

AVAILABLE FOR SUBLEASE



9797 Springboro Pike

Dayton, OH 45448

- 49,857 total available s.f. (divisible)
- Sublease through 12/30/27
- No earnings tax
- Furniture available
- Rate negotiable
- 5/1,000 parking ratio

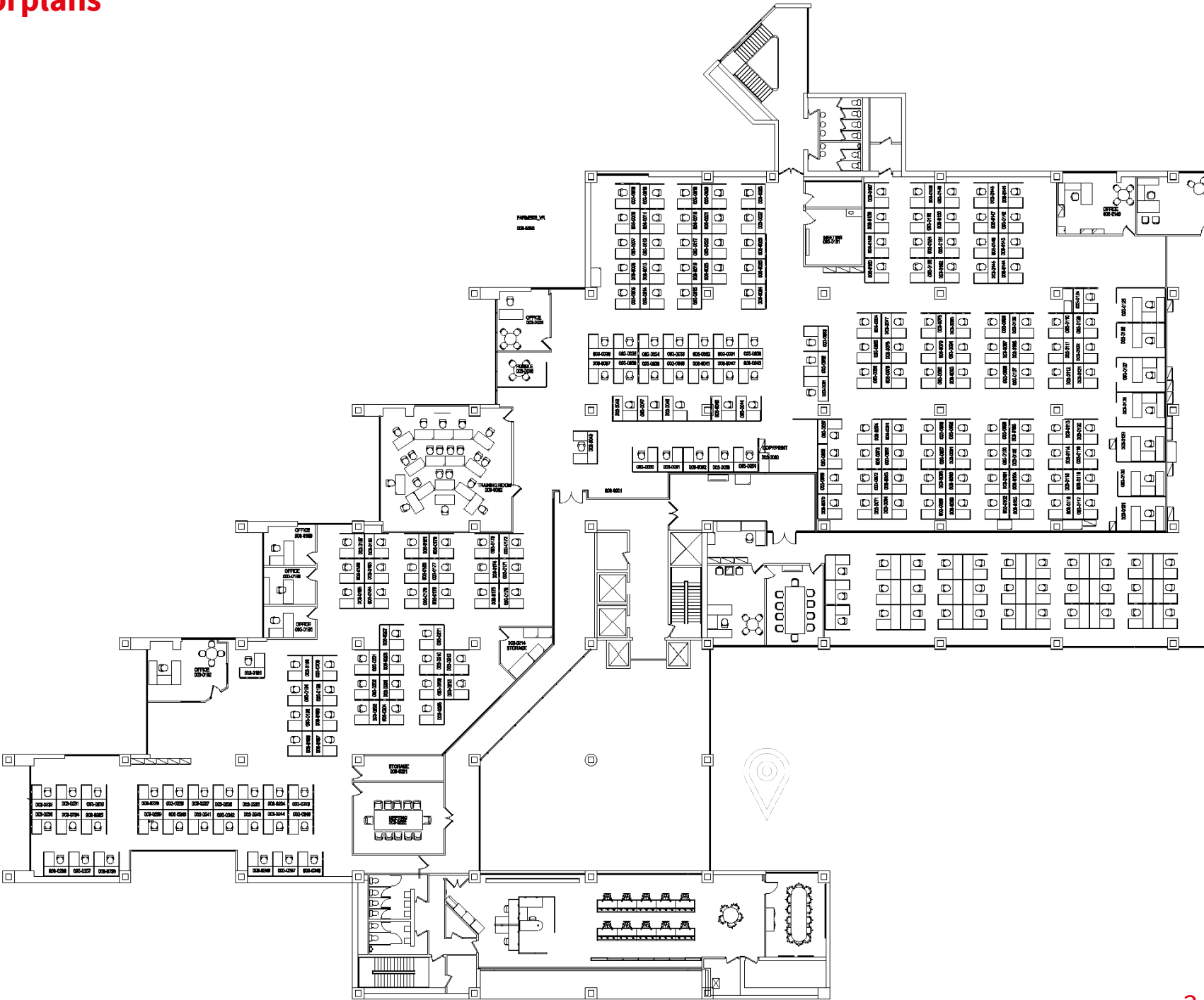
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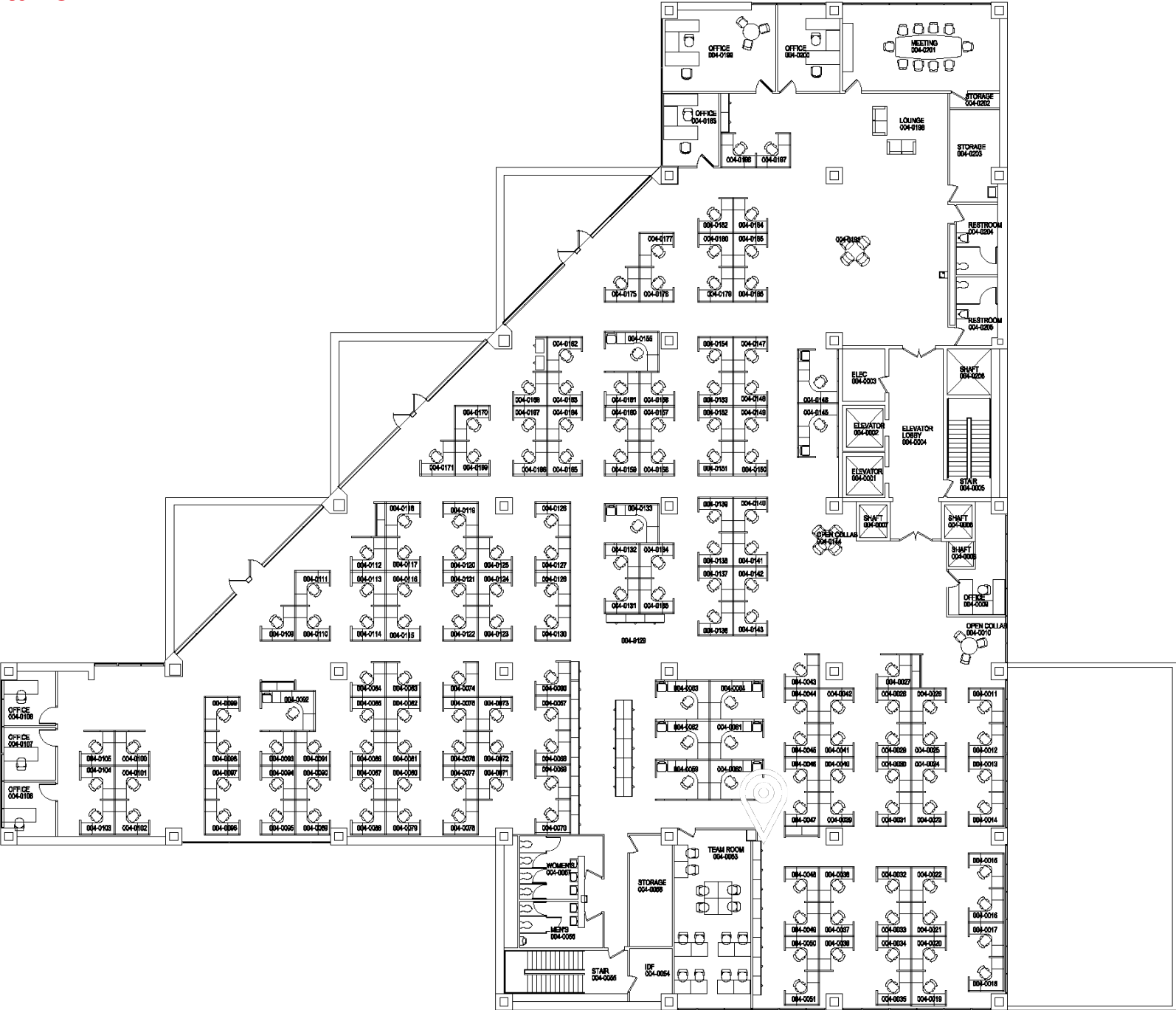
Floorplans



