



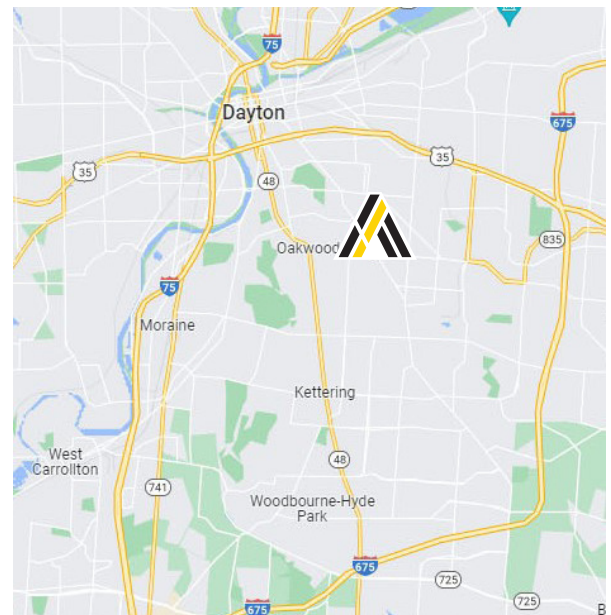
948 Patterson Road

Dayton, Ohio 45419

LEASE RATE:
\$16.95 PSF NNN

Property Highlights

- 6,059± SF Available. Modern, medical office facility in move-in ready condition
- Various exam rooms with sinks, office and conference space, large break room, and lab space with back-up generator
- Ample parking with 19 onsite parking spaces and additional street parking available free of charge at main entrance to property
- Highly visible/convenient location with signage available on Patterson Road near the busy intersection with Wilmington Avenue (10,000 cars pass this location per day)
- The building is ideally situated in close proximity to Dayton's major hospital systems - located only 4 miles from the Kettering Hospital and less than 3 miles from Miami Valley Hospital
- Neighboring tenants include Tim Hortons, Ace Hardware, RiteAid, Fifth Third Bank, and CVS Pharmacy



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Floor Plan

