



# FOR LEASE

**FOR LEASE** | 3725 PENTAGON BOULEVARD, BEAVERCREEK, OH 45431

## College Park III

- Class A, 51,560 SF office building with approximately 19,364 SF available for lease
- Located in the heart of the thriving Beavercreek submarket
- Rate of \$16.75 PSF net of operating expenses
- Adequate parking
- Easy access to I-675



**RICHARD MEDER**

Brokerage Senior Vice President | Principal  
+1 513 562 2253  
richard.meder@colliers.com

**Colliers International**  
10 W. Second Street, Suite 200  
Dayton, Ohio 45402  
+1 937 449 0997  
www.colliers.com



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## Gallery

Clockwise from top left:  
 Unique signage //  
 Good visibility from road //  
 Attractive brick building //  
 Nicely landscaped //  
 Clock tower //



## FIRST FLOOR



## Available Space & Costs

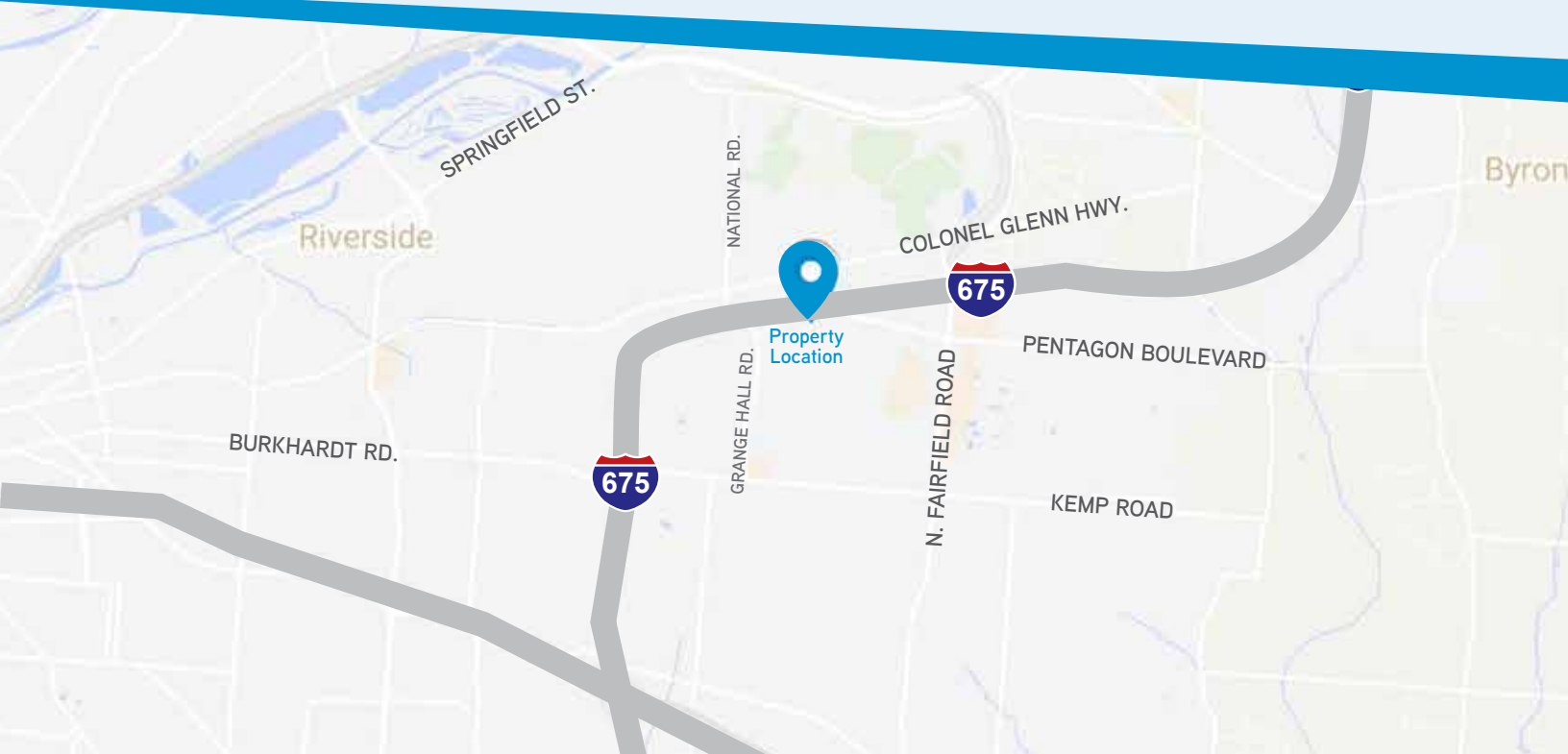
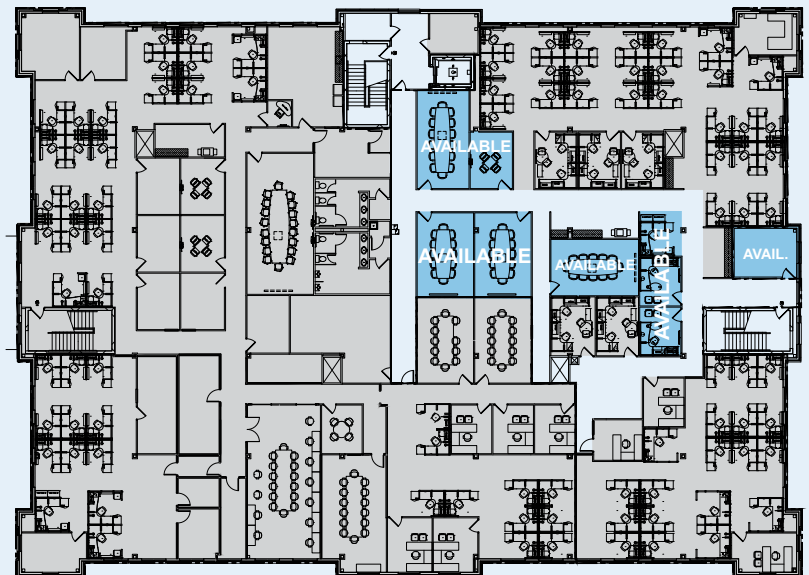
Net Rent  
of Operating Expenses **\$16.75/SF**

Available SF  
1st Floor **10,758 SF**  
2nd Floor **8,606 SF**  
Total Available **19,364 SF**

Max. Contiguous **10,758 SF**

Min. Contiguous **2,500 SF**

## SECOND FLOOR



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The Beavercreek office submarket is a beacon of development that continues to expand.

#### THE AREA

The Beavercreek office submarket is adjacent to the largest single-site employer in the State of Ohio, Wright-Patterson Air Force Base (WPAFB). Ingress and egress to the submarket is unparalleled, with the proximity to I-675 via the North Fairfield Road exit to the east and the Colonel Glenn exit to the west. Pentagon Road serves as the major east/west artery for the interior of the market, allowing for quick access to WPAFB, as well as the highway systems and neighboring amenities.

#### DISTANCE

I-675	1 min. drive
Wright State University	5 min. drive
The Mall at Fairfield Commons	6 min. drive
Wright-Patterson Air Force Base	12 min. drive
The Greene	15 min. drive
Dayton Intl. Airport	27 min. drive

## VIEW WEST

