



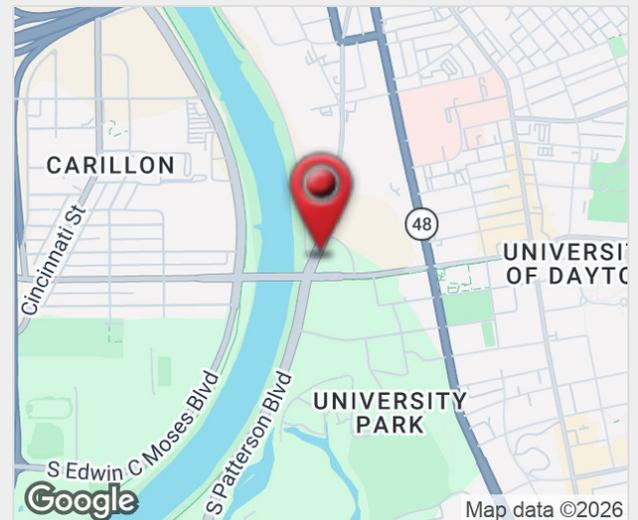
Wright Health Building

1222 South Patterson Blvd., Dayton, Ohio 45402

Property Features

- ±73,000 SF, 4-Story Medical Office Building
- Recently Renovated Common Area Lobby & Restrooms
- New Electronic Tenant Directory
- Ample & Convenient On-Site Parking
- Prime Location Near Miami Valley Hospital, University of Dayton & downtown Dayton
- Adjacent to 38-Acre onMain Mixed-Used Redevelopment Site (<https://onmaindayton.com>)
- Easy Access to I-75
- Immediate Leasing Opportunities
- Competitive Lease Terms

Lease Rate: Please Contact for Pricing
www.WrightHealthBuilding.com



For more information:

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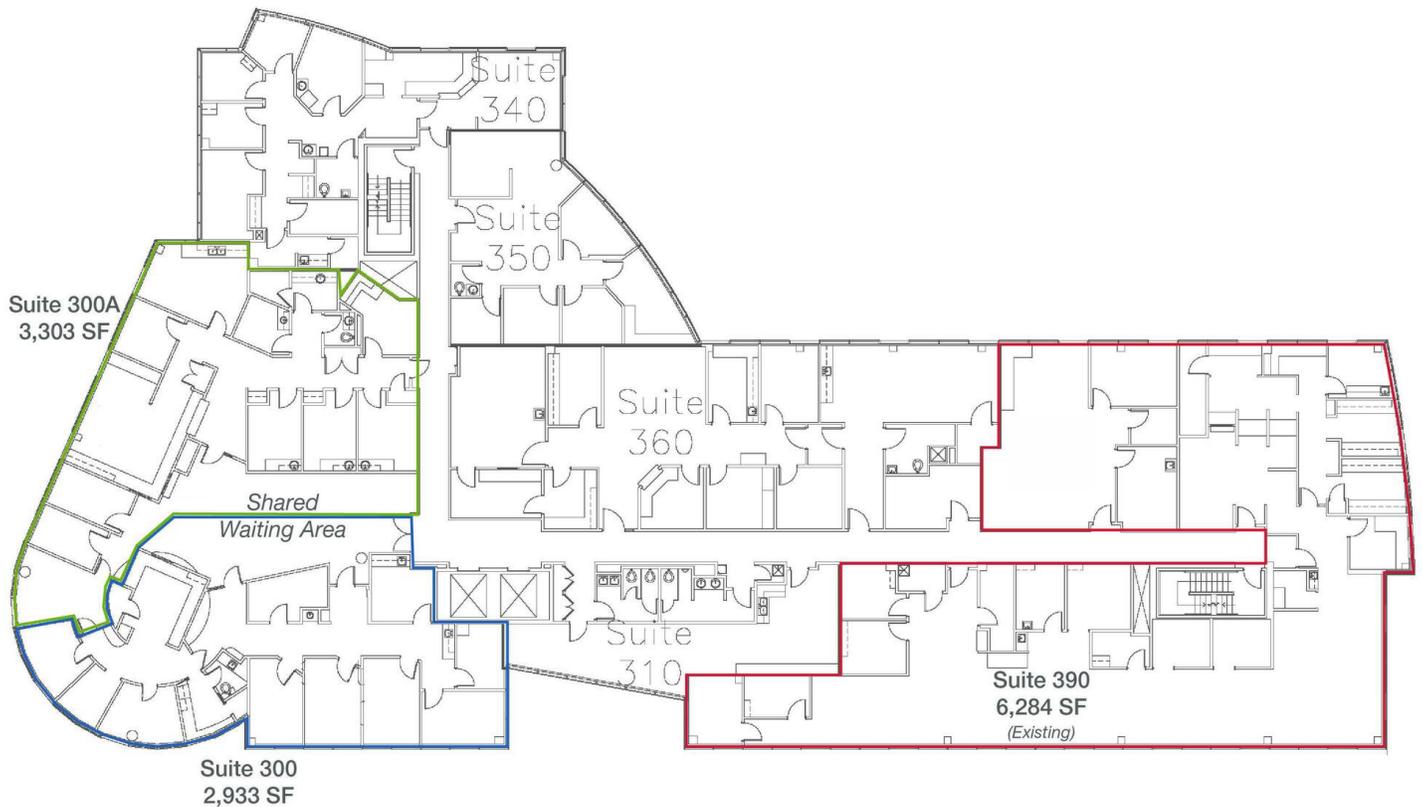
Lease Rate: NEGOTIABLE

