

# AVAILABLE

*Professional Office Condos in Beautiful Campus Environment*



## 7812 McEwen Rd., Dayton, Montgomery County, OH 45459

### Description:

This serene and private setting just off 725 is home to 7812 McEwen, a beautifully finished professional office building offering two first floor condominium suites. Much of the building has been renovated in the past six months...the landlord is just waiting for user to select final finishes for available spaces.

### Location:

Prime location near first class restaurants, lodging, and retail. Adjacent to the Washington Township Recreation Center; enjoy the ambience of woods and walking paths directly behind the building. Easy access to I-675 in popular south Dayton Corridor.

### Construction:

Steel Frame, Brick Exterior. Built in late 1980s.

### Parking:

100+ spaces in newly-resurfaced asphalt lot.

### Occupancy:

Immediately

### Listing Prices:

<b>Suite 300</b>	<b>4,582 SF</b>	<b>\$499,000</b>
<b>Suite 400</b>	<b>4,973 SF</b>	<b>\$549,000</b>

### Lease Rate:

**\$14.90/SF, all-inclusive except for janitorial**



### Gem Real Estate Group

#### Amanda Cox

937.228.2800 ext. 3021  
cox@gemcompanies.com  
or

#### Jon Hazelton

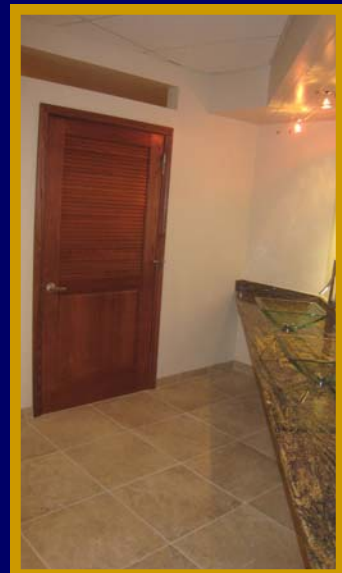
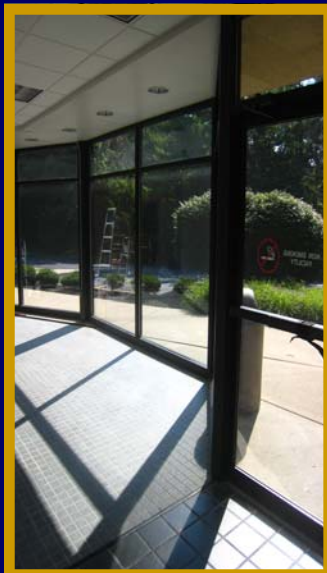
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# Beautiful Office Condominiums

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