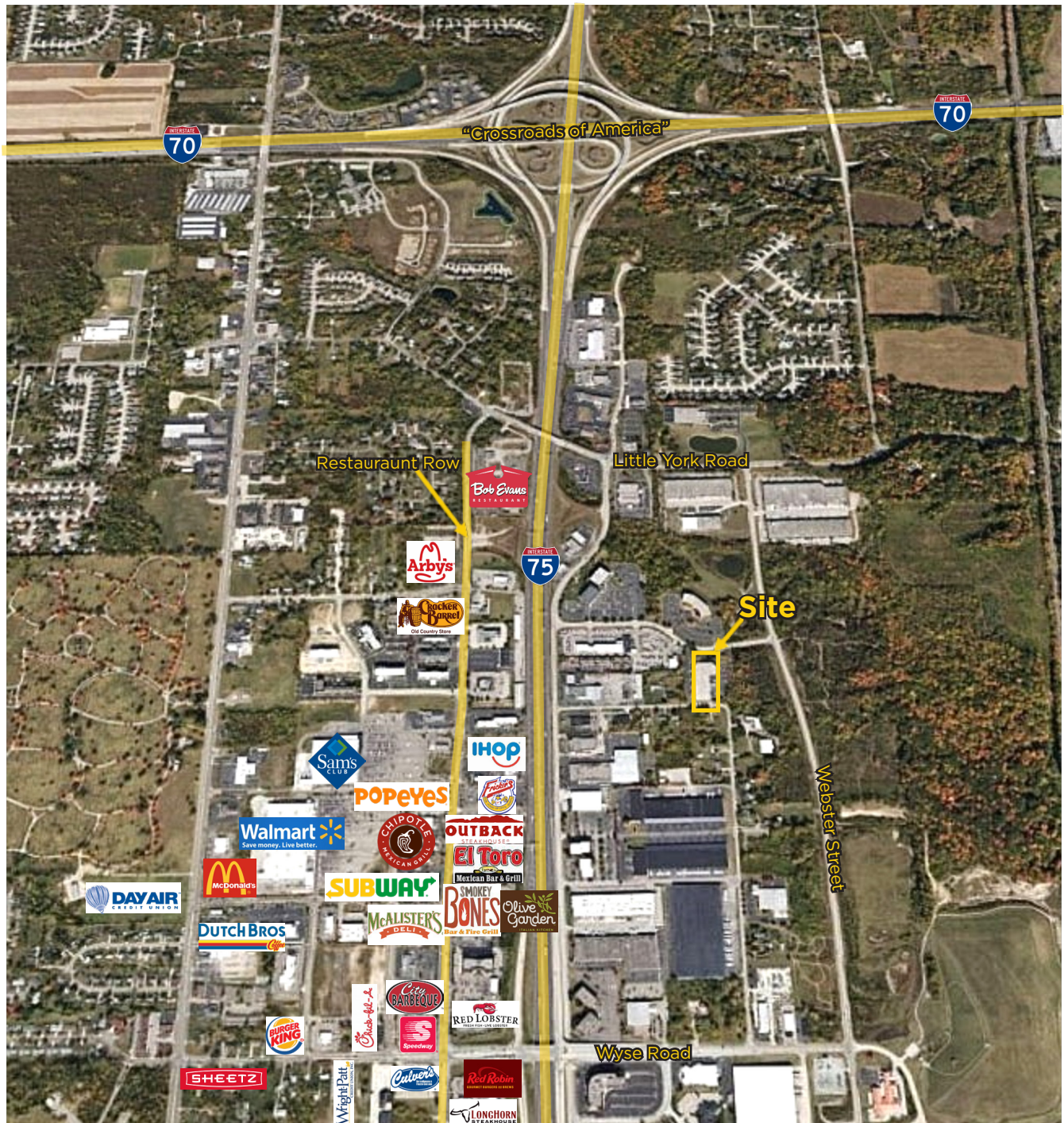


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Aerial



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