Total Space 2,854 - 6,284 SF

Lease Type: NNN

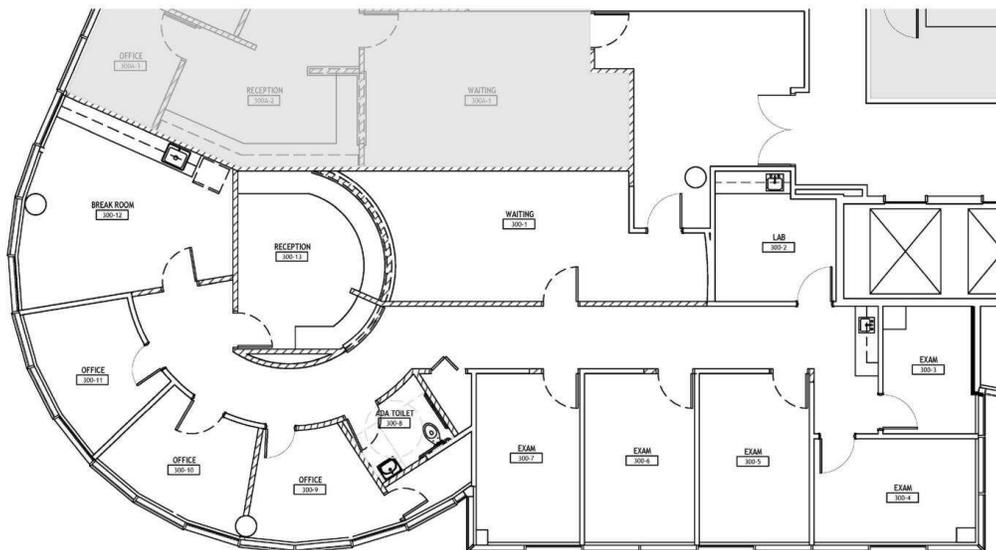
Lease Term: Negotiable

| SPACE | SUITE # | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | AVAILABILITY |
|----------------|----------|-----------|------------|------------|-----------|--------------|
| Suite 300 | 300 | Medical | Negotiable | NNN | 2,933 | Now |
| Suite 300A | 300A | Medical | Negotiable | NNN | 3,303 | Now |
| Suite 300+300A | 300+300A | Medical | Negotiable | NNN | 6,236 | Now |
| Suite 390 | 390 | Medical | Negotiable | NNN | 6,284 | Now |
| Suite 390A | 390A | Medical | Negotiable | NNN | 2,854 | Now |
| Suite 390B | 390B | Medical | Negotiable | NNN | 3,430 | Now |



