



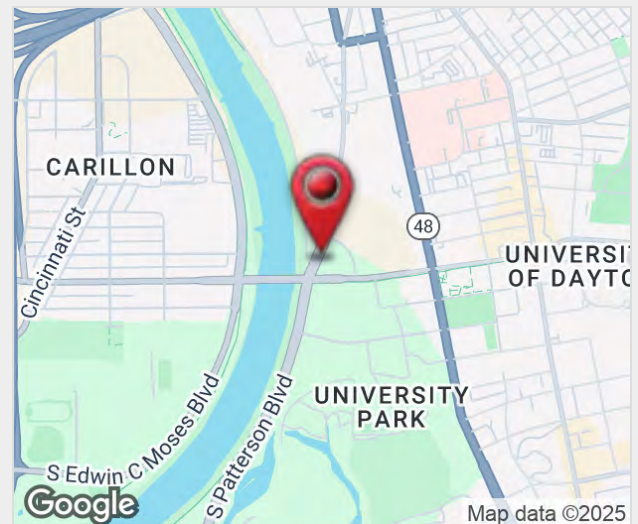
Wright Health Building

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:

Philip Bird, SIOR

614 629 5296 • pbird@ohioequities.com

Matt Gregory, SIOR, CCIM

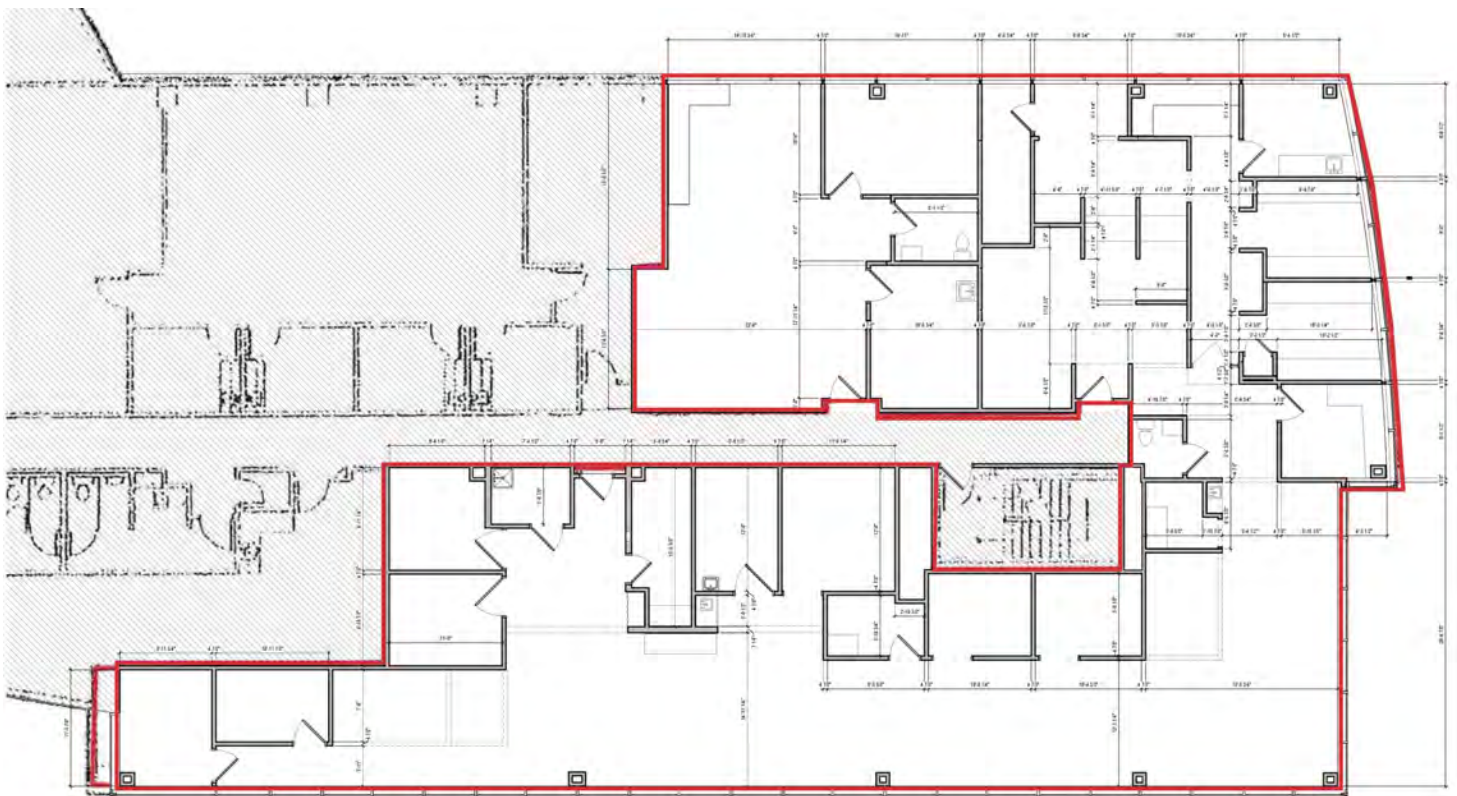
614 629 5234 • mgregory@ohioequities.com

