



8899 Gander Creek Drive

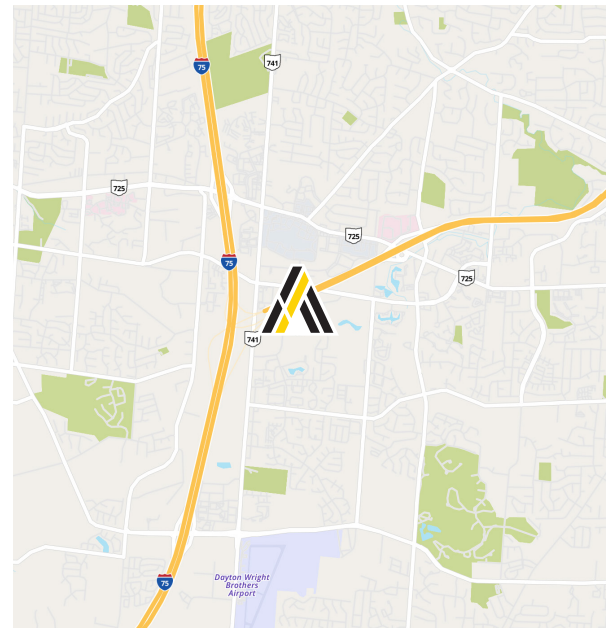
Miami Township, Ohio 45342

LEASE RATE:

\$14.50 PSF NNN

Property Highlights

- **Move-In Ready Space:** 6,400± SF Office/Flex space available within a well-maintained office building, offering a flexible layout suitable for office, production, or call center operations.
- **Efficient & Functional Layout:** Features perimeter windowed offices surrounding a central cubicle/open work area with 15' dropped ceilings, ideal for high-density staffing and collaborative workflows.
- **Robust Connectivity:** Fiber optic cable to the building, easily supporting 1G and higher capacity to meet modern data and communication demands.
- **Business-Friendly Location:** Located in Miami Township with no city income tax, just 7 minutes from Austin Landing and surrounded by dining, retail, and business services.
- **Professionally Managed Property:** On-site management ensures responsive service, efficient operations, and a well-maintained environment.



Aaron Savino, SIOR

Principal

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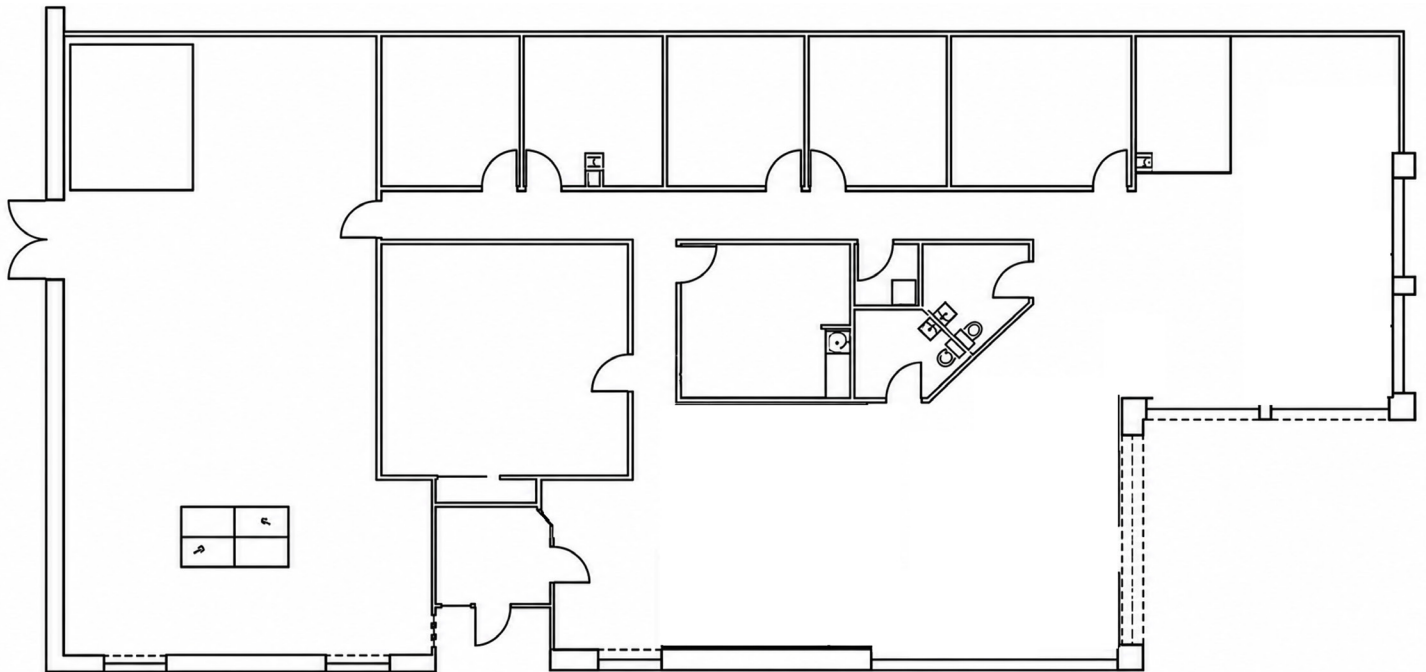
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Floor Plan



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Aerial