Suite 300 & Suite 300A are contiguous for a total of 6,236 SF

SUITE 300 CONCEPTUAL PLAN



SPACE SUMMARY:

LEASABLE AREA: ~3,084 RSF

PUBLIC SPACE
 RECEPTION - QTY: 1
 WAITING - QTY: 1
 ADA PATIENT TOILETS - QTY: 1

CLINICAL/ PROCEDURE SPACE
 EXAM ROOMS - QTY: 5

CLINICAL SUPPORT SPACE
 LAB - QTY: 1

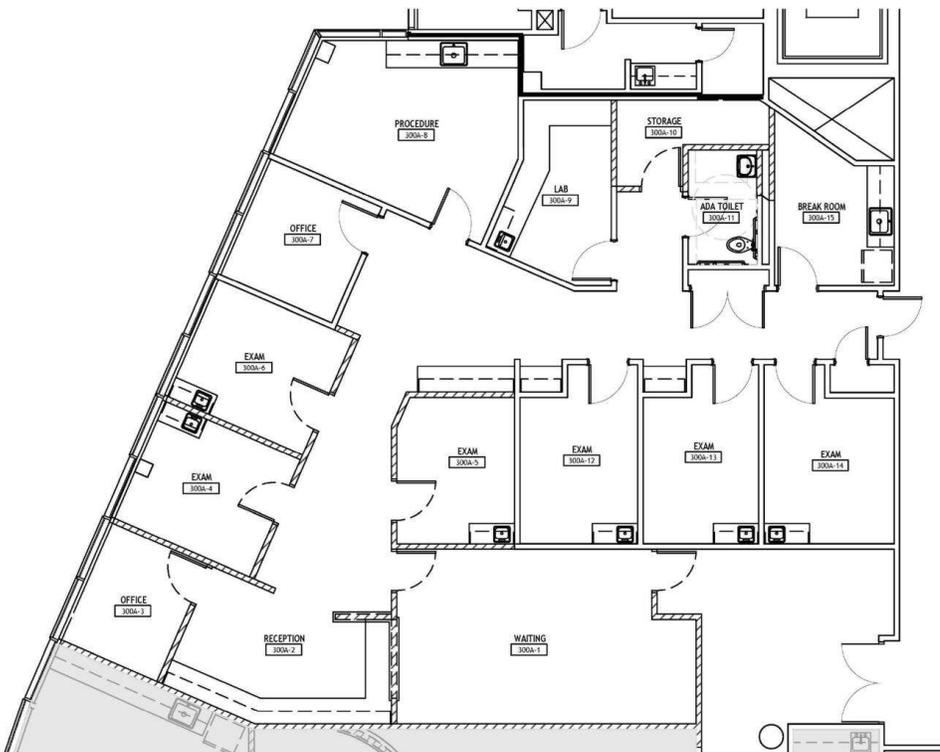
STAFF/ ADMIN
 OFFICE - QTY: 3
 STAFF BREAK ROOM - QTY: 1

BUILDING SUPPORT
 STORAGE - QTY: 1
 IT CLOSET - QTY: 1

LEGEND:
 [Hatched Line] NEW WALLS

TEST FIT
 SCALE: $\frac{1}{8}'' = 1'-0''$

SUITE 300A CONCEPTUAL PLAN



SPACE SUMMARY:

LEASABLE AREA: ~3,152 RSF

PUBLIC SPACE
 RECEPTION - QTY: 1
 WAITING - QTY: 1
 ADA PATIENT TOILETS - QTY: 1

CLINICAL/ PROCEDURE SPACE
 EXAM ROOMS - QTY: 5
 PROCEDURE ROOM - QTY: 1

CLINICAL SUPPORT SPACE
 LAB - QTY: 1

STAFF/ ADMIN
 OFFICE - QTY: 2
 STAFF STATION - QTY: 3
 STAFF BREAK ROOM - QTY: 1

BUILDING SUPPORT
 STORAGE - QTY: 1

LEGEND:
 // NEW WALLS

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

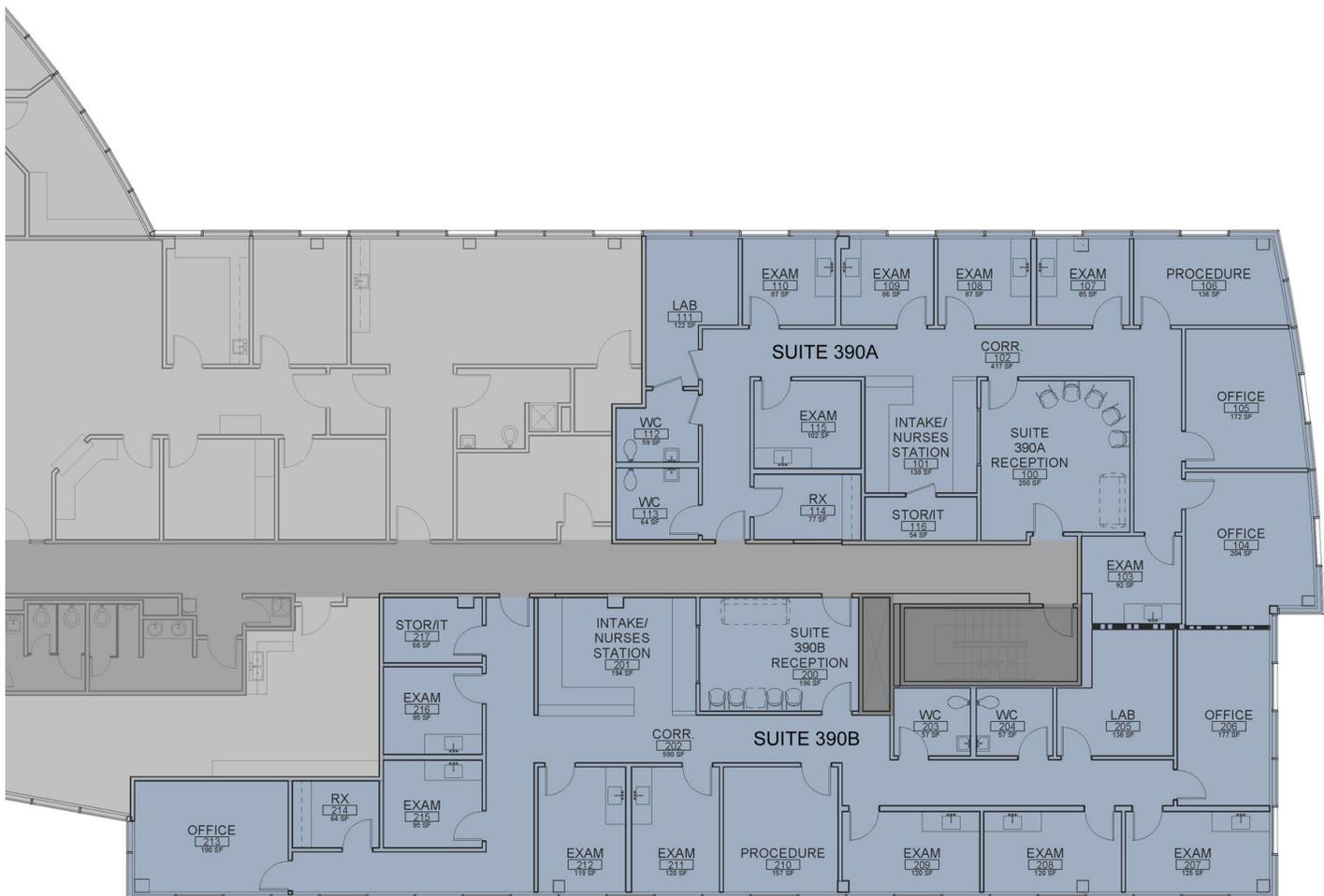
CONCEPTUAL SPLIT

SUITE 390A - 2460.28 USF / 2853.92 RSF

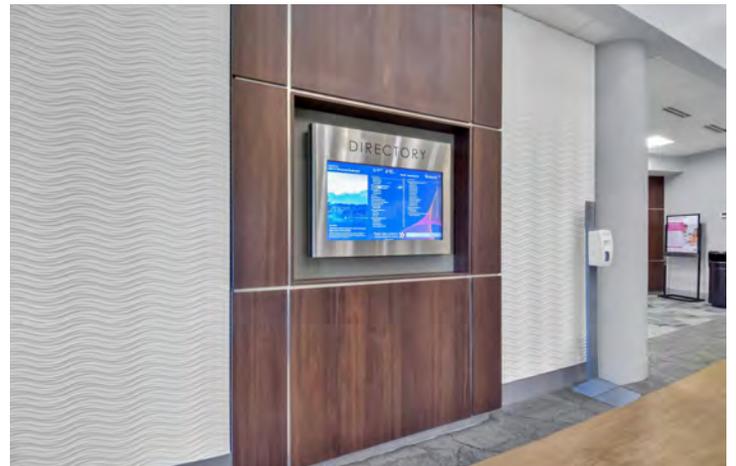
- (2) OFFICES
- (6) EXAM ROOMS
- (1) PROCEDURE ROOM
- (1) RX CLOSET
- (2) SINGLE OCCUPANT RESTROOMS
- (1) LABORATORY
- (1) STORAGE/IT
- (1) RECEPTION
- (1) INTAKE/NURSES STATION

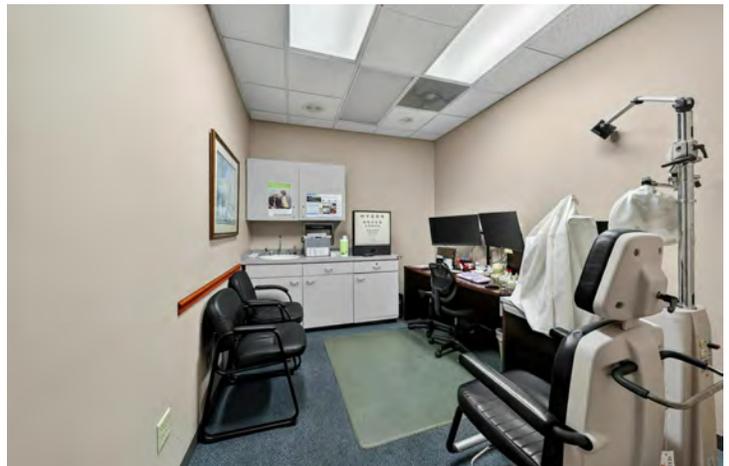
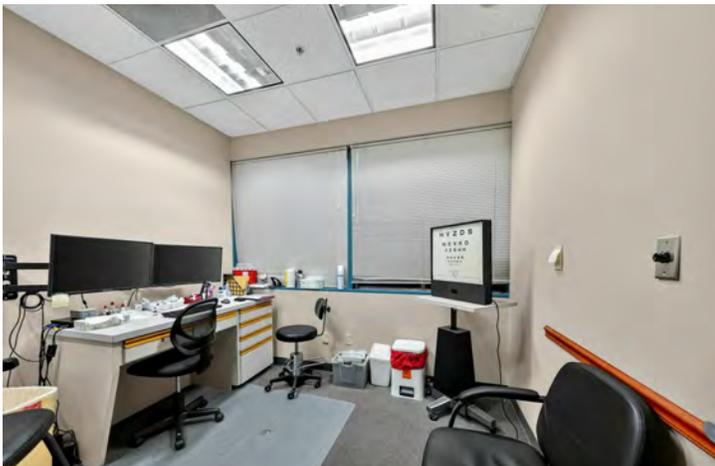
SUITE 390B - 2957.04 USF / 3430.17 RSF

