

OFFICE SPACE FOR SALE OR LEASE

NEWMARK CENTER

3385 Newmark Drive, Miami Township, OH 45342

Rent Reduced!! \$5.00 PSF NNN



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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3385 Newmark Drive, Miami Township, OH 45342

FOR LEASE: 68,000 SF Available
LEASE RATE: \$5.00 NNN
SALE PRICE: \$7,412,000 (\$109 PSF)

- Professional Office Finishes
- Located at the Interchange of Interstate 675 and Interstate 75
- Highly Accessible - Less Than Two Miles from Three Separate Exit Ramps on I-75 and I-675.
- Large windows with 10' ceilings
- Ample Parking
- Located Just South of the 1.4 Million-square-foot Dayton Mall and Surrounding Retail Corridor
- Can be Demised into Multi-Tenant Suites
- No earnings tax
- Zoning- PD-5 (Planned Mixed-Use District)

OFFICE SPACE FOR SALE OR LEASE

NEWMARK CENTER

THE OFFERING

Property:	NNN Office Building
Property Address:	3385 Newmark Drive Miamisburg, OH 45324
County:	Montgomery County

SITE DESCRIPTION

Available Space:	68,000 SF
Lot Size:	6.78 Acres
Ownership:	Fee Simple
Year Built:	1986
Number of Stories:	One
Parking:	Ample, 500+ Free Surface Spaces
Parking Ratio	7.5 per 1,000 SF
Loading Facilities:	1 Dock with Leveler, 1 Drive-In (8'x10')
Ceilings:	9'7", To the Deck- 15'9"
Columns:	38'10"x38'10"

PARCELS

Number of Tax Parcels:	Two
APN:	K45-02604-0209; K45-22919-0001

CONSTRUCTION

Foundation:	Concrete Slab
Framing:	Masonry & Steel
Exterior:	Masonry
Parking Surface:	Asphalt
Roof:	Flat Rubber Composite with Ballast
Electric:	480/277 V, 3 Phase 4W, 6000 AMP

MECHANICAL

HVAC:	Roof Mounted
Fire Protection:	To Code
Utilities:	All Local Providers

ZONING

Zoning:	PD-5 (Planned Mixed-Use District)
Zoning Authority:	Miami Township (Montgomery County)

OPERATING EXPENSE RESPONSIBILITY

Roof:	Landlord Responsible for Maintenance, Repairs & Replacement; Tenant Fully Reimburses for All Costs
Structure & Foundation:	Landlord Responsible for Maintenance & Repairs; Tenant Fully Reimburses for All Costs
HVAC:	Tenant Self-Maintains; Tenant Responsible for Maintenance, Repairs & Replacement
Interior Repairs:	Tenant Self-Maintains; Tenant Responsible for All Costs
Parking Lot:	Landlord Responsible for Maintenance, Repairs & Replacement; Tenant Fully Reimburses for All Costs
Parking Lot Lighting:	Tenant Self-Maintains; Tenant Responsible for Maintenance, Repairs & Replacement
Real Estate Taxes:	Landlord Pays Bi-Annually; Tenant Fully Reimburses for All Costs
Liability Insurance:	Tenant Self-Insures with Landlord as Additional Insured; \$5,000,000 Liability & \$1,000,000 Property Damage Minimum
Property/Casualty Insurance:	Landlord Insures and Tenant Fully Reimburses for All Costs
Snow Removal:	Tenant Self-Maintains; Tenant Responsible for All Costs
Landscaping:	Tenant Self-Maintains; Tenant Responsible for All Costs
Generator:	Tenant Self-Maintains; Tenant Responsible for All Costs
Trash Removal:	Tenant Self-Maintains; Tenant Responsible for All Costs
Utilities:	Tenant Pays Direct
Fire Safety/Sprinklers:	Tenant Responsible for Maintenance & Repairs at their Own Cost
Janitorial Services:	Tenant Self-Maintains; Tenant Responsible for All Costs