Mitchell Moore

614 629 5257 • mmore@ohioequities.com

Lease Rate:	NEGOTIABLE	Total Space	2,854 - 6,284 SF
Lease Type:	NNN	Lease Term:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 300A	Medical	Negotiable	NNN	3,303	02/01/2026
Suite 390	Medical	Negotiable	NNN	6,284	Now
Suite 390A	Medical	Negotiable	NNN	2,854	Now
Suite 390B	Medical	Negotiable	NNN	3,430	Now



CONCEPTUAL SPLIT

SUITE 390A - 2460.28 USF / 2853.92 RSF

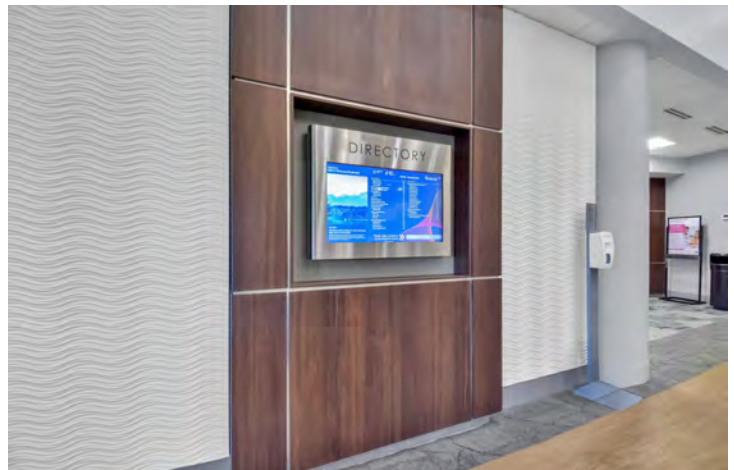
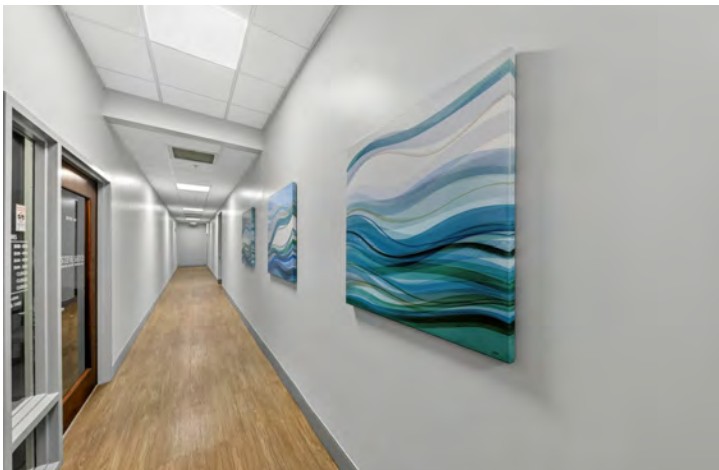
- (2) OFFICES
- (6) EXAM ROOMS
- (1) PROCEDURE ROOM
- (1) RX CLOSET
- (2) SINGLE OCCUPANT RESTROOMS
- (1) LABORATORY
- (1) STORAGE/IT
- (1) RECEPTION
- (1) INTAKE/NURSES STATION

