



OBENER

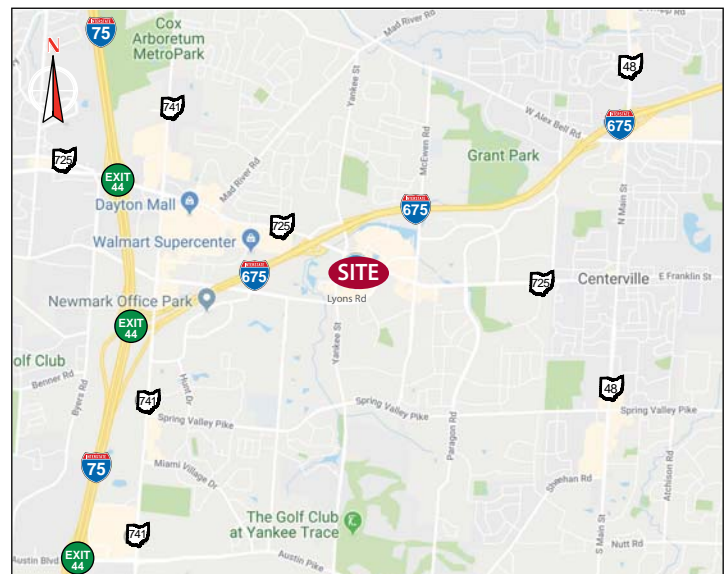
REALTY SERVICES, LTD.

AVAILABLE 8075 WASHINGTON VILLAGE DR.

Washington Township, OH 45458



- **7,126 - 14,252 +/- SF AVAILABLE FOR SALE OR LEASE** in two-story, Class A office building situated on 0.1636 +/- acres
- **EXCELLENT SOUTH DAYTON LOCATION** just off I-675 & SR 725 in Washington Township - no local earnings tax!
- **IDEALLY SITUATED WITHIN THE PAVILIONS**, a quiet and well-maintained campus-style office park of Class A buildings
- **EXCELLENT MIX OF OFFICES & OPEN SPACE IN MOVE IN CONDITION**
- **BUILDING FEATURES INCLUDE** multiple entrances, two staircases, an elevator, high ceilings, abundant natural light
- **CONVENIENT ACCESS WITH CLOSE PROXIMITY TO/FROM SR 725, I-675, I-75, SR 741**
- **AMPLE PARKING** immediately adjacent to the building on all sides
- **CONTACT JOHN ORR AT 937-910-0851** for more information



WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial

FOR SALE

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Washington Township, OH 45458

