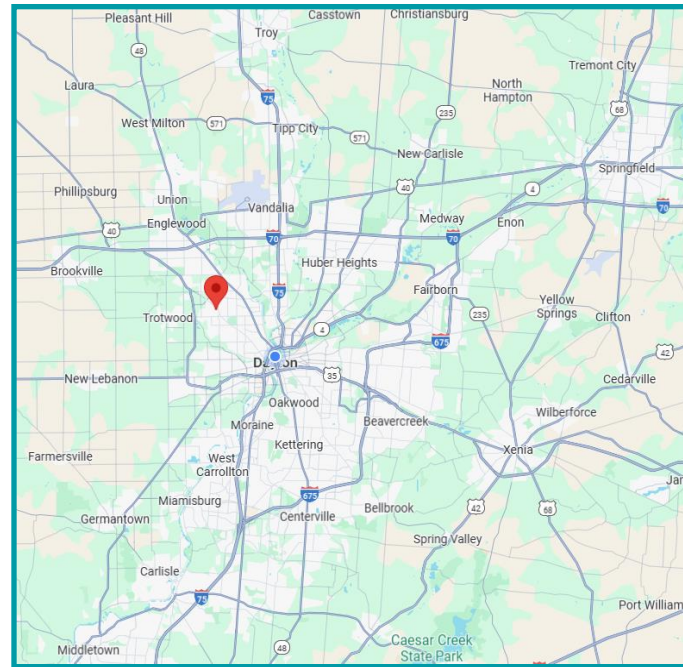




## PROPERTY HIGHLIGHTS:

- 1,000 - 10,543 SF Available
- This exceptional 10,543 square foot multi-tenant office building is one of the finest office/medical buildings in Trotwood, Ohio
- Five Suites; Versatile Spaces Step into a move-in-ready Medical/Office Suites packed with charm and functionality
- Built in 2008, this Class B property sits on a generous 4.319-acre lot and is currently configured to accommodate a variety of medical and office uses
- The building's existing medical build-out provides healthcare providers with spaces they use without costly construction or delays, while the adaptable shell spaces offer flexibility for a variety of uses, including labs, dental pharmacy, physical therapy, counseling, medical offices, child daycare, church, or other nonprofit uses
- Mostly open floor plan layout, finish ceilings: 10'-14', plug and play, laboratory, private restrooms, after hours, accent lighting, wheelchair accessible, suites can be combined, open areas, and exam rooms available, 2 shell spaces available for custom buildout
- Building offers 70 parking spaces, which is a 6.64 ratio with easy patient access, easy ingress/egress, and great visibility
- Easy Access: Located on Salem Avenue, the property benefits from high traffic counts and strong visibility
- Monument signage available
- For Lease: Negotiable

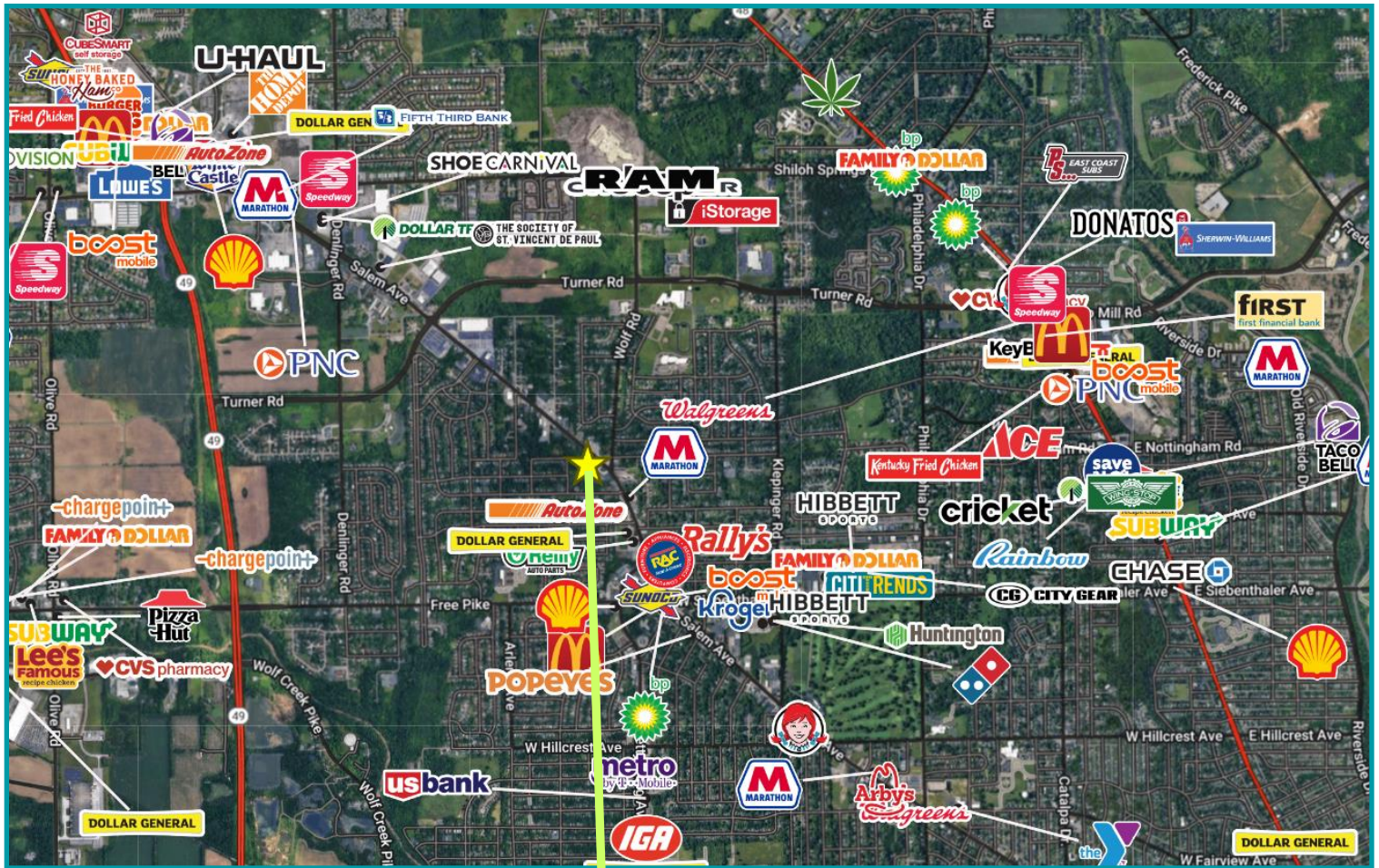


**For More Information, Please Contact:**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	9,195	64,826	134,238
Average HH Income	\$73,181	\$72,223	\$65,636
Daytime Employee Population	2,811	16,150	78,694