3rd Floor

27,630 r.s.f.

Floorplans



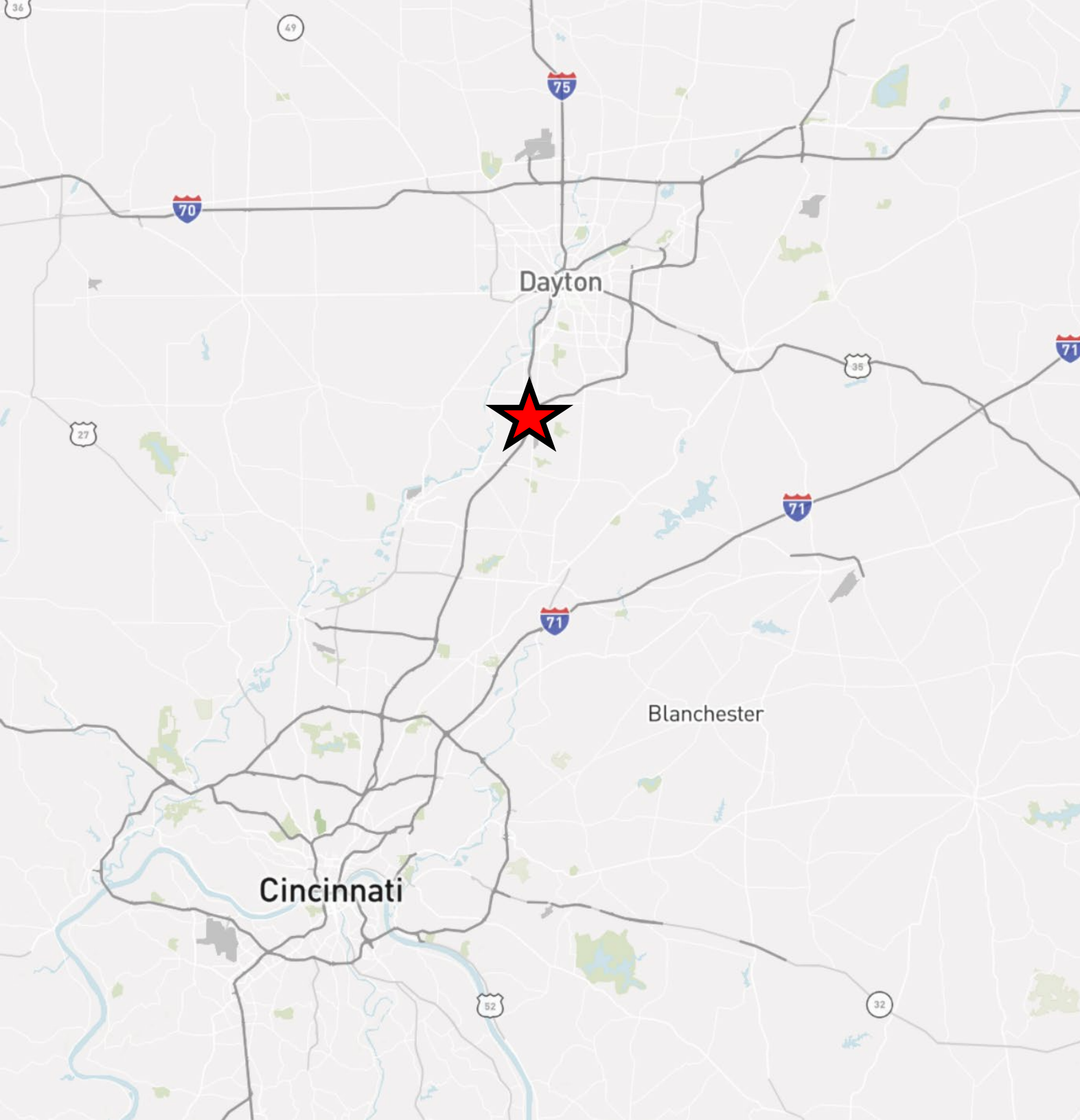
4th Floor

22,227 r.s.f.



Convenient access

- Located directly between I-75 and SR-741
- Easy access and egress
- Generous employee and visitor parking with 5/1,000 s.f. ratio



Convenient location

- 19 minutes from Dayton
- 27 minutes from Dayton International Airport
- 29 minutes from Wright Patterson Airforce Base
- 43 minutes from Cincinnati

AUSTIN  LANDING



KOHL'S



TJ-MAXX

FIELD
STREAM



GNC
LIVE WELL
— SINCE 1935 —

cinépolis
LUXURY CINEMAS

DEWEY'S  PIZZA

Convenient amenities

- 1 mile from Austin Landing
- Abundance of retail, restaurant, and entertainment amenities

AUSTIN  LANDING