



# FOR LEASE

**FOR LEASE** | 3610 PENTAGON BOULEVARD, BEAVERCREEK, OH 45431

## Pentagon I

- Class A, 30,846 SF office building with approximately 9,200 SF available for lease
- Located in the heart of the thriving Beavercreek submarket
- Rate of \$16.75 PSF net of operating expenses
- Adequate parking
- Easy access to I-675
- Highway signage available



**RICHARD MEDER**

Brokerage Senior Vice President | Principal  
+1 513 562 2253  
richard.meder@colliers.com

**Colliers International**  
Courthouse Plaza SW  
10 North Ludlow Street | Lobby  
Dayton, OH 45402  
+1 937 449 0997

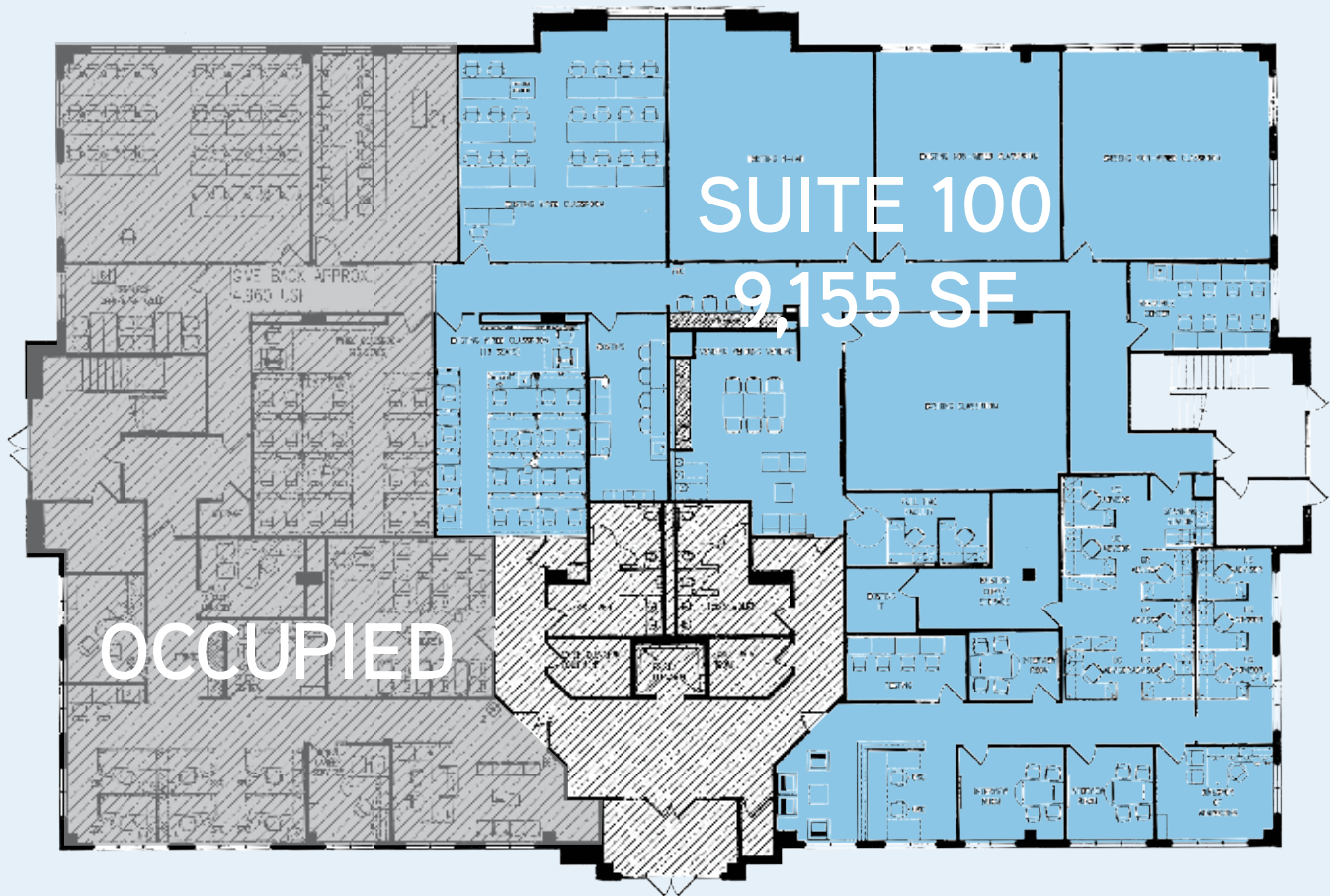
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# FIRST FLOOR