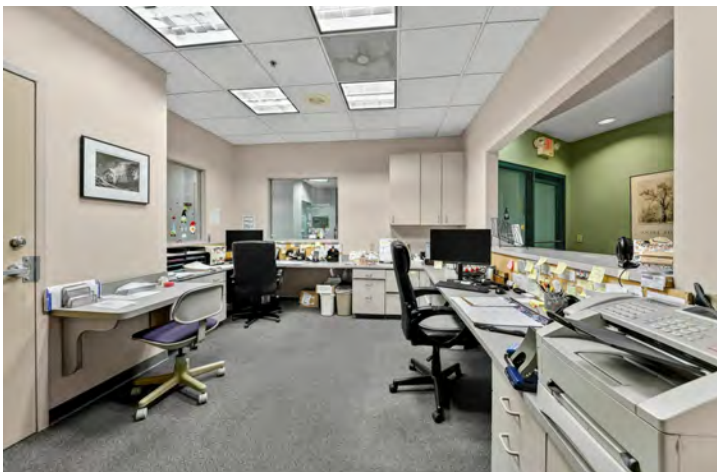
SUITE 390B - 2957.04 USF / 3430.17 RSF

- (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



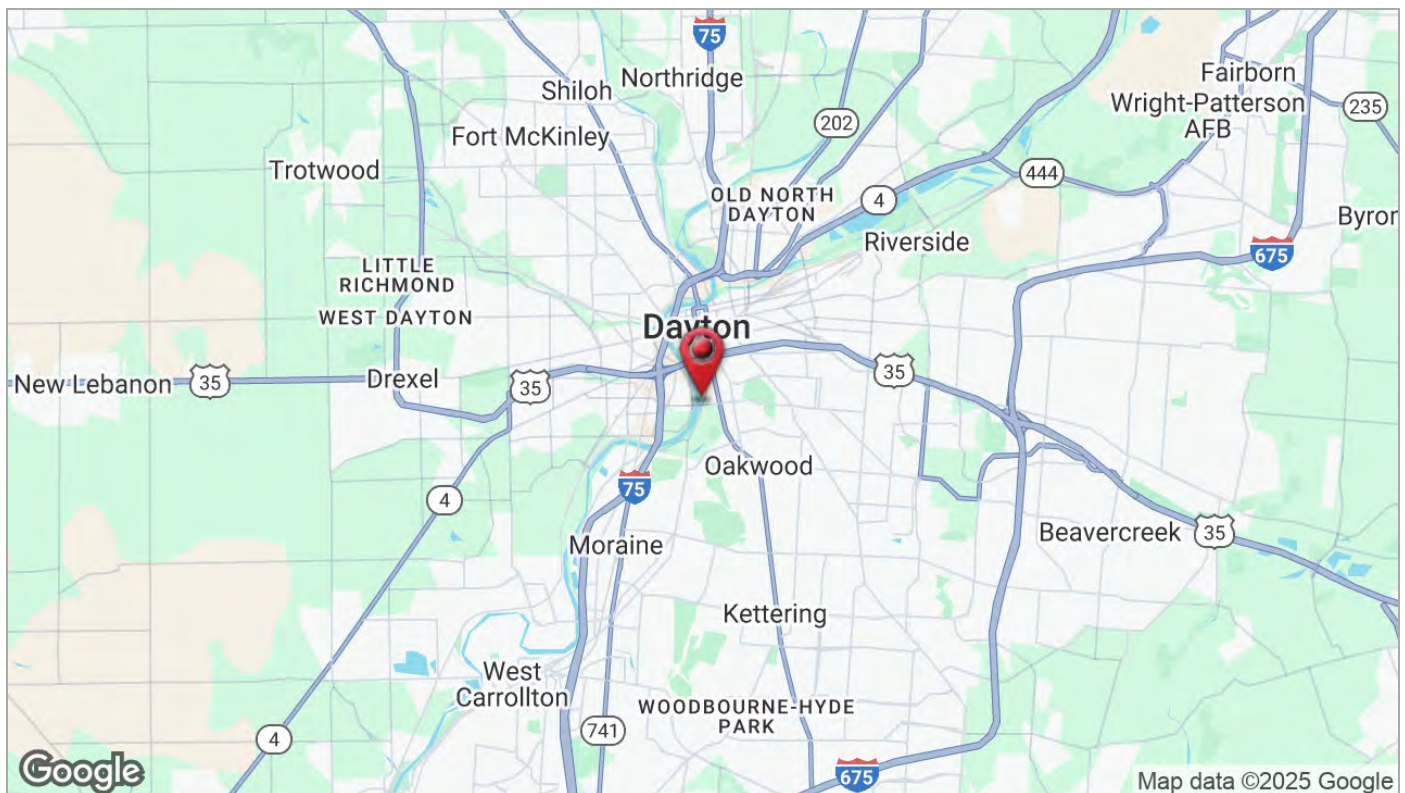
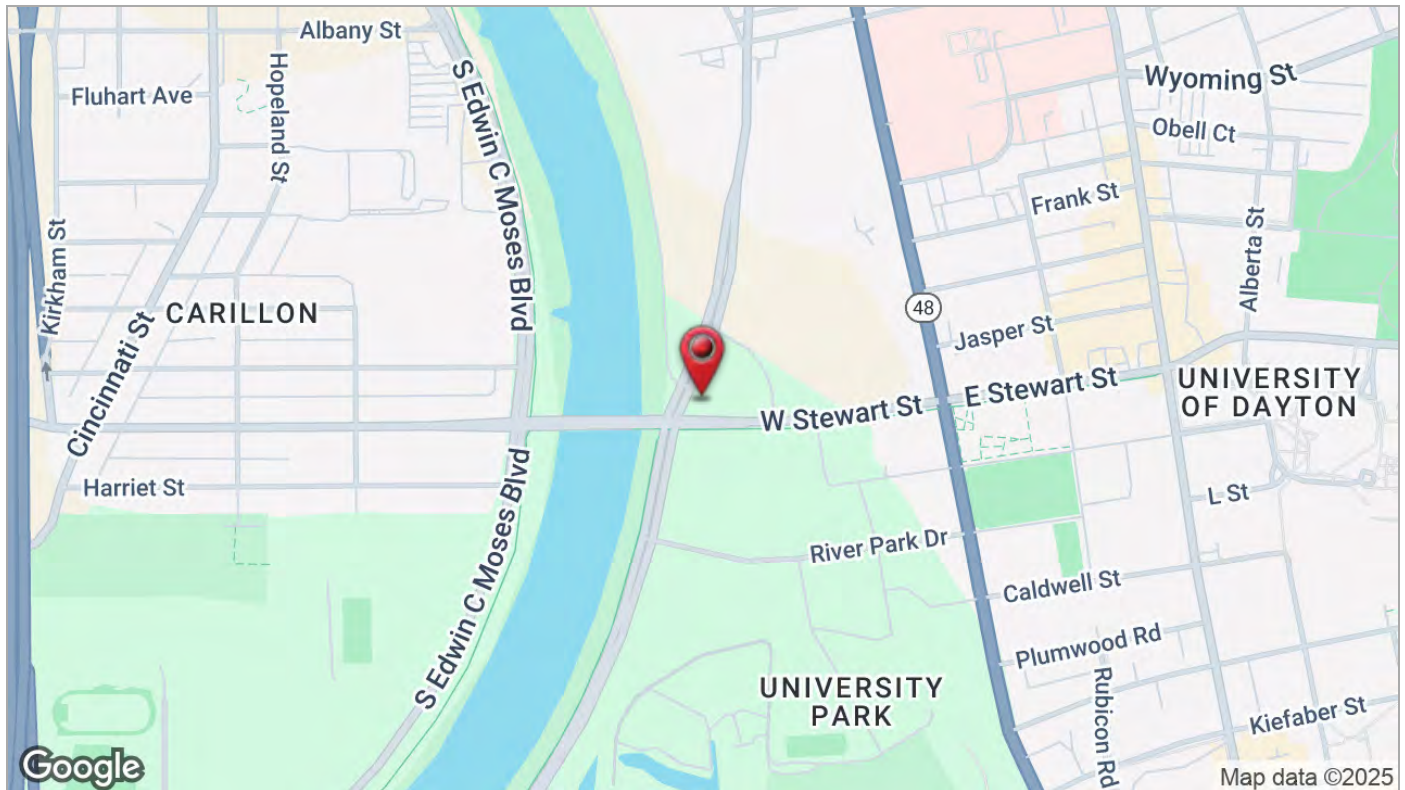


