

High Tech Flex

3500 PARK CENTER DRIVE
DAYTON, OHIO

INVESTMENT OPPORTUNITY

43,800-Square-Foot, 100%
Leased, Multi-Tenant Flex Building

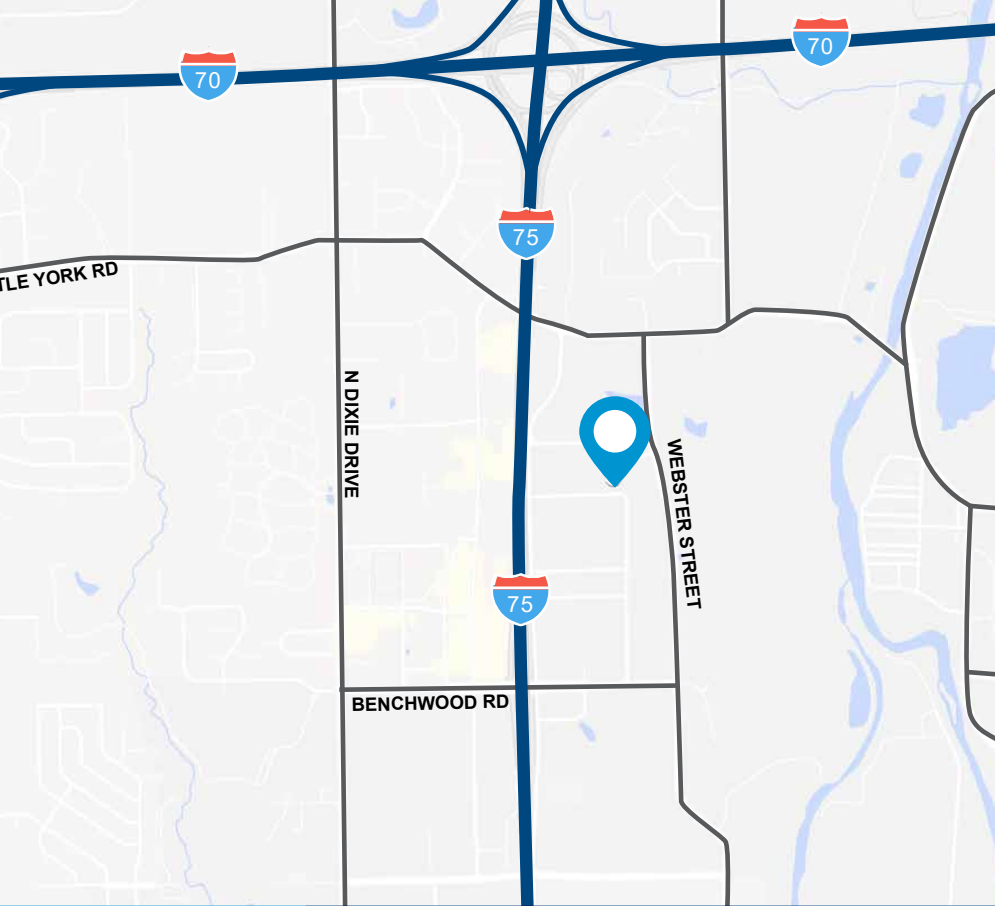


Colliers International
Greater Cincinnati
425 Walnut Street, Suite 1200
Cincinnati, Ohio 45202

Steven Timmel ccim
Colliers | Cincinnati
+1 513 562 2221
steve.timmel@colliers.com

Will Roberts
Colliers | Cincinnati
+1 513 562 2237
will.roberts@colliers.com

Todd Cochran
Colliers | Cincinnati
+1 937 723 2913
todd.cochran@colliers.com



HIGHLIGHTS

- Building is 100% leased with two new leases. The weighted average lease term remaining is six years and all leases include annual escalations.
- There have been a number of recent capital expenditures to the property including a new EDPM roof that will be installed by year-end.
- The property's location right off I-75 allowing easy access for employees and offers numerous amenities.
- The nearby Dayton International Airport has been undergoing a large-scale renovation project in addition to a number of spec industrial construction projects that have attracted national credit tenants to the market including Spectrum Brands and Chewy.
- High Tech Flex presents a great opportunity to acquire a well-constructed and maintained building with freshly completed tenant improvements and a new roof at a fraction of the replacement cost.

SNAPSHOT

Offering Price	\$2,850,000
Cap Rate	9.06%
Price PSF	\$65.07
Year 1 In-Place Income	\$258,165
Square Footage	43,800 sq. ft.
Year Built	1985
Occupancy	100%
Acreage	4.007