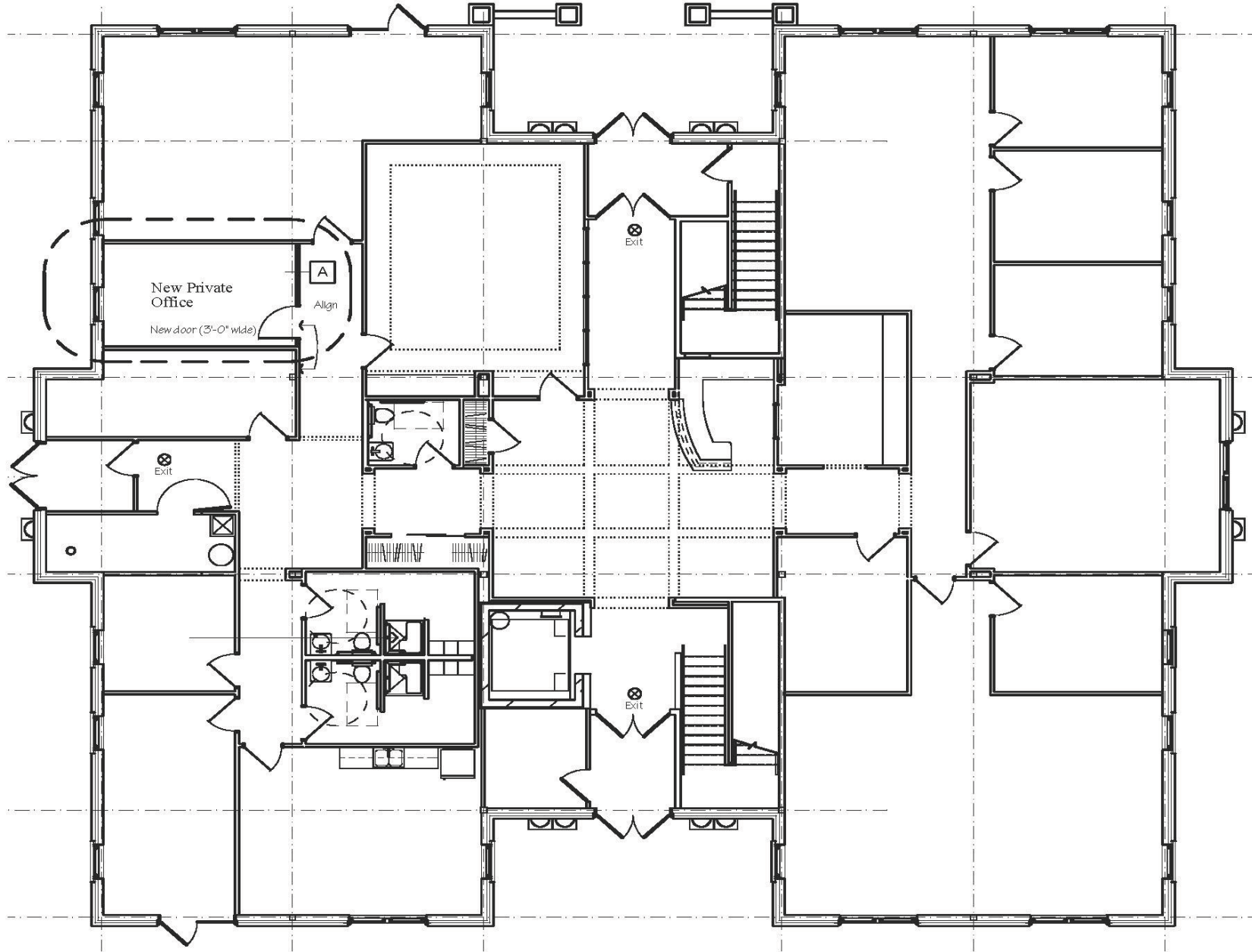
FIRST FLOOR

7,126 SF



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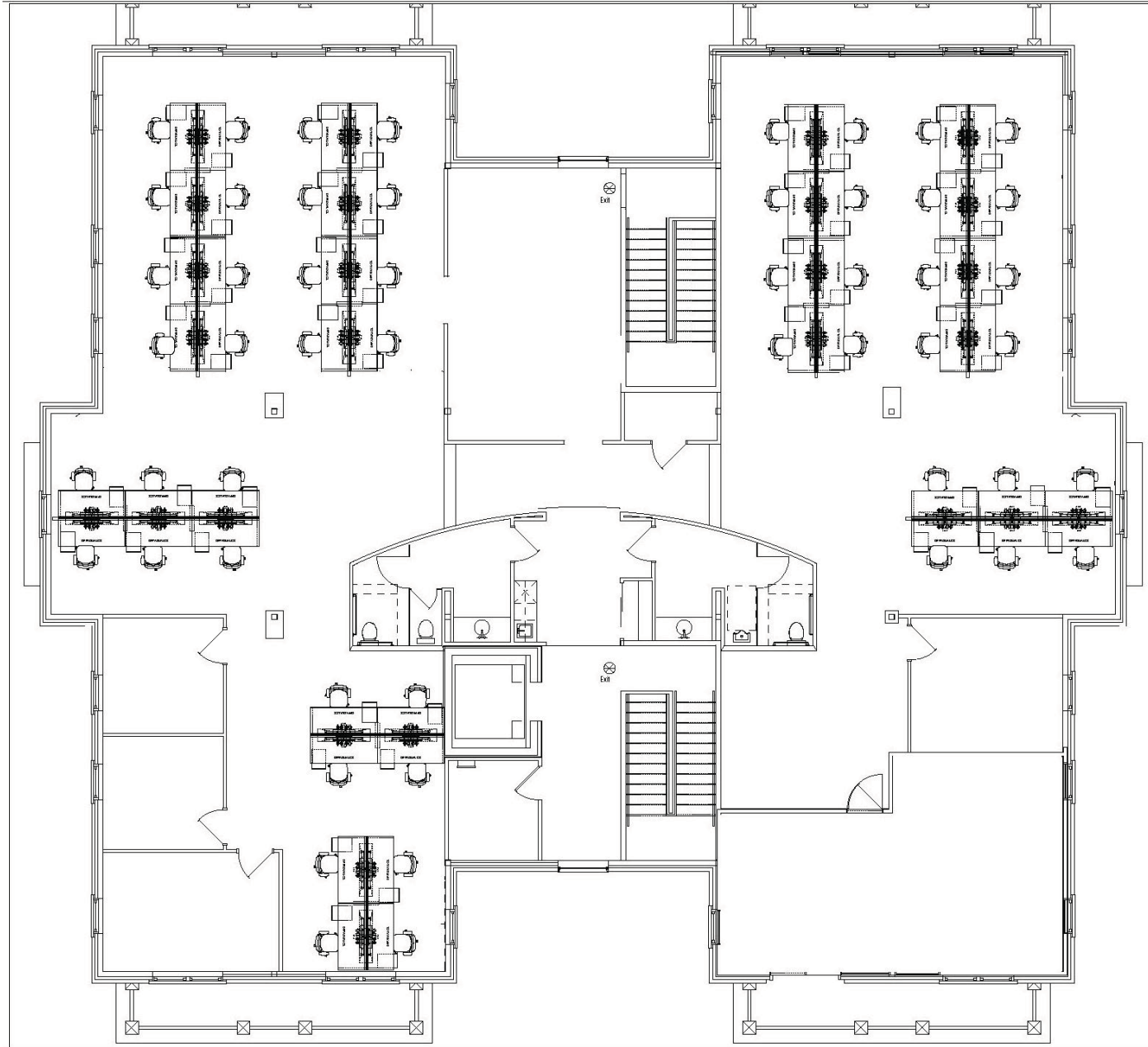
SECOND FLOOR

7,126 SF



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