



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

Office Space positioned on Kittyhawk Commons Dr

FOR LEASE!

Schedule a
Showing Today!



**6371 Kittyhawk Commons Dr,
Dayton, OH 45424**

\$1,100 - \$2,000

PROPERTY FEATURES:

- **Approximately 2,342 SF professional office building**
- **Located within the Kittyhawk Commons office park**
- **Convenient access to I-70, I-675, and Dayton International Airport**
- **Professional setting with excellent visibility and accessibility**
- **Suitable for professional office, medical, or service businesses**



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-Commercial
-Investments
-Land

Bob Caperna
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www.MiamiValleyCRE.com



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Fact Sheet

Address:

Price: \$2,000/mo + Utilities for the entire building or
\$1,100/mo for half of the building

County: Montgomery County

City: Dayton/ Huber Heights

Building Size: 2,342 SQ FT

Lot Size: 0.21 AC

Year Built: 1987

Zoning: Zoned for Offices - Service type Businesses

Parking Spaces: Approximately 7 spaces in front of the building

Tenant responsibilities: Tenant is to keep all mechanics in working order with
bi-annual maintenance and pay utilities.

Restrooms: 2 Shared Restrooms

Taxes: Approximately \$\$4,377.89

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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Property Description:

6371 Kittyhawk Commons Blvd presents an excellent opportunity to own or occupy a well-maintained professional office building in the established Kittyhawk Commons business park in Dayton, Ohio. The approximately **2,342-square-foot** office building sits on a **0.21-acre** lot and offers a functional layout suitable for a variety of professional, medical, or service-oriented businesses.

The property features a welcoming professional appearance, central HVAC, and convenient access for employees and clients. Located just minutes from Interstate 70, Interstate 675, and Dayton International Airport, the property provides excellent regional connectivity while benefiting from nearby retail, dining, and business amenities.

Ideal for owner-users or investors, this office property offers an efficient footprint in a desirable suburban office setting with strong accessibility throughout the Dayton metropolitan area.

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Spaces

Space 1: The Whole Building

1

Space Available:	2,342 SQ FT
Rental Rate:	\$2,000
Service Type:	Utilities (Double Net fees)
Space Use:	Office - Service Type Business
Lease Term:	Prefers 2-3 years

Space 2: Half of the Building

2

Space Available:	1,171 SQ FT
Rental Rate:	\$1,100
Service Type:	Utilities (Double Net fees)
Space Use:	Office - Service Type Business
Lease Term:	Prefers 2-3 years

