



3385 Newmark Drive

Miami Township, Ohio 45342

SALE PRICE:

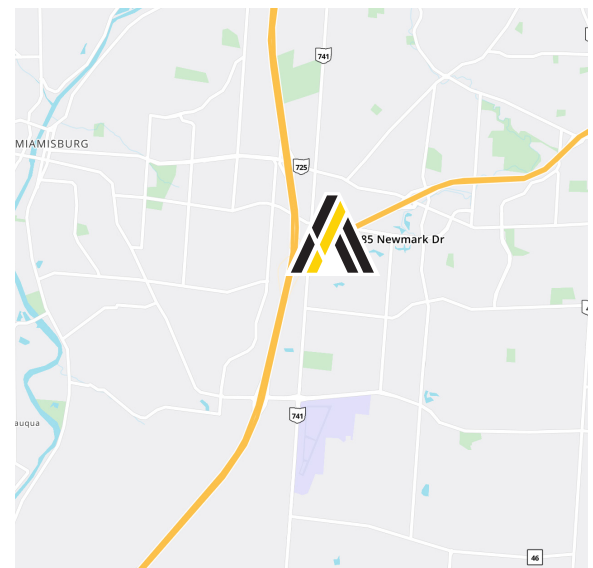
\$3,750,000

LEASE RATE:

\$8.95 PSF NNN

Property Highlights

- **66,460± SF Office Building Situated on 4.85± Acres:** Featuring professional finishes and flexible layouts suitable for corporate headquarters, medical, education, or back-office operations.
- **Abundant Natural Light:** Large windows and 10' ceilings create an open, bright, and productive workplace environment.
- **Flexible Occupancy Options:** Configurations can accommodate a single user or be demised into multi-tenant suites.
- **Flexible Zoning:** PD-5 - Planned Mixed-Use zoning supports a wide variety of office and commercial uses.
- **Ample Parking Capacity:** Generous on-site parking supports employees, visitors, and multiple users.
- **Premier Regional Access:** Located near the interchange of Interstate 75 and Interstate 675 with convenient connectivity throughout the Dayton region.
- **Surrounded by Amenities:** Positioned just south of the Dayton Mall retail corridor with nearby restaurants, hotels, banking, and shopping.
- **Tax Advantage Location:** Located in Miami Township with no municipal earnings tax.