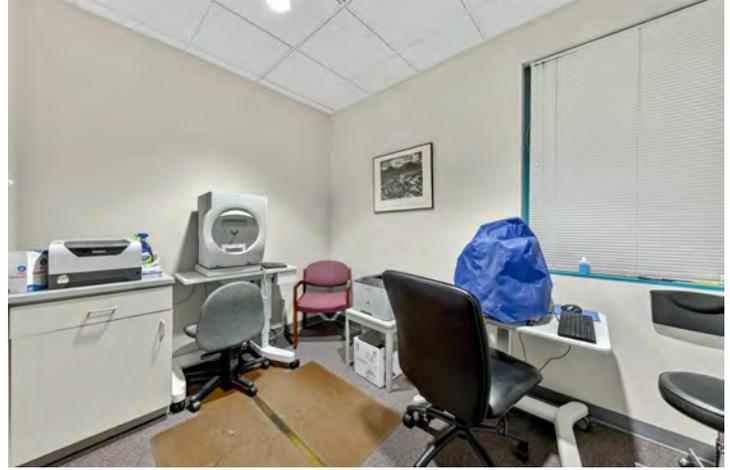
- (2) OFFICES
- (7) EXAM ROOMS
- (1) PROCEDURE ROOM
- (1) RX CLOSET
- (2) SINGLE OCCUPANT RESTROOMS
- (1) LABORATORY
- (1) STORAGE/IT
- (1) RECEPTION
- (1) INTAKE/NURSES STATION