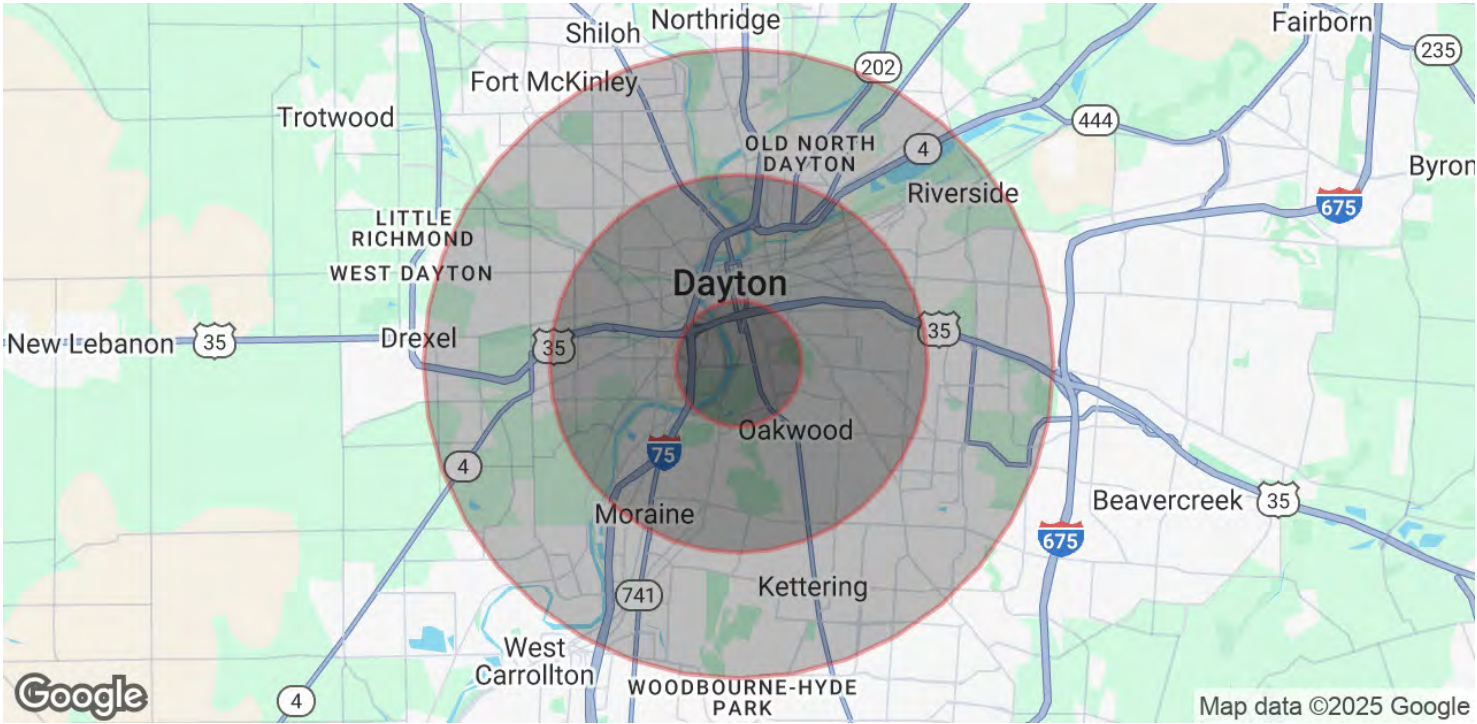












POPULATION

	1 MILE	3 MILES	5 MILES
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

	1 MILE	3 MILES	5 MILES
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)