Tony Witt, SIOR

Principal

937.313.6419

Tony.Witt@ApexCommercialGroup.com

Amber Wenzler, SIOR

Senior Vice President

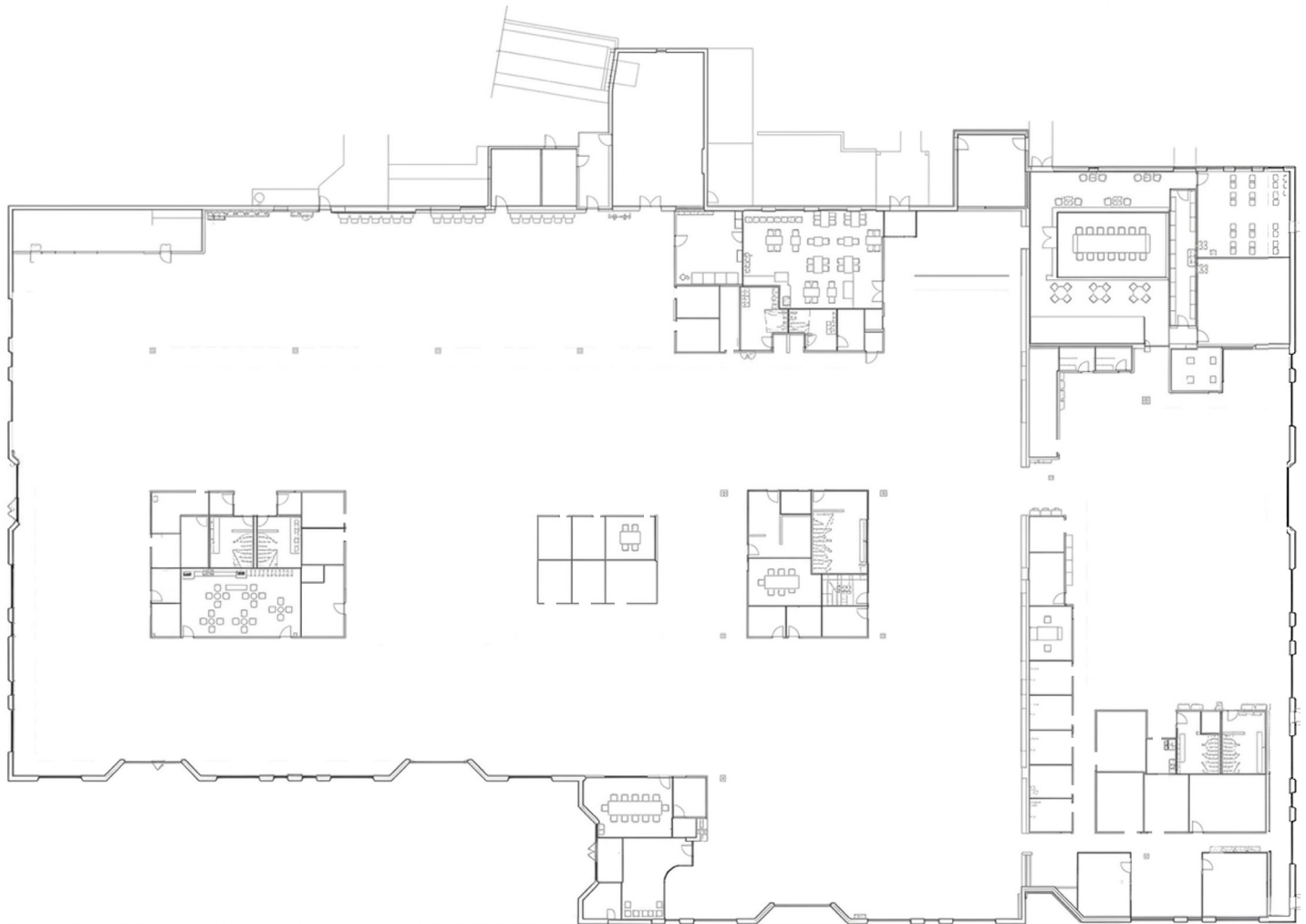
937.520.8314

Amber.Wenzler@ApexCommercialGroup.com

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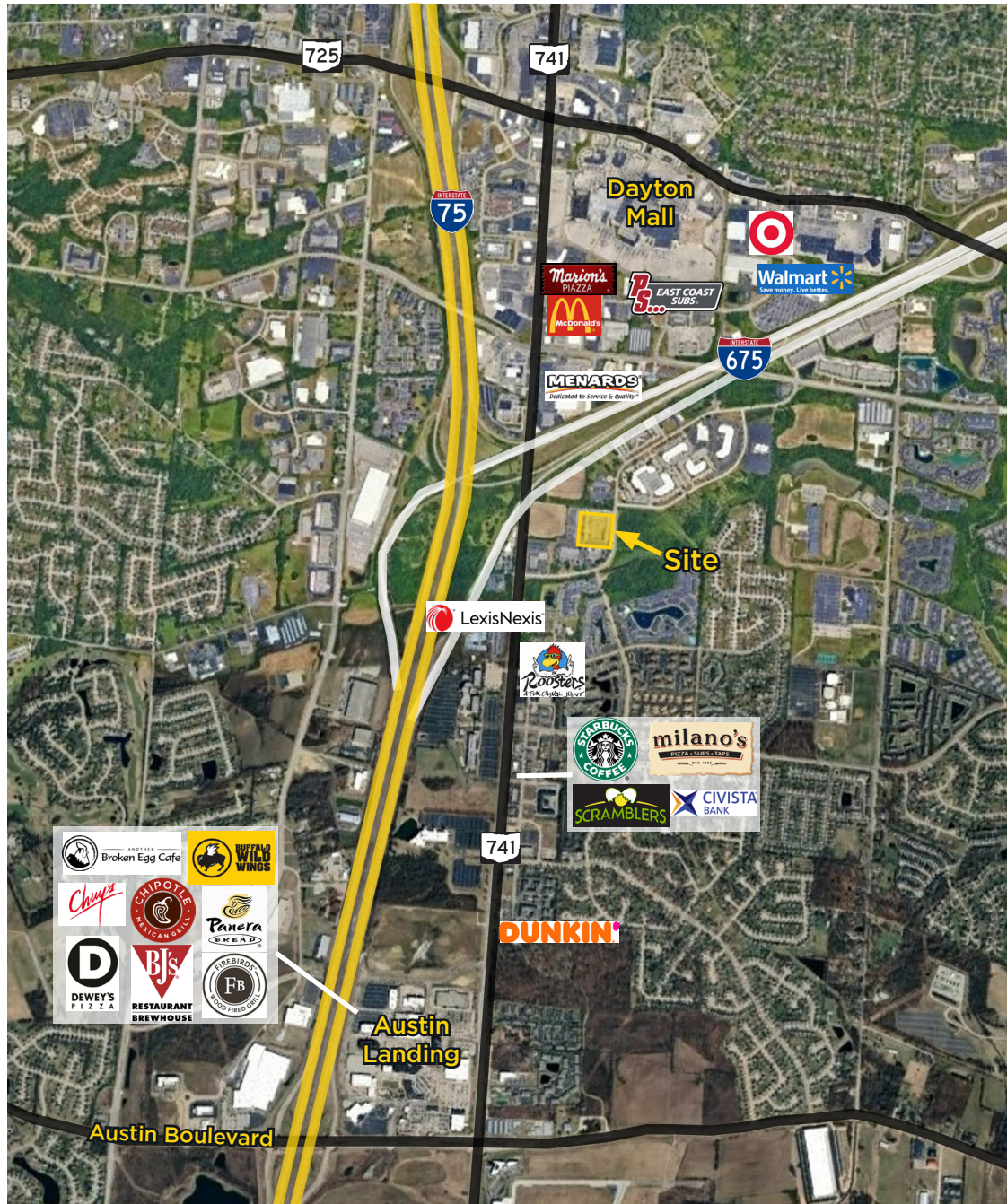
Floor Plan



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Aerial



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