



OBERER

REALTY SERVICES, LTD.

FOR SALE

THE EXCHANGE

9240 MARKETPLACE DR.

Miami Township, Ohio 45342



- **4,149 +/- SF CLASS A OFFICE BUILDING FOR SALE** featuring private offices, open space, conference room
- **PRIME SOUTH DAYTON LOCATION IN MIAMI TOWNSHIP** on Springboro Pike (SR 741) just south of the Dayton Mall & just north of the I-75/Austin Blvd. interchange
- **NO LOCAL EARNINGS TAX**
- **LOCATED WITHIN THE EXCHANGE AT SPRING VALLEY**, a 42-acre mixed-use development offering retail, restaurant, service, professional & medical amenities
- **STRATEGICALLY SITUATED** amid southwest Ohio's top growing communities with close proximity to the northern Cincinnati work force
- **CONVENIENT ACCESS TO/FROM I-75 and I-675**
- **FULLY SPRINKLERED BUILDING CONSTRUCTED IN 2008**
- **AMPLE ON SITE PARKING**
- **CALL 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

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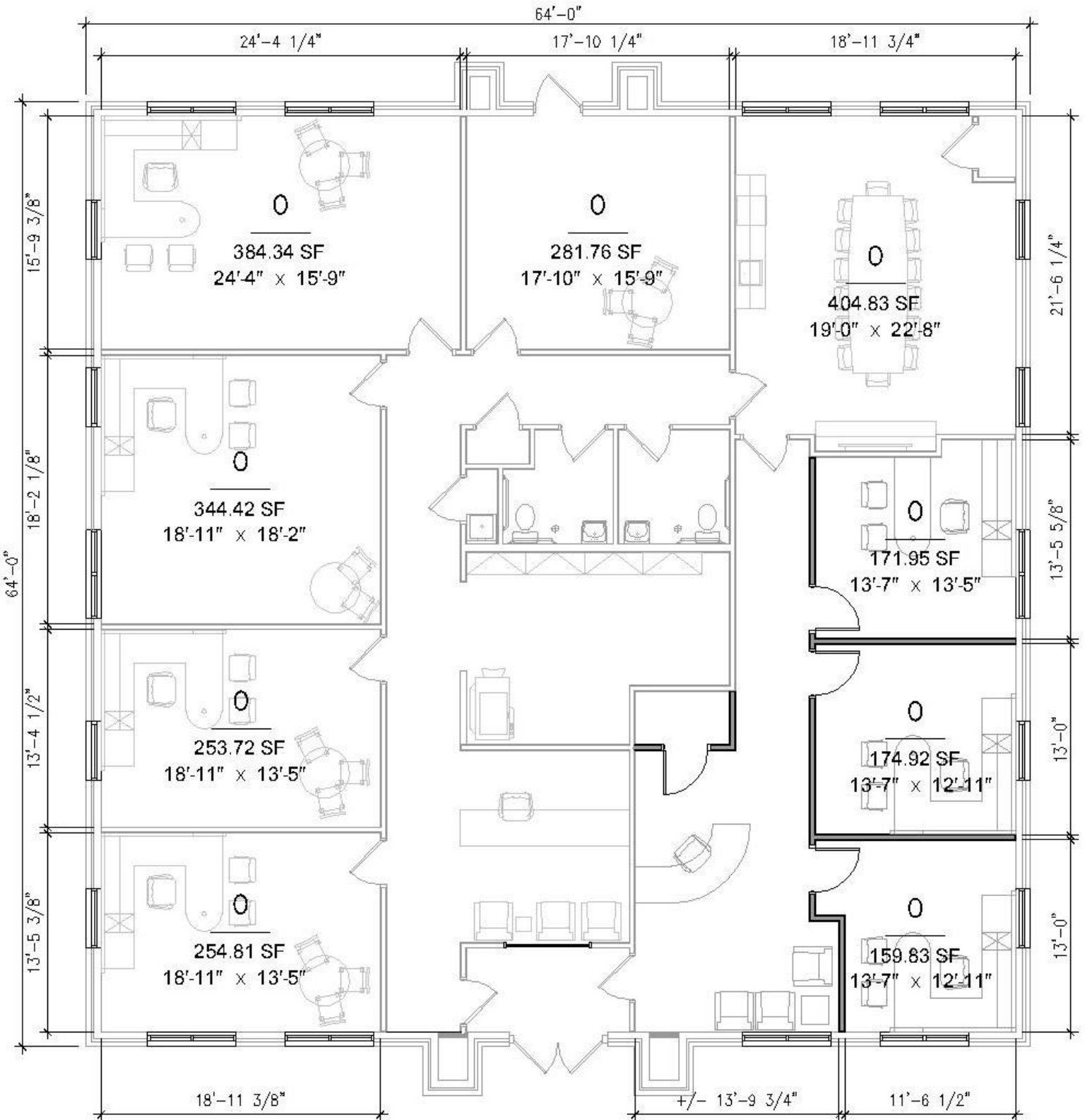
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CURRENT CONFIGURATION



