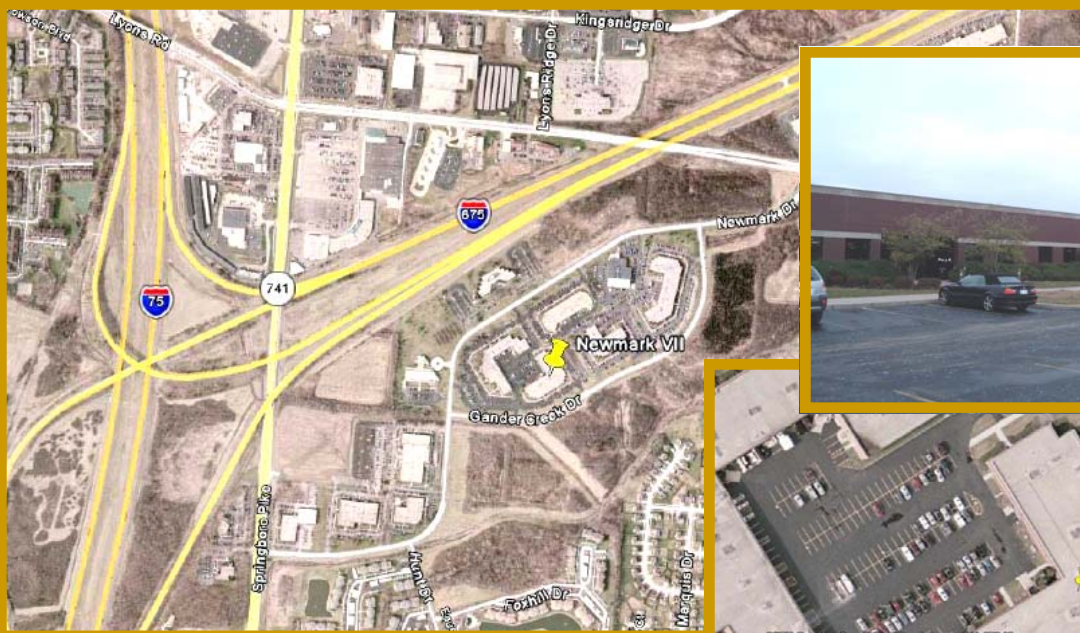


FOR LEASE

Class "A" Office Space, No city income tax, I-675 & I-75



**8877 - 8899 Gander Creek Drive,
Miami Twp., Montgomery County, Ohio, 45342**



Gem Real Estate Group

Alan Cohen

937.228.2800 ext. 3014
cohen@gemcompanies.com

Amanda Cox

937.228.2800 ext. 3021
cox@gemcompanies.com

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

gemcompanies.com

Description:

Up to 48,547 SF office space within 56,600 SF building. Multiple entrances allow for flexibility; could be divided into two or three ample office suites. Features include a dock with 10-ft drive-in doors, numerous conference rooms, café, climate-controlled server room, training rooms, library, ADA restrooms.

Location:

Building 8 within Newmark VIII, a first-rate development in Miami Township. **Non-income tax district.**

Power:

220 Volt; Separately metered gas and electric. Central HVAC.

Construction:

Built in 1988

Parking:

Ample Parking in asphalt surface lot.

Occupancy:

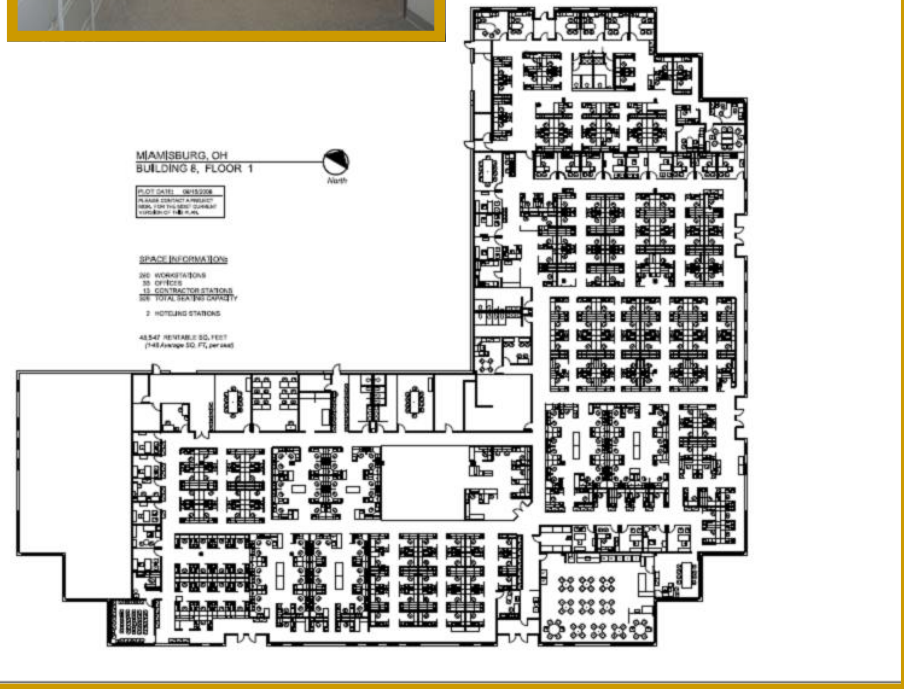
Available March 2009

Lease Rate:

\$16.00/SF, Full Service

FOR LEASE

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