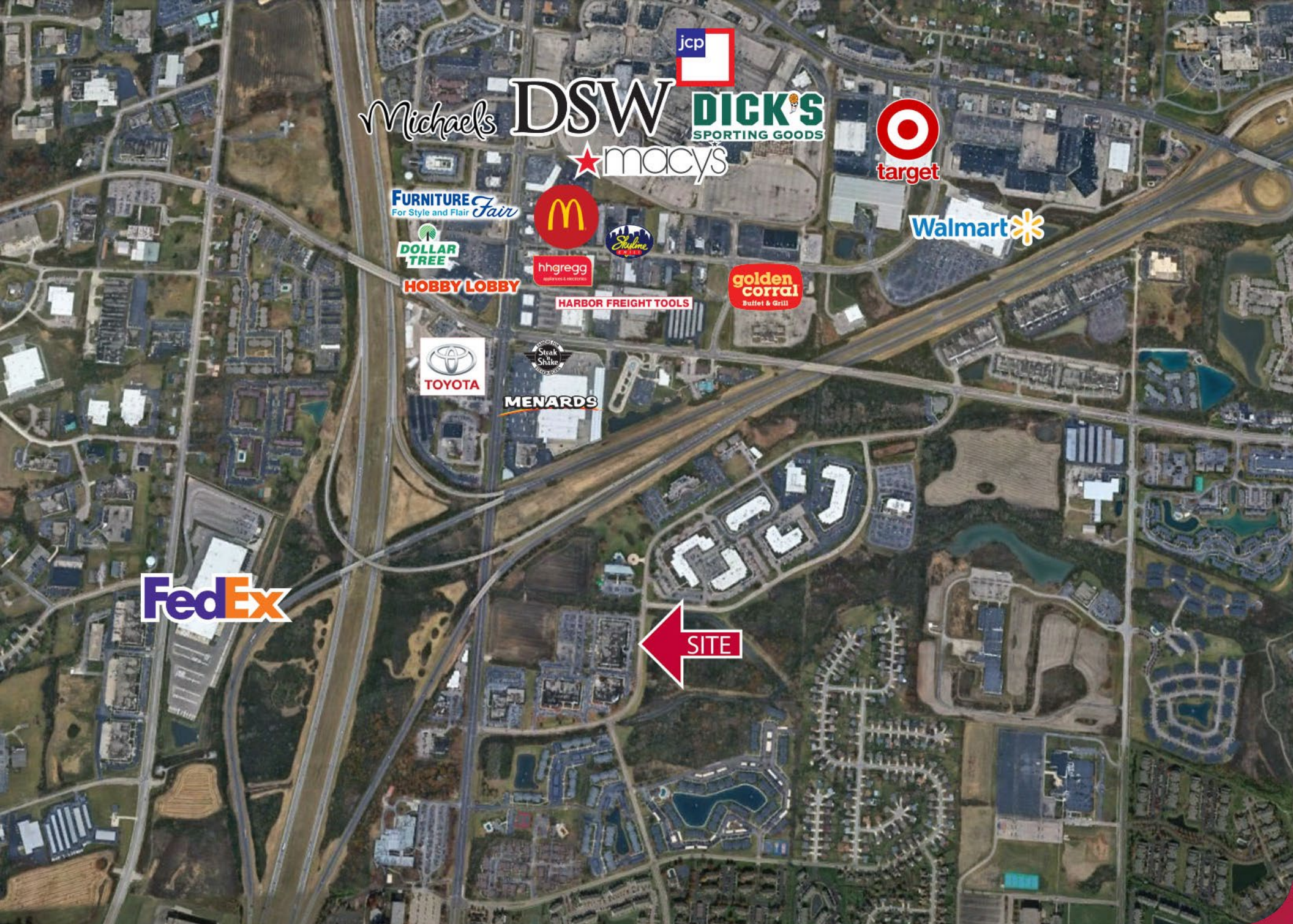
FLOOR PLAN

NEWMARK CENTER



Space Class		
Name	Count	Area
Breakroom	3	2780.41
Conference Room	6	1683.63
Food Service	1	395.95
Janitor	4	160.68
Loading Dock	1	1094.68
Mall	1	215.45
Mechanical	3	834.12
Men's Restroom	3	617.1
Mother's Room	1	91.16
Office	18	2257.29
Office	4	1068.82
Pantry	1	83.12
Project Room	1	76.84
Reception	1	333.66
Service Area	2	44.22
Storage	9	1724.58
Telcom	4	813.44
Training	8	1717.76
Unisex Restroom	1	34.35
Vestibule	2	158.25
Women's Restroom	4	884.8
Workstation	599	20859.68
Total	677	37930.02





	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Population			
2024 Estimated Population	7,711	59,720	142,669
2029 Projected Population	7,710	60,019	144,333
2020 Census Population	8,001	61,621	144,215
2010 Census Population	7,747	57,953	134,904
Projected Annual Growth 2024 to 2029	-	0.1%	0.2%
Historical Annual Growth 2010 to 2024	-	0.2%	0.4%
Households			
2024 Estimated Households	4,066	26,917	61,140
2029 Projected Households	4,017	26,687	61,158
2020 Census Households	4,018	26,951	60,700
2010 Census Households	3,694	25,070	56,301
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2024	0.7%	0.5%	0.6%
Age			
2024 Est. Population Under 10 Years	13.5%	12.2%	11.7%
2024 Est. Population 10 to 19 Years	10.1%	12.3%	12.3%
2024 Est. Population 20 to 29 Years	22.1%	13.4%	11.6%
2024 Est. Population 30 to 44 Years	23.3%	19.6%	19.1%
2024 Est. Population 45 to 59 Years	14.7%	17.1%	18.2%
2024 Est. Population 60 to 74 Years	11.4%	16.6%	17.7%
2024 Est. Population 75 Years or Over	4.9%	8.8%	9.5%
2024 Est. Median Age	31.5	39.0	41.1
Marital Status & Gender			
2024 Est. Male Population	49.0%	48.9%	49.2%
2024 Est. Female Population	51.0%	51.1%	50.8%
2024 Est. Never Married	37.4%	28.7%	26.1%
2024 Est. Now Married	39.7%	49.7%	52.7%
2024 Est. Separated or Divorced	18.4%	15.6%	14.7%
2024 Est. Widowed	4.4%	6.0%	6.4%
Income			
2024 Est. HH Income \$200,000 or More	5.0%	10.8%	12.0%
2024 Est. HH Income \$150,000 to \$199,999	7.9%	9.6%	9.8%
2024 Est. HH Income \$100,000 to \$149,999	18.0%	18.3%	18.0%
2024 Est. HH Income \$75,000 to \$99,999	16.5%	15.0%	14.6%
2024 Est. HH Income \$50,000 to \$74,999	19.4%	19.4%	17.4%
2024 Est. HH Income \$35,000 to \$49,999	17.0%	11.4%	10.5%
2024 Est. HH Income \$25,000 to \$34,999	5.8%	5.7%	6.9%
2024 Est. HH Income \$15,000 to \$24,999	3.5%	4.8%	5.3%
2024 Est. HH Income Under \$15,000	6.9%	5.0%	5.5%
2024 Est. Average Household Income	\$86,307	\$108,552	\$117,391
2024 Est. Median Household Income	\$75,843	\$88,225	\$90,387
2024 Est. Per Capita Income	\$45,512	\$49,026	\$50,435
2024 Est. Total Businesses	389	2,300	5,242
2024 Est. Total Employees	9,291	31,407	59,728

