



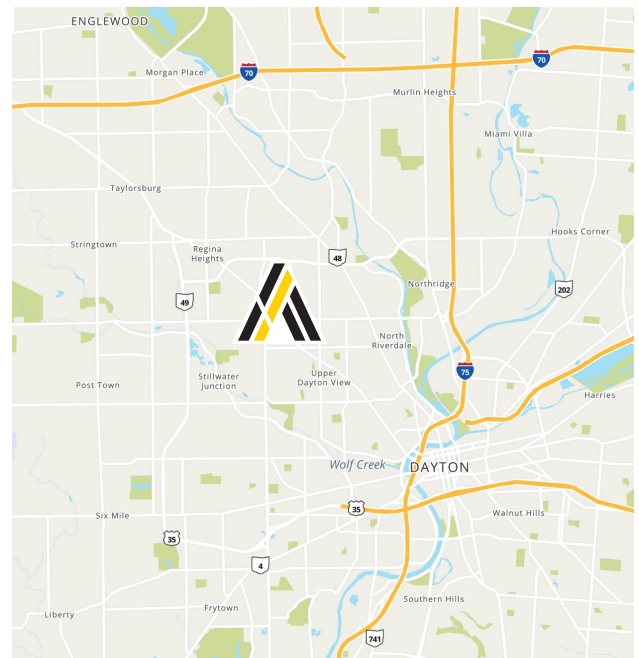
3199 Klepinger Road

Dayton, Ohio 45406

**LEASE RATE:
\$7.00 PSF NNN**

Property Highlights

- **8,000± SF Available** on the 1st floor in an Owner-Occupied building.
- **Open Floor Plan:** Highly flexible layout ideal for office or creative users, with existing cubicles in place.
- **Secure & Reliable Infrastructure:** Equipped with a full-building emergency backup generator and a gated, secured parking lot for added safety and operational continuity.
- **Amenity-Rich Location:** Positioned near a wide range of restaurants, retail, grocery stores, banks, gas stations, and everyday services—enhancing convenience for both employees and clients
- **Business-Friendly Location - No City Income Tax:** Situated in Harrison Township, the property benefits from the absence of a city income tax, delivering a meaningful cost advantage compared to properties located within Dayton city limits.



Steve Ireland

Vice President

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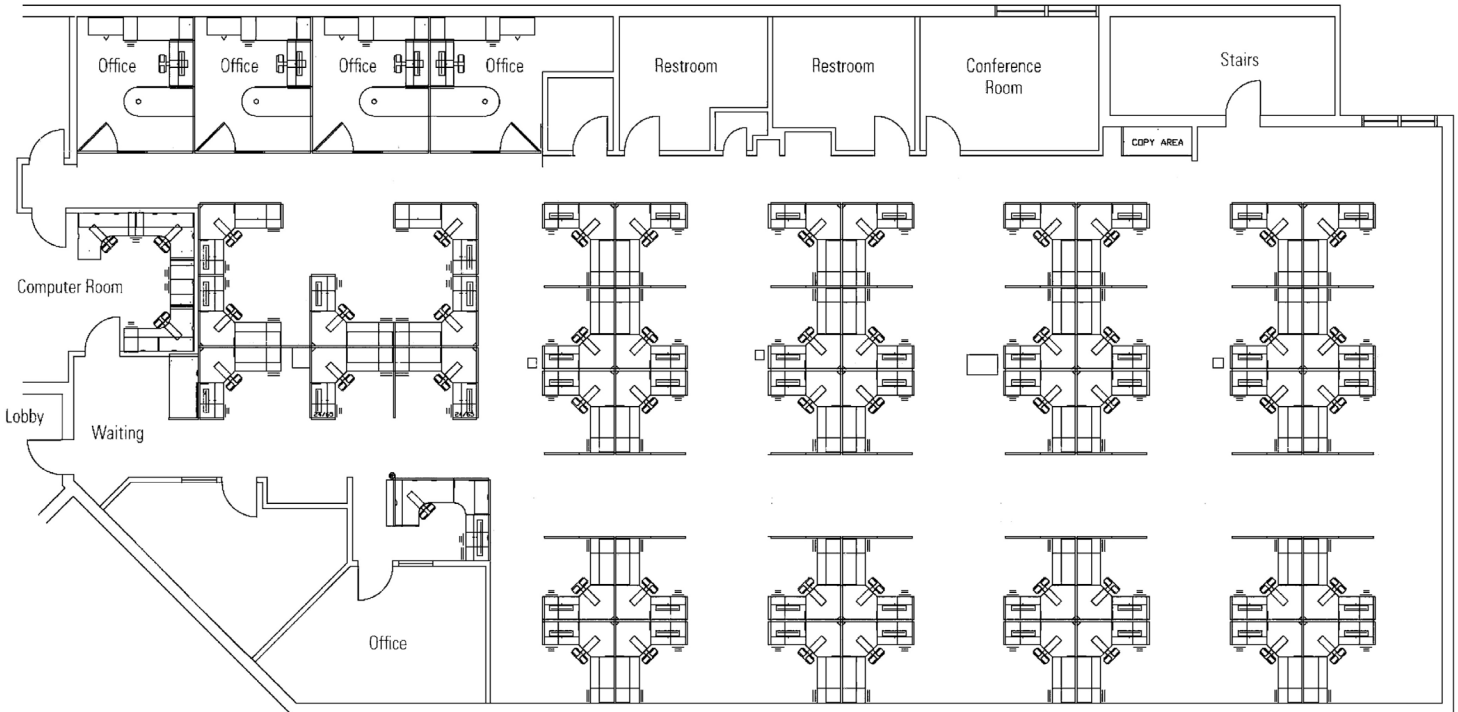
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Floor Plan

First Floor



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Area Overview



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