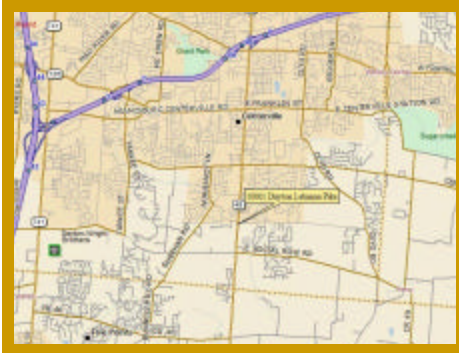


# FOR LEASE

## Professional Office Building in Centerville

10001 Dayton-Lebanon Pike, Centerville, Montgomery County, OH 45449



### Bruce Lucius

937.228.2800 ext. 3024  
lucius@gemcompanies.com

### Sheri Simpson

937.228.2800 ext. 3010  
simpson@gemcompanies.com

137 N. Main Street, #900  
Dayton, OH 45402

[gemcompanies.com](http://gemcompanies.com)

### Description:

Two story office building in beautiful, peaceful setting. Immediate occupancy. Move in ready for dental practice. Conference room available on first floor. Lots of natural lighting, open spacious entry and hallways. Restrooms on both first and second floors. Great setting for professional office.

### Square Footage:

Approx. 1,447 and 1,534 sq. ft. suites available

### Location:

South of Centerville on SR 48

### Parking:

47 parking spaces

### Lease Rate

\$15.00 per sq. ft.

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Approx. 1,534 office suite equipped for dental practice:

Waiting Room

Receptionist Area

Break/Conference Room

Full Bathroom With Shower

3 Equipped Exam Rooms

Sterilization Center