



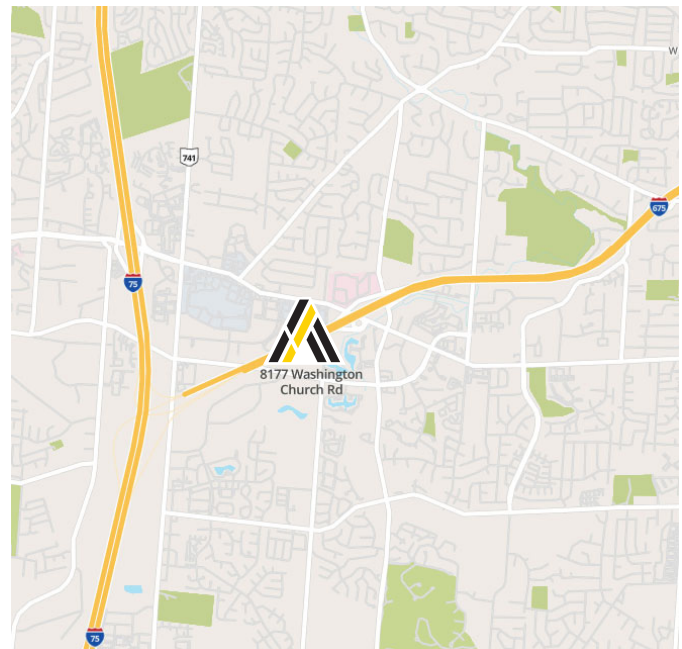
## 8177 Washington Church Road

Dayton, Ohio 45458

**LEASE RATE:**  
**\$10.00 PSF NNN**

### Property Highlights

- 67,200± SF Flex Office space
- Mixture of open office and private offices
- Several conference and training rooms
- Multiple break rooms and restroom banks
- Large mail room with access to dock and OH door
- Total of 8 docks and 3 drive-in doors available
- Can be converted to 100% air conditioned Flex/Industrial space
- 500± Parking spaces
- I-675 Visibility with interstate signage available
- Located in Miami Township - No city income tax!



