

FOR SALE OR LEASE › OFFICE BUILDING

2835 Miami Village Dr.

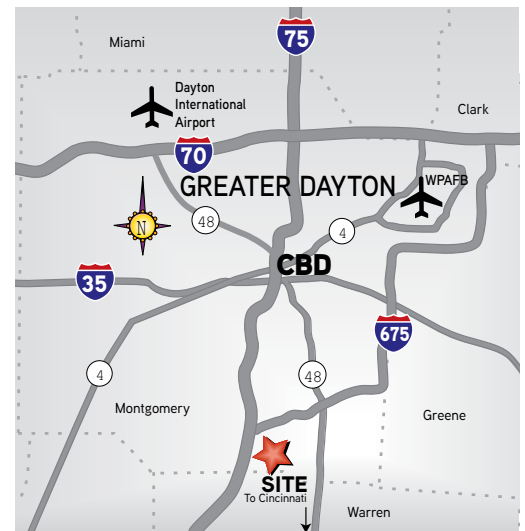
MIAMISBURG, OH 45342



Property Highlights

- › Class A Professional Office Space For Sale or Lease
- › 40,000 SF building with 27,440 SF for lease. Office spaces available as small as 2,000 SF.
- › Well located in South Dayton's Miami Township with convenient access to I-75 and I-675
- › Prominent corner location in The Exchange, a mixed use development including dining, banking, shopping & other amenities
- › Features grand lobby and entrance, glass walled conference room off of waiting area. Suite configuration is mostly open and in good condition.
- › Large windows provide generous natural light to the interior spaces
- › Located amongst Southwest Ohio's top growing communities; close to northern Cincinnati's work force
- › Ample on-site parking
- › No local earnings tax

Area Map



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FOR SALE OR LEASE > 28,000 SF OFFICE BUILDING

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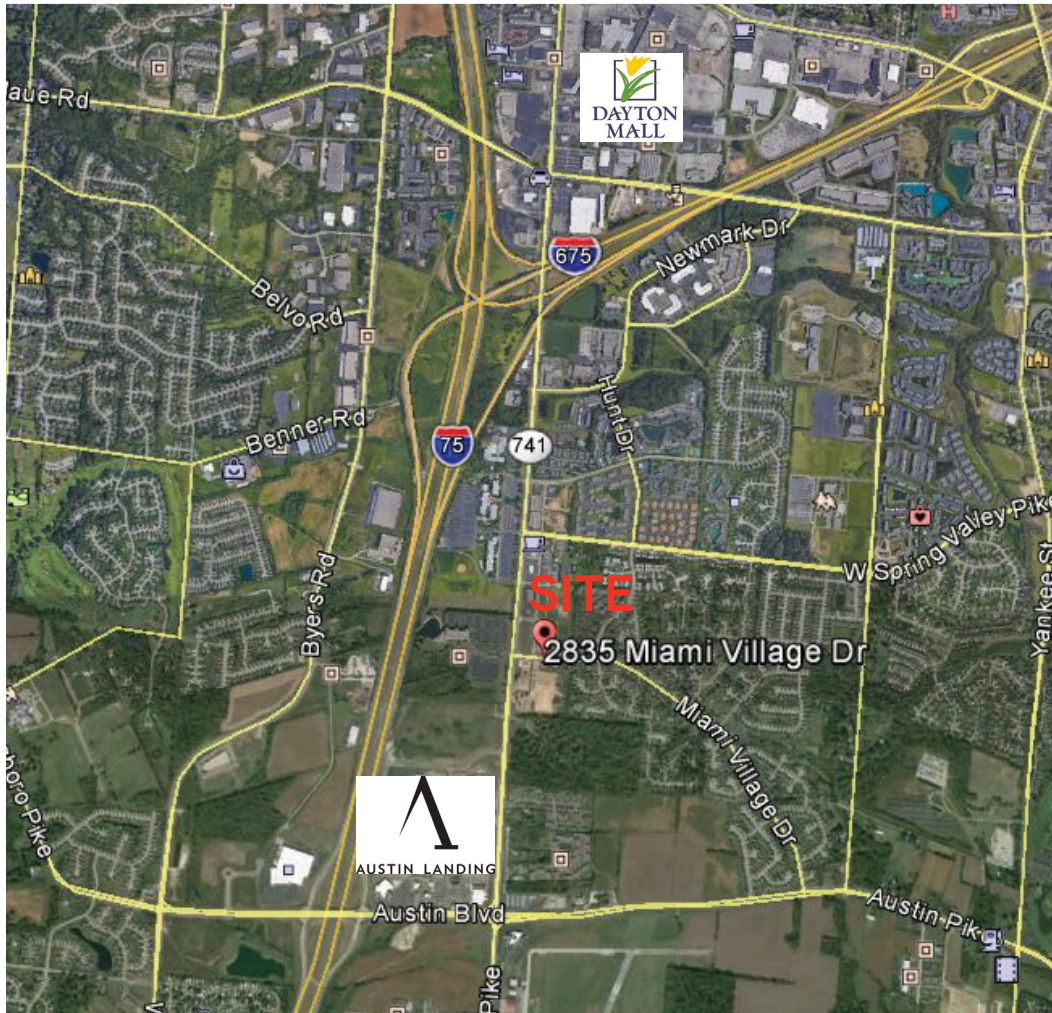
Building Snapshot

Total SF	40,000 SF
Lease Rate	Starting at \$14.00/SF NNN
Sale Price	Negotiable
SF Available	2,000 - 27,440 SF
Amenities	CAT 5 Cabling
	Fiber optic DMARC is available
	Prominent exterior wall signage
	Grand lobby and entrance
	Fully sprinklered building
	Constructed in 2007



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Aerial view



Contact Us

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