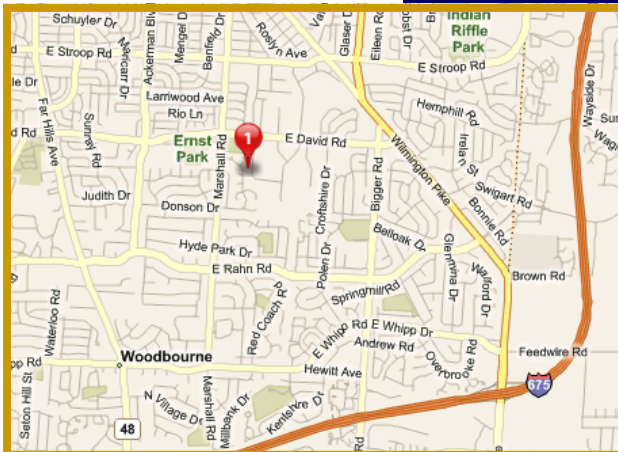


FOR SALE OR LEASE

Professional Office Building near David Road and Wilmington Pike



**4601 Presidential Way Kettering
Montgomery County, OH 45429**



Gem Real Estate Group

Steve Ireland

937.228.2800 ext. 3027

ireland@gemcompanies.com

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

gemcompanies.com

Description:

Located in the park setting of Presidential Village in suburban Kettering, this 1,170 square foot brick building includes three private offices, a private conference room, an open foyer and reception area as well as administrative work area. The building is move-in ready and can potentially be leased or purchased fully furnished as a tenant / buyer's option!

Square Footage: 1,170 Sqft.

Availability: December 31, 2010

Year Built: 1997

Parking: Ample

Lease Rate \$13.00/Sqft. plus utilities

Sale Price: \$165,000 or \$141 SF