**Wade Elliott, SIOR**

Vice President

937.469.8270

Wade.Elliott@ApexCommercialGroup.com



**Alex Nikolai**

Senior Associate

937.222.7884

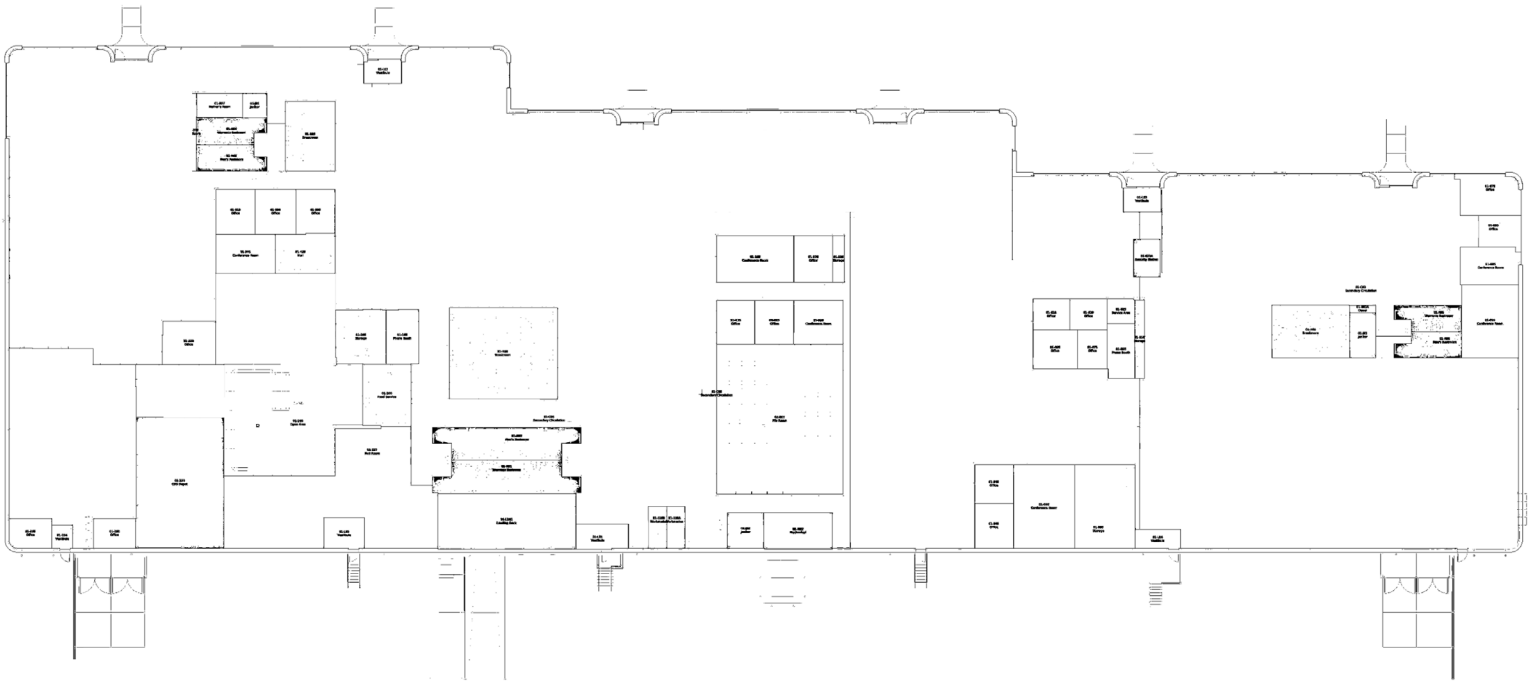
Alex.Nikolai@ApexCommercialGroup.com

**ApexCommercialGroup.com** | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