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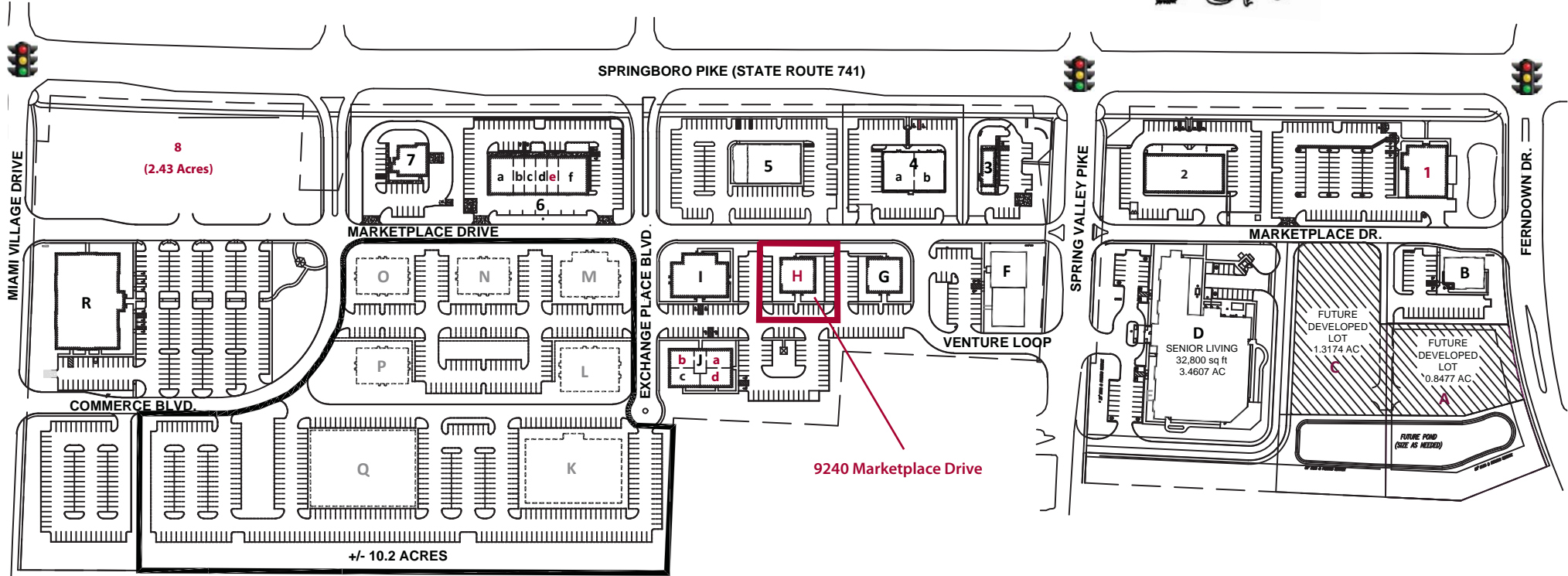
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OFFICE SPACE

- A. **AVAILABLE**
- B. Smiles at The Exchange (4,001 SF)
- C. **AVAILABLE**
- D. River Oaks Senior Care (32,800 SF)
- F. Dr. Striebel, DAerotek
- G. Aerotek (4,149 SF)
- H. **AVAILABLE (4,149 SF)**
- I. Hopebridge (7,756 SF)
- J. 2955 Exchange Place Blvd.
 - a. **AVAILABLE (1,622 SF)**
 - b. **AVAILABLE (1,385 SF)**
 - c. ICA (2,505 SF)
 - d. **AVAILABLE (2,295 SF)**
- K. Future Office (40,000 SF - 2 story)
- L. Future Office (16,000 SF - 2 story)
- M. Future Office (8,000 SF)
- N. Future Office (6,000 SF)
- O. Future Office (6,000 SF)
- P. Future Office (6,000 SF)
- Q. Future Office (51,500 SF - 2 story)
- R. 2835 Miami Village Professional Building (40,384 SF)

OUTLOTS & RETAIL SPACE

1. **AVAILABLE (8,500 SF on 1.62 AC)**
2. Spring Valley Retail Center (10,000 SF)
3. Starbucks (0.71 AC)
4. Shoppes II at The Exchange
 - a. Massage Envy (4,000 SF)
 - b. Salons at The Exchange (3,990 SF)
5. Milano's (1.58 AC)
6. Shoppes at The Exchange
 - a. Charles Schwab (2,800 SF)
 - b. Subway (1,400 SF)
 - c. Galaxy Nail (1,080 SF)
 - d. India Rosi (1,728 SF)
 - e. **AVAILABLE (1,400 SF)**
 - f. Scrambler Marie's (4,130 SF)
7. Civita Bank (0.96 AC)
8. **AVAILABLE (2.43 AC)**



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