



## 7668 Paragon Road

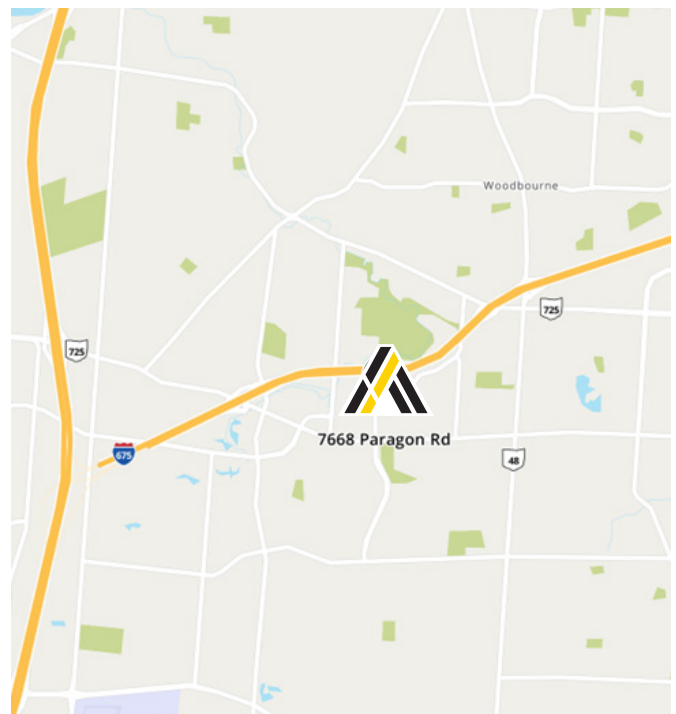
Dayton, Ohio 45459

**SALE PRICE:**  
\$640,000

**LEASE RATE:**  
\$21.00 PSF  
MODIFIED GROSS

### Property Highlights

- 2,000± SF Office suite in a prime stand alone Class A+ Office building
- 2,000± SF Medical office suite + 800± SF loft space
- **Exceptional Finishes:** Unmatched office finishes offering a mixture of open space, private offices and support amenities.
- **Flexible Space for Multi-Tenant Use:** Easily demised to accommodate multiple tenants, offering high flexibility for investors or businesses. Currently divided into 2 suites each 2,000± SF with an 800± SF loft space on the medical office side.
- **Strong Investment Opportunity:** An attractive investment with potential for high returns, located in a growing and dynamic area.
- **Prime Location:** Situated in amenity-rich Washington Township, offering convenience without city income tax.



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## Photos

### Medical Suite



### Office Suite

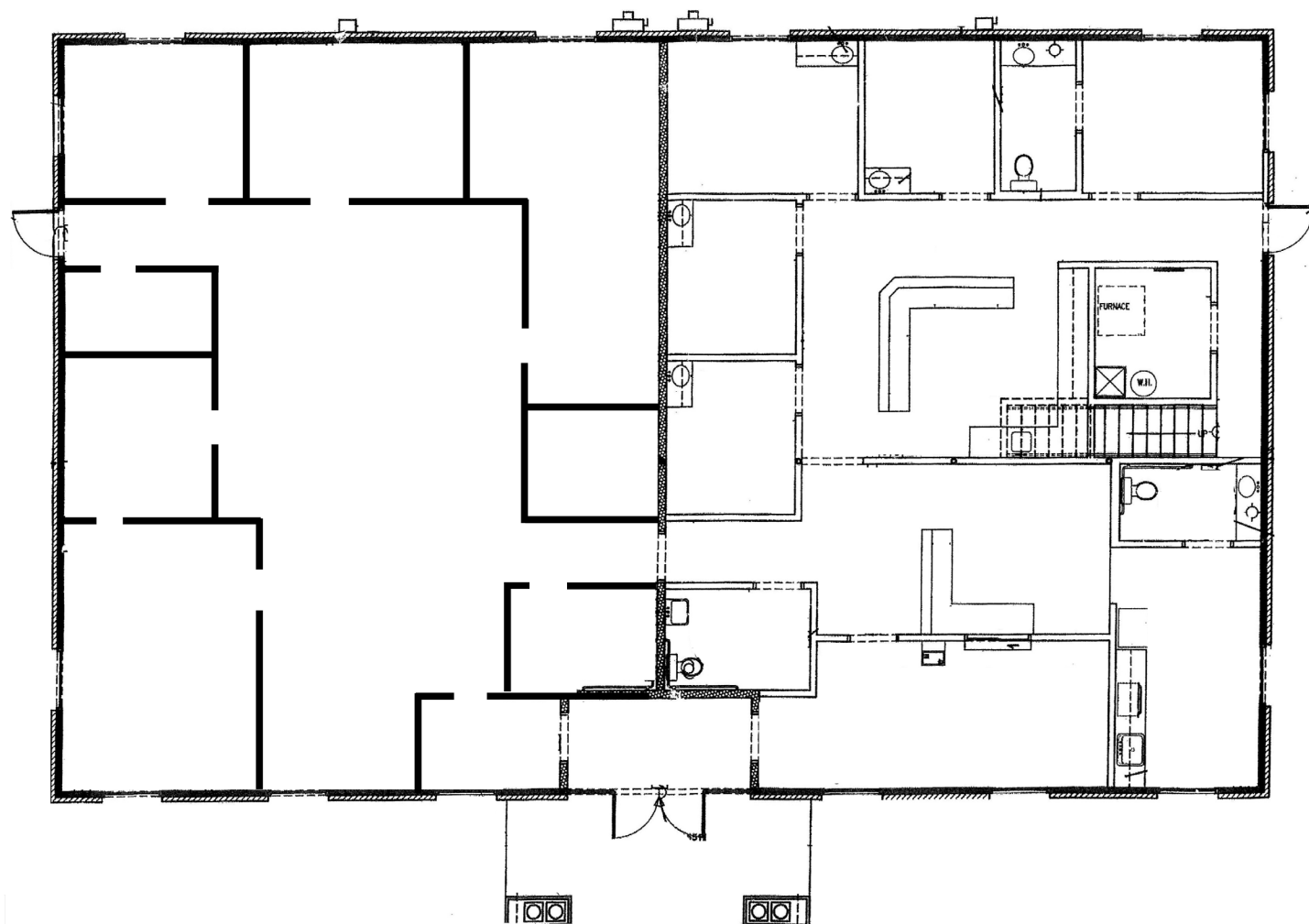


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## Floor Plan



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## Area Overview



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