# 8177 Washington Church Road

Dayton, Ohio 45458

## Floor Plan

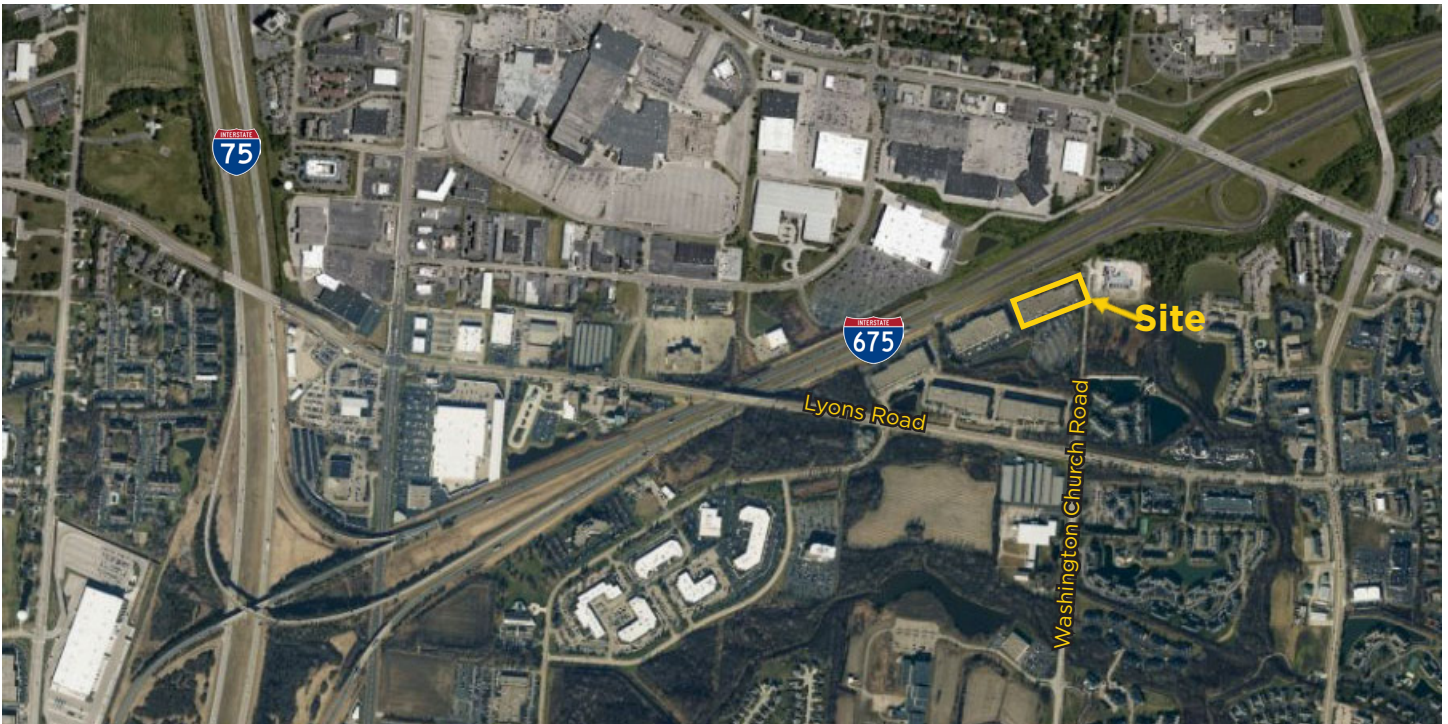


# 8177 Washington Church Road

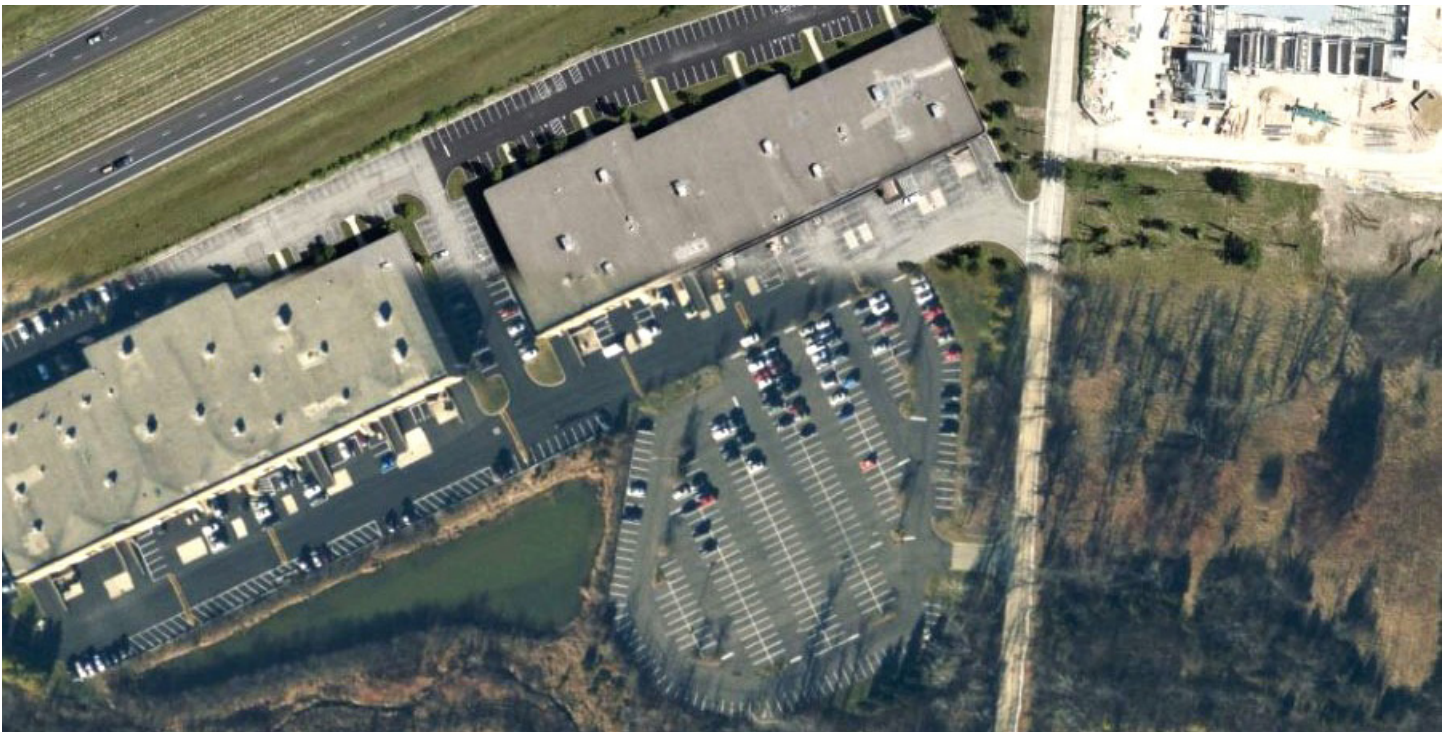
Dayton, Ohio 45458



## Aerial



## Additional Parking



[ApexCommercialGroup.com](http://ApexCommercialGroup.com)