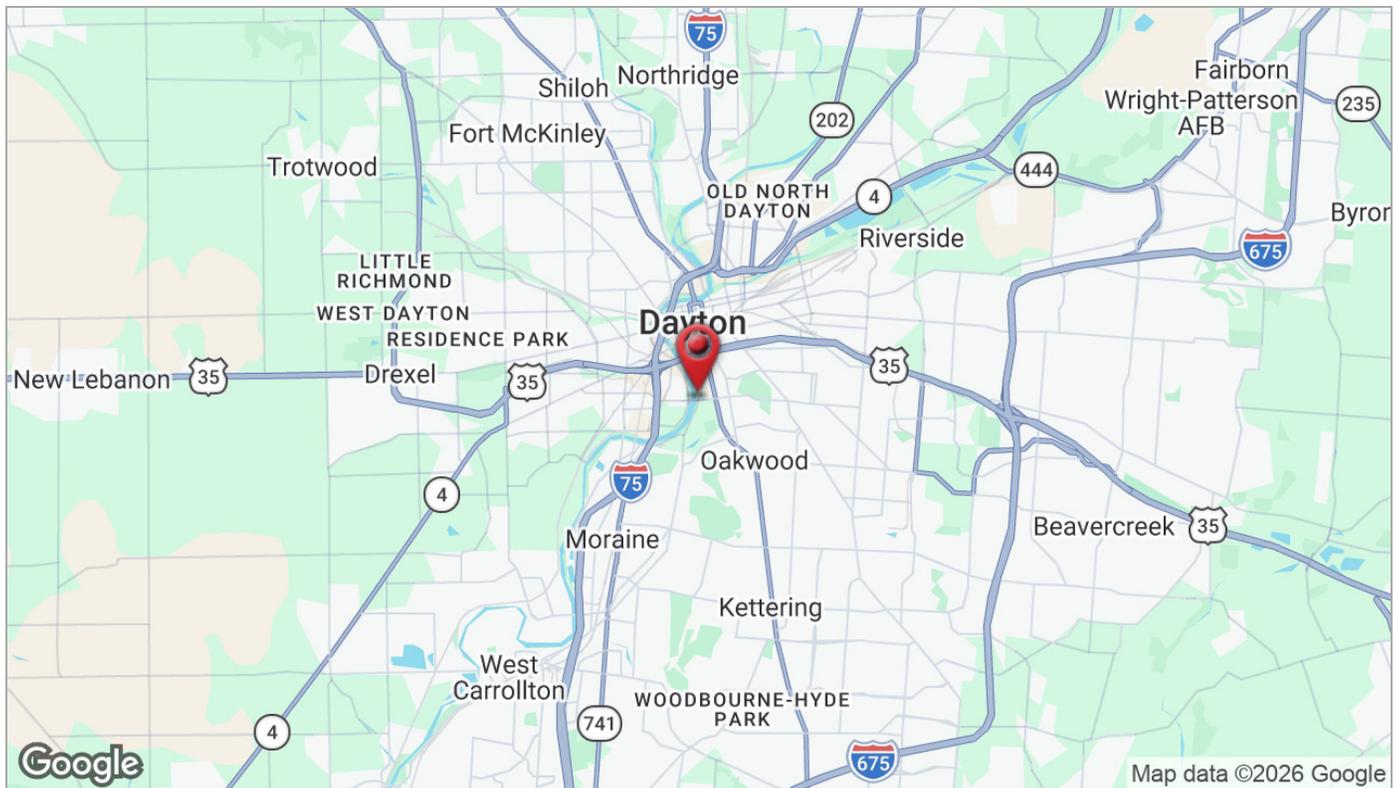
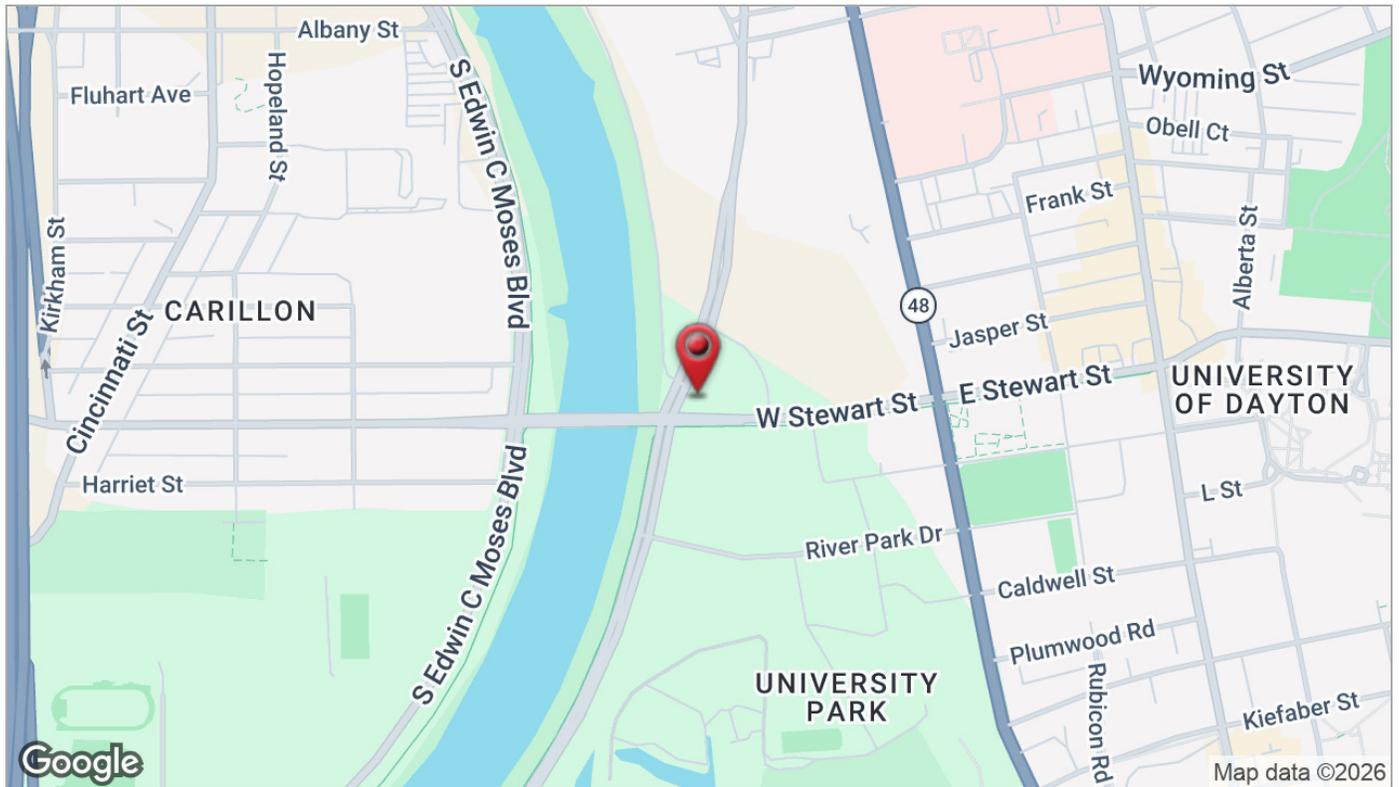


