

FOR LEASE

4124 Linden Ave. Dayton, OH 45432



Property Highlights:

- **500-8,000 sq.ft. available**
- **Many recent upgrades**
- **Many nearby amenities**
- **Easy access to St. Rt. 35 & I-675**
- **Will build to suit**
- **Ample parking**
- **Great Location**

Newly renovated office spaces are available now.

Centrally located near the intersection of US Rt. 35 and Woodman Dr. this well maintained, recently renovated and remodeled office building is currently seeking qualified tenants. This 16,000 sq.ft. office building has the entire upper floor (8,000 sq.ft.) available and could divide up space as small as 500 sq.ft. Great space for government contractors needing lab space. Owners willing to consider incentives.

Lease Rate: \$9.50-\$12.50/sq.ft.

(rate includes heating, a/c and electric)

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- **Varied floor plans available**
- **Will build to suit**
- **Offices from 400-8,000 sq.ft. available**
- **Newly renovated common area**
- **Many restaurants within walking distance**
- **On RTA bus line**



4124 Linden Ave. is located in the City of Riverside, just off exit and entry ramps to US Route 35. The City of Riverside is located in the Greater Dayton region and is next door to Wright-Patterson Air Force Base, the State of Ohio's largest single-site employer with it's 24,000+ military and civilian employees. High-level research in avionics, composite materials, and aircraft design takes place at the Base. Several area firms have successfully "spun off" private-sector applications that were first developed at the Base for military use. The city's vision is to provide a highly dynamic business, industry, and retail environment. Excellent government services, a strong labor pool, easy access to local, state and national transportation networks make Riverside a great location for the business looking to enter into the Dayton market.