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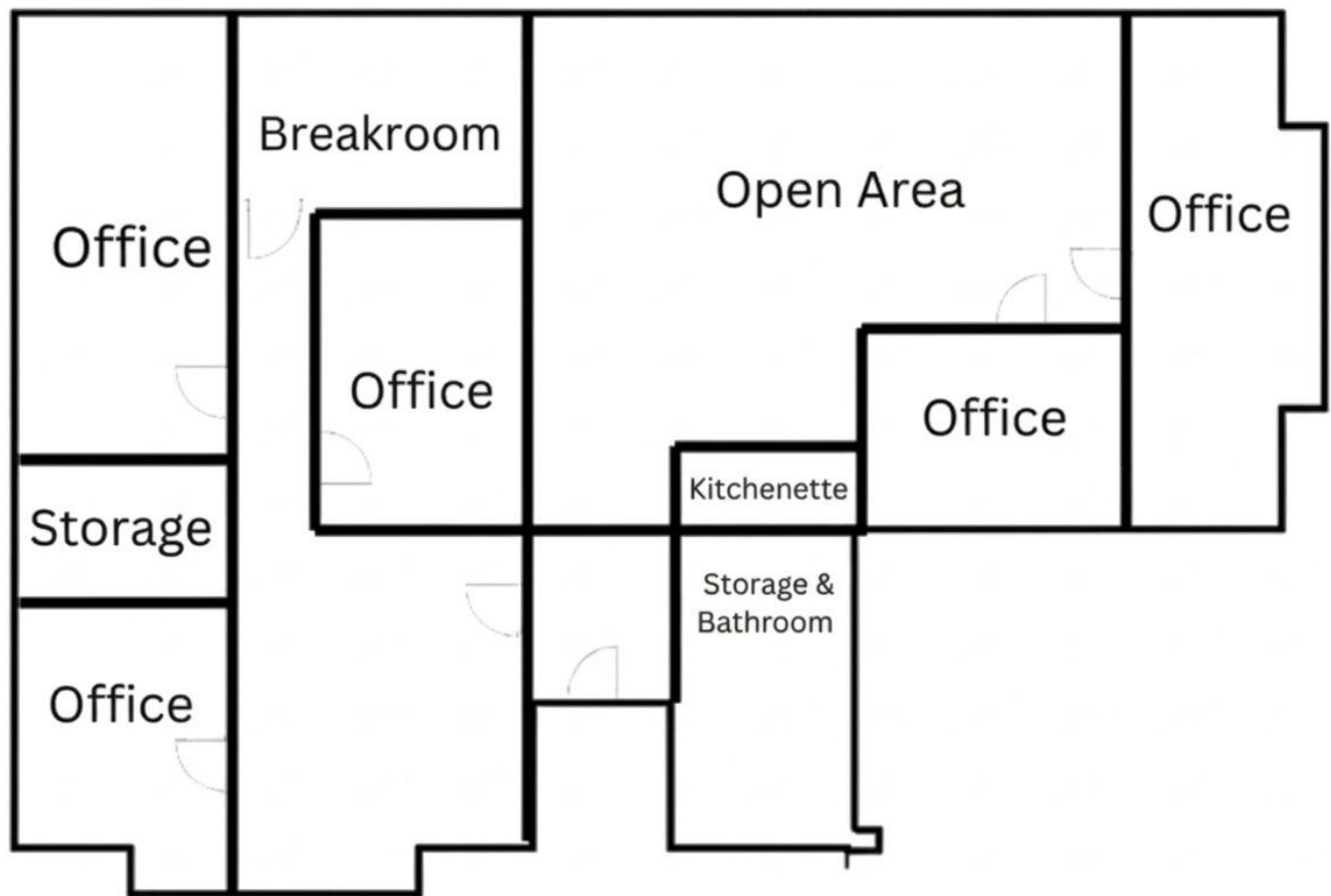
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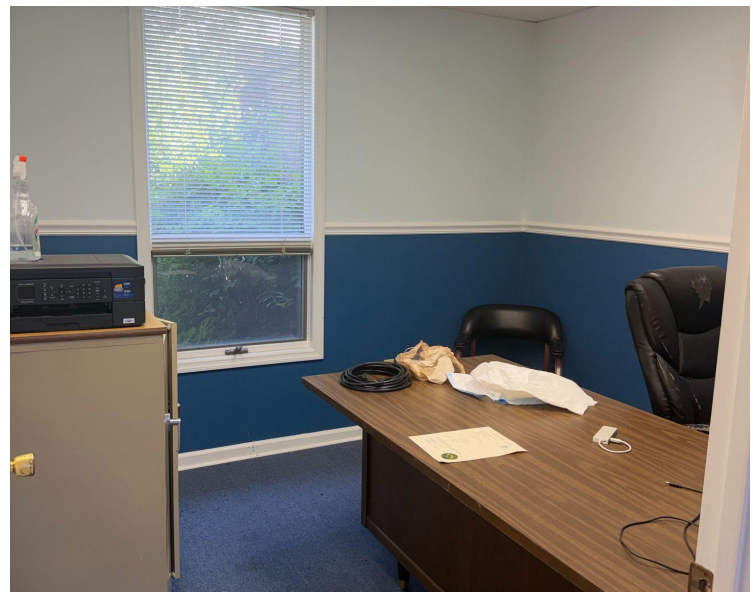