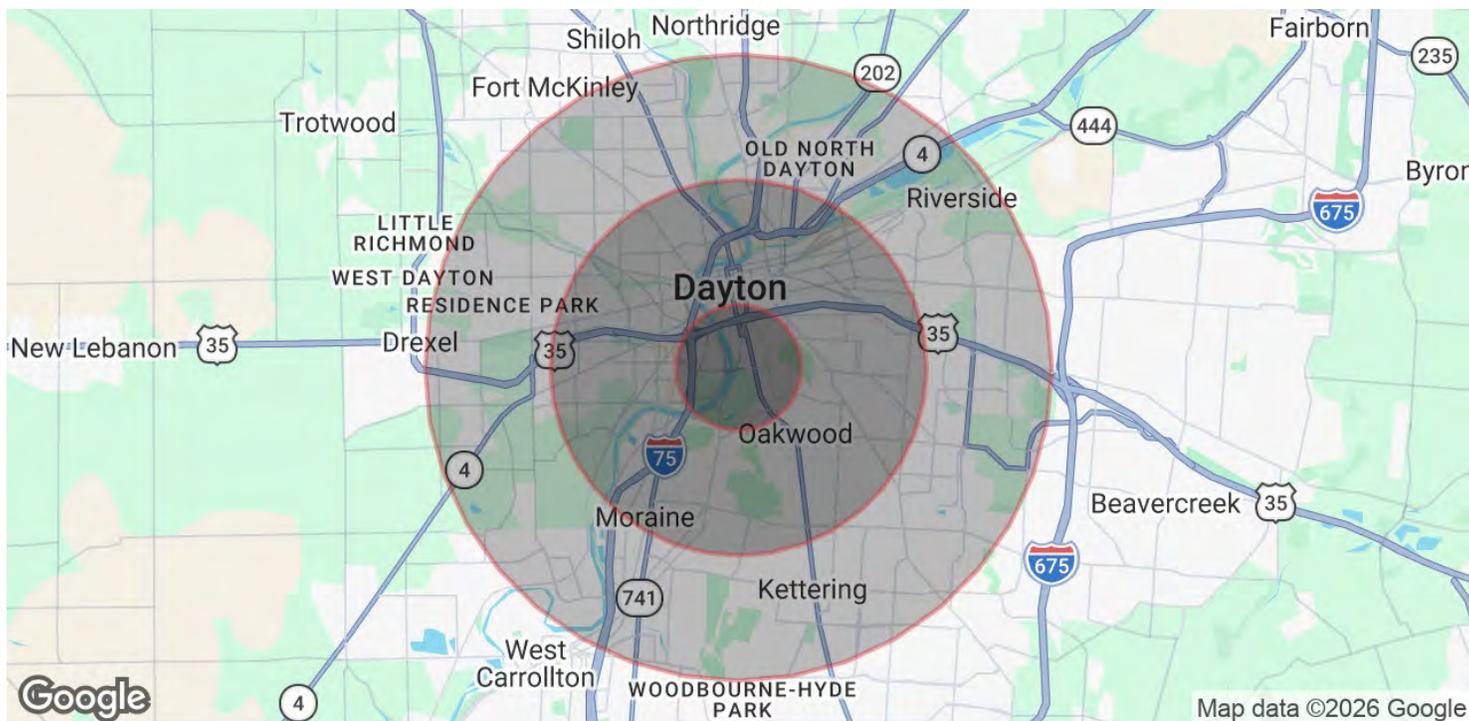












| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| Total Population | 8,997 | 96,820 | 246,715 |
| Average Age | 30.3 | 35.4 | 36.9 |
| Average Age (Male) | 31.7 | 33.7 | 35.0 |
| Average Age (Female) | 28.3 | 36.2 | 38.4 |
| HOUSEHOLDS & INCOME | | | |
| Total Households | 2,582 | 38,497 | 104,007 |
| # of Persons per HH | 3.5 | 2.5 | 2.4 |
| Average HH Income | \$49,376 | \$50,470 | \$47,933 |
| Average House Value | \$136,046 | \$154,348 | \$122,643 |

2020 American Community Survey (ACS)