



Tech Town II

711 E. Monument Avenue
Dayton, Ohio

LEASE RATE:
\$14.00 PSF NNN

Property Highlights

- 45,000 SF office building
- 4,763 SF up to 15,000 SF Available
- Quiet park-like setting
- Office, laboratory, and research space
- Landlord will provide generous tenant improvement allowance
- Floor plans allow for many different office uses
- Near Fifth Third Field and over 500 multi-family units
- Located in the heart of the fast-growing east area of downtown



Aaron Savino, SIOR

Principal

937.469.8269

Aaron.Savino@ApexCommercialGroup.com



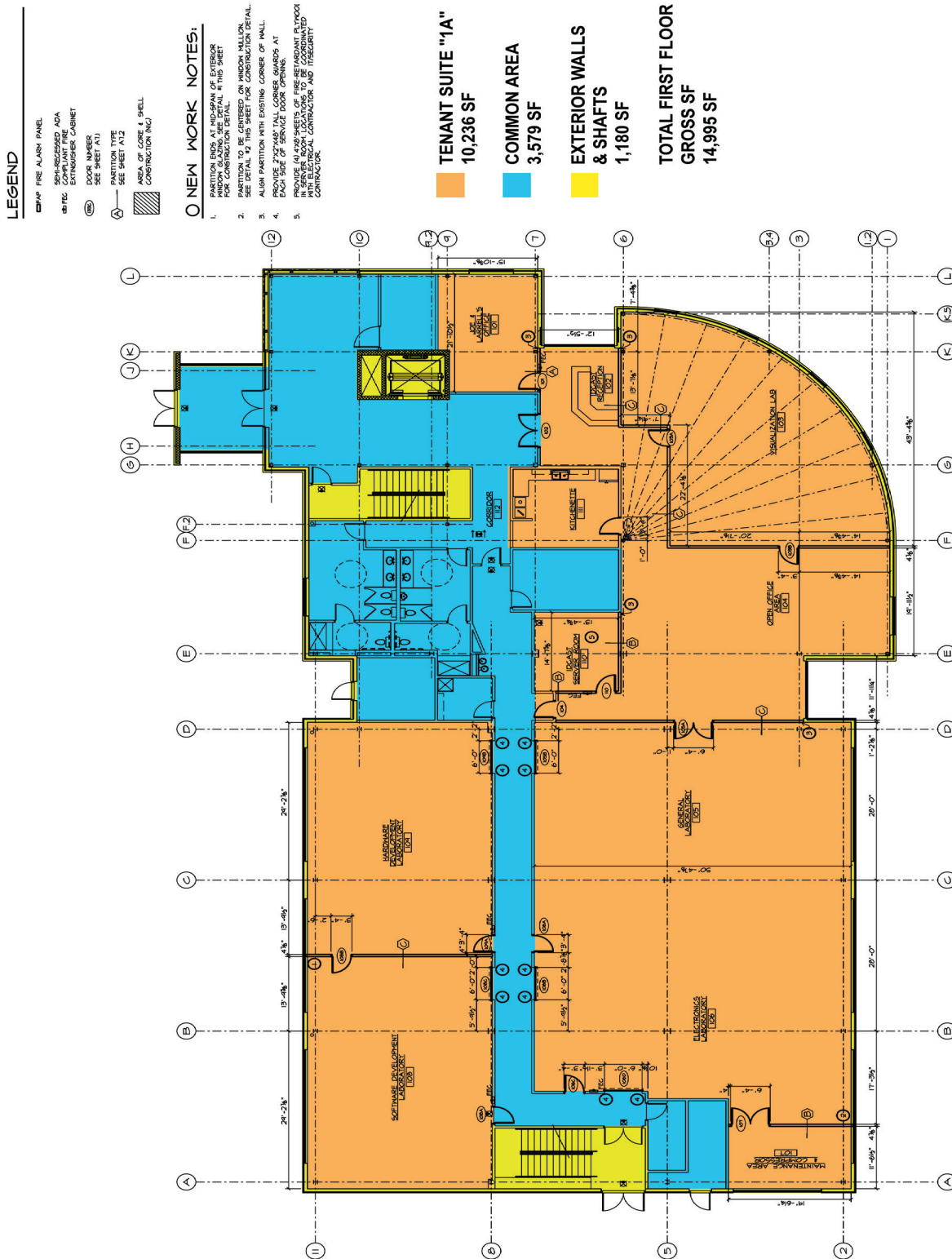
ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 200, Dayton, OH 45459

"Apex Commercial Group Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question."

Tech Town II

711 E. Monument Drive
Dayton, Ohio

Floor Plan



ApexCommercialGroup.com

"Apex Commercial Group Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question."

Tech Town II

711 E. Monument Drive
Dayton, Ohio

High-tech Industry Focus

- Advanced Materials
- Sensors
- RFID
- Information Technology

Tech Town's Unmatched Benefits

- Location in Dayton—Ohio's Aerospace Hub of Innovation.
- Situated just 6-7 minutes from Wright-Patterson Air Force Base.
- Dayton is the nation's #1 90-minute air market—reaching 55% of the U.S. population in 90 minutes or less.

Home of Top R&D Institutes

- University of Dayton Research Institute—ranked #2 in the nation.
- Air Force Research Laboratory— the Air Force's largest research facility.

Campus Setting Facilitates Collaboration

- Commercialization support via five technology incubators.
- Includes the Institute for the Development and Commercialization of Advanced Sensor Technology and the Dayton RFID Convergence Center.

Access to Academic Resources

- Over 25 universities and colleges in the surrounding region.
- Over 3,000 masters and doctorates awarded annually.

Cutting Edge Technology Infrastructure

- Energy efficient smart buildings.
- Open Wi-Fi.
- LEED Certified by U.S. Green Building Council.

Tech Town II

711 E. Monument Drive
Dayton, Ohio

Photos



[ApexCommercialGroup.com](https://www.ApexCommercialGroup.com)

"Apex Commercial Group Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question."