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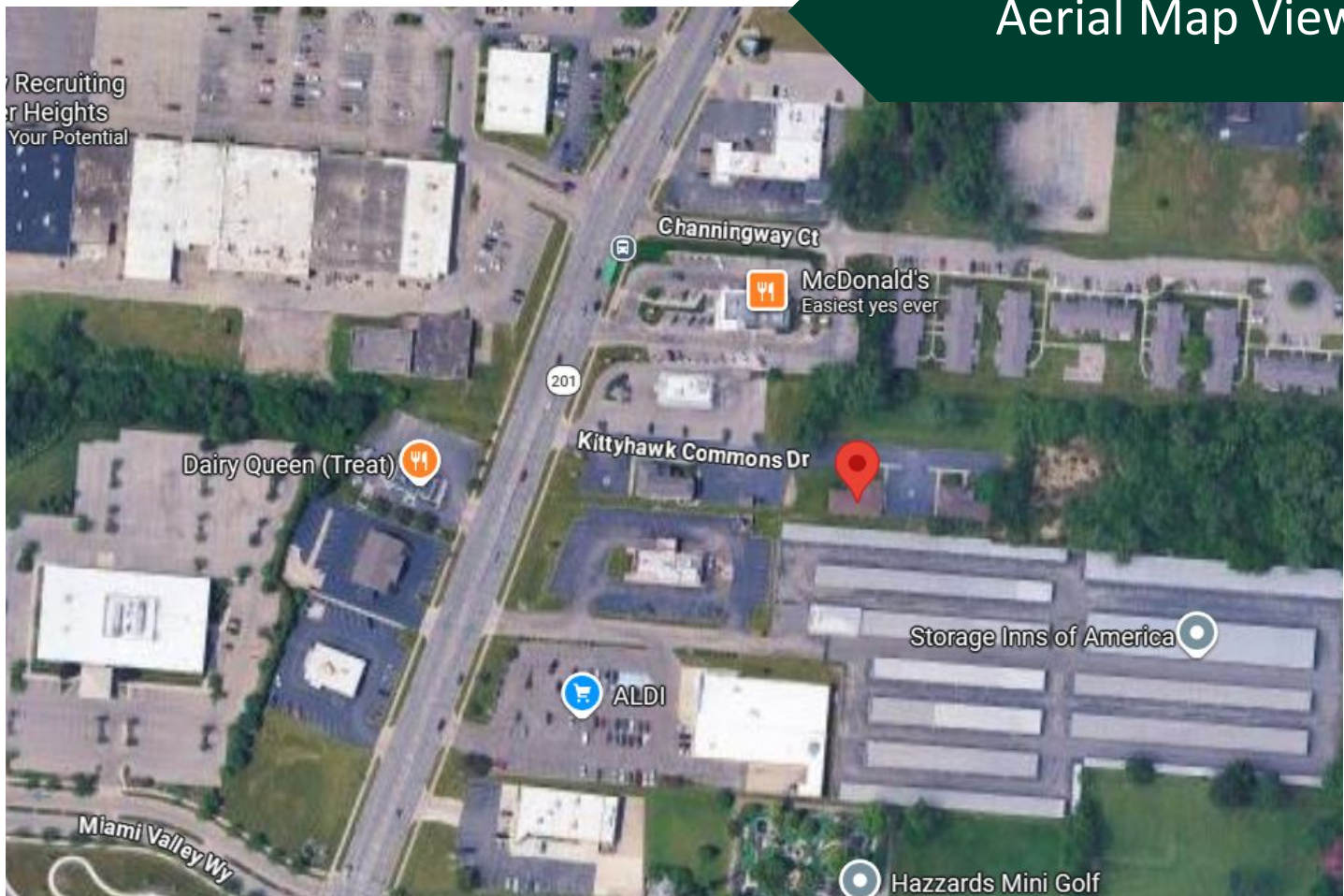


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Aerial Map View



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