



## 2455 Executive Park Drive

Fairborn, Ohio 45324

**LEASE RATE:**  
**\$20.95 PSF FULL SERVICE**

### Property Highlights

- 62,814± SF Three-story office building on 4.08± acres with pond and frontage on Colonel Glenn Highway
- Below market, full service lease rates (includes utilities) with a generous improvement package available
- Zoned Planned Development-2 suitable for various office uses
- Ample, free parking surrounding the building
- Former corporate office offering upgraded finishes and a good mix of open space, perimeter offices, conference rooms, and break areas
- Constructed in 1982
- Ideally situated near Ohio's largest single site employer - Wright Patterson Air Force Base
- Amenity rich area with restaurants, hotels, shopping, banking and education all within walking distance



#### Steve Ireland

Vice President

937.469.8254

Steve.Ireland@ApexCommercialGroup.com

#### Tony Witt, SIOR, CCIM

Principal

937.313.6419

Tony.Witt@ApexCommercialGroup.com

#### Amber Wenzler, SIOR

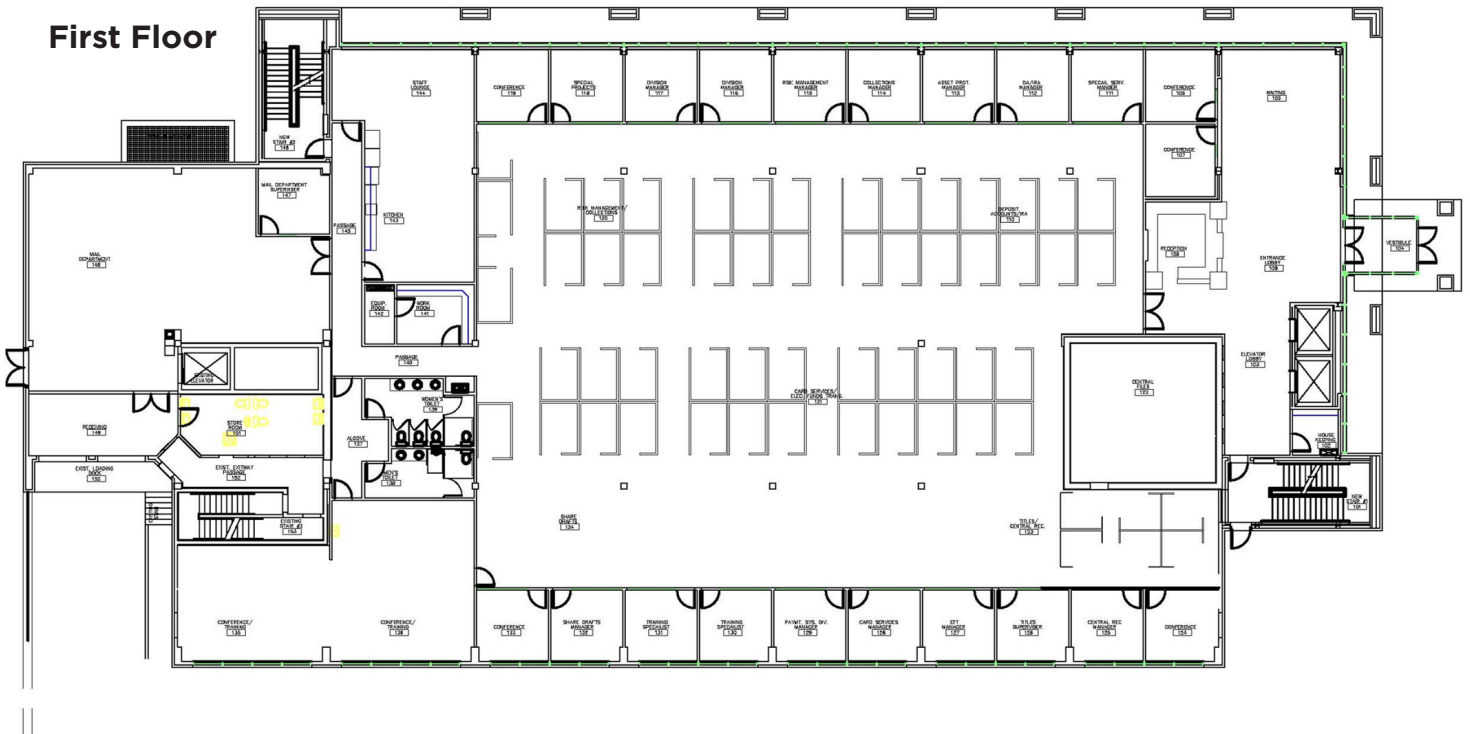
Senior Vice President

937.520.8314

Amber.Wenzler@ApexCommercialGroup.com

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## Lower Level

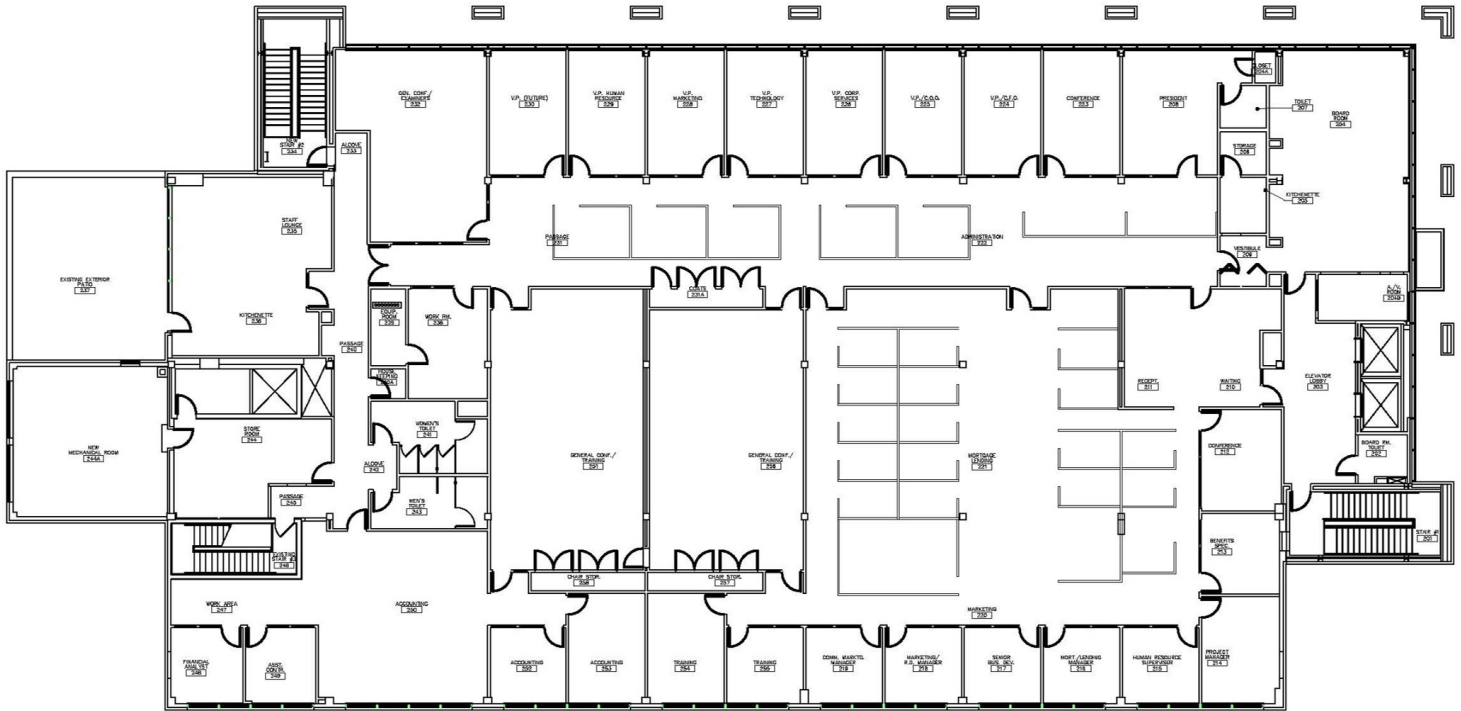


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## Floor Plan

### Second Floor

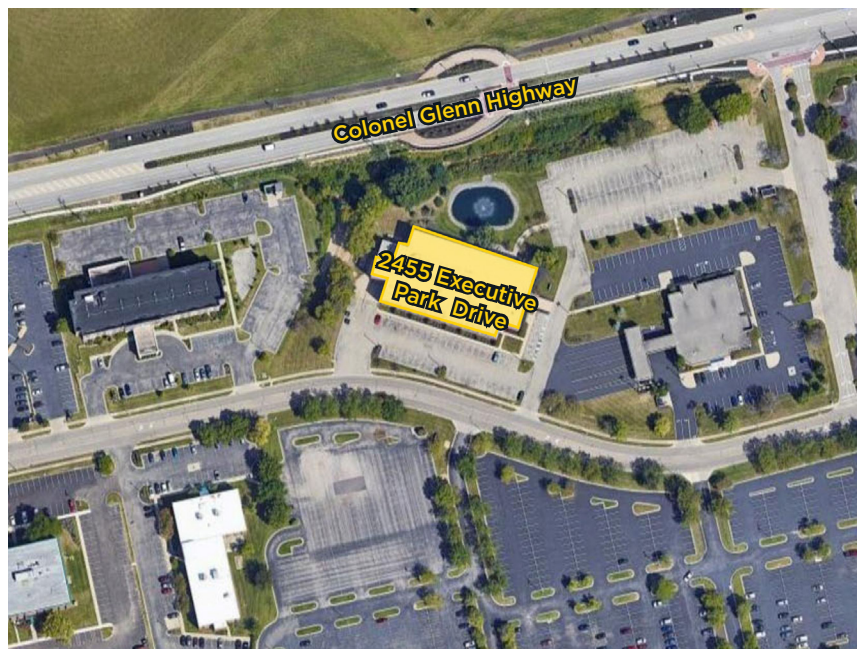




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## Aerial



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