



3100 Presidential Drive

Fairborn, Ohio 45324

LEASE RATE:
\$14.95 PSF FULL SERVICE

Property Highlights

- Three story office building with multiples suites now available from 5,000± square feet up to 35,000± square feet total
- Located in the amenity rich area of Fairborn, less than 5 minutes from Wright Patterson Air Force Base, Wright State University, and I-675. Numerous restaurants, hotels, banking and shopping are all within walking distance.
- Situated on 2.16± acres with 126 parking spaces (3.76/1,000 sf)
- Motivated landlord offering a below market, full service lease rate (utilities included) with tenant improvement allowance available



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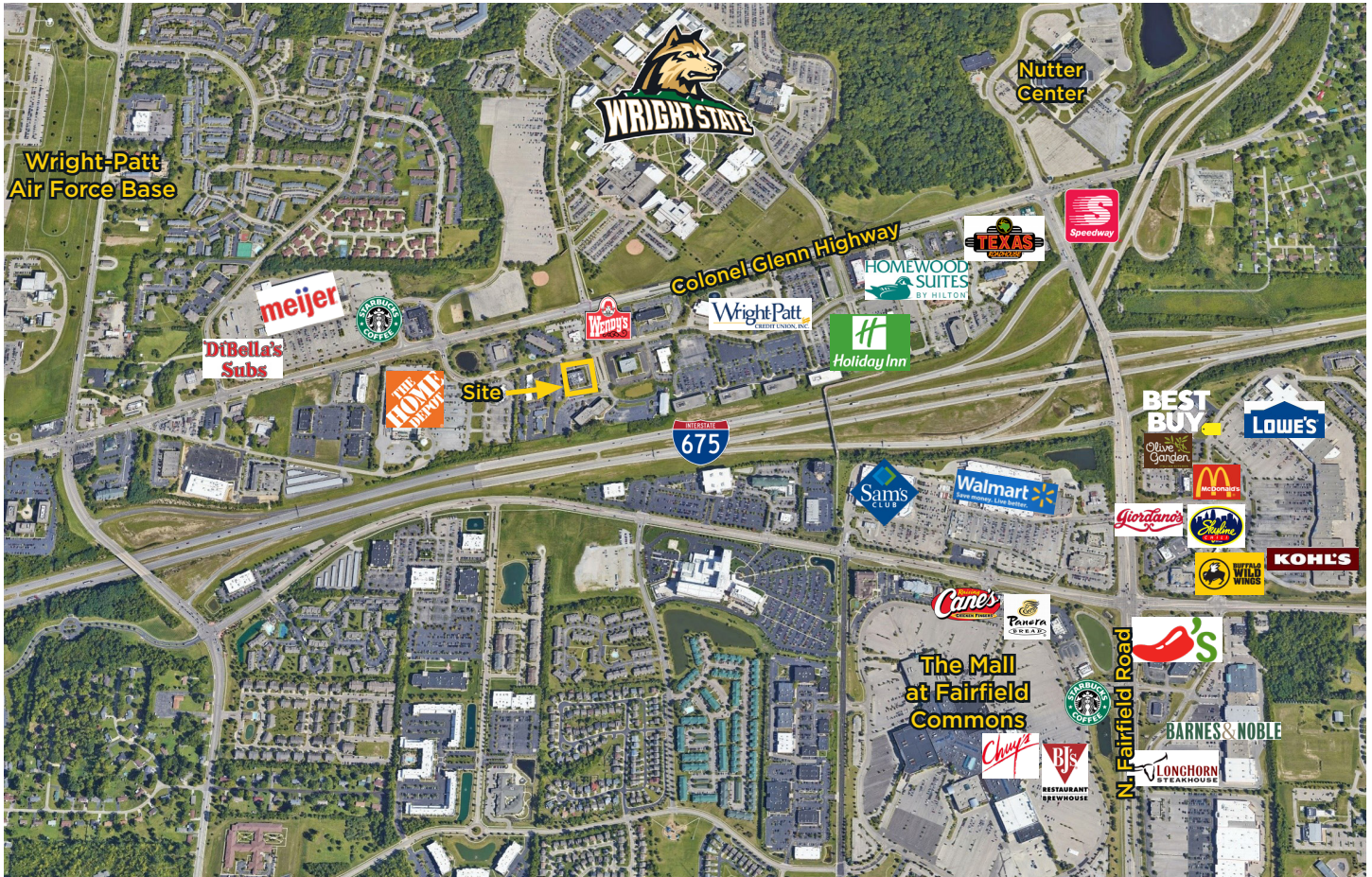
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Aerial



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