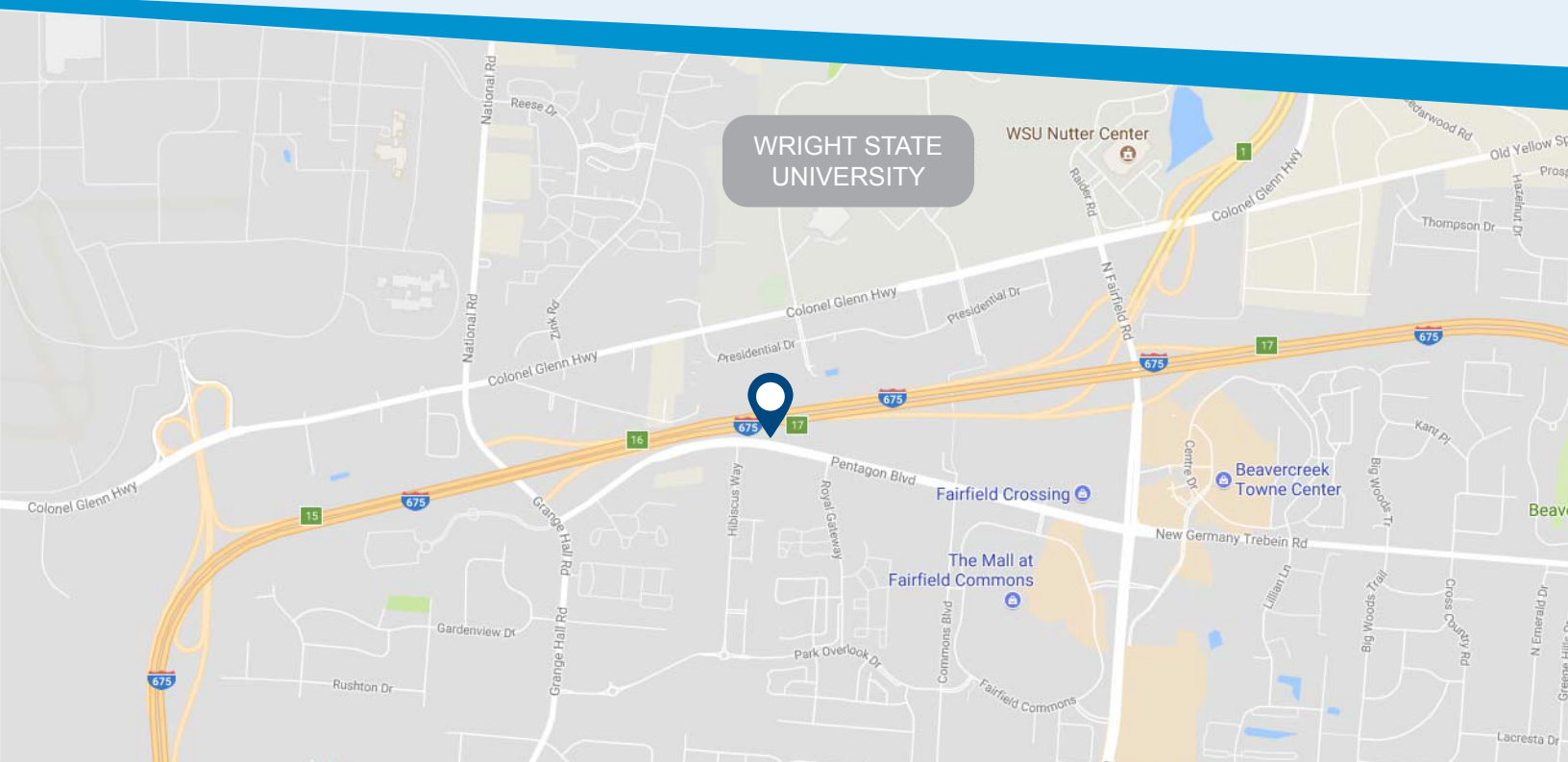


*For illustration purposes only - not to scale.*

## Available Space & Costs

Net Rent  
of Operating Expenses **\$16.75/SF**

Available SF **Approx. 9,155 SF**



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# The Beavercreek office submarket is a beacon of development that continues to expand.

## THE AREA

The Beavercreek office submarket is adjacent to the largest single-site employer in the State of Ohio, Wright-Patterson Air Force Base (WPAFB). Ingress and egress to the submarket is unparalleled, with the proximity to I-675 via the North Fairfield Road exit to the east and the Colonel Glenn exit to the west. Pentagon Road serves as the major east/west artery for the interior of the market, allowing for quick access to WPAFB, as well as the highway systems and neighboring amenities.

## DISTANCE

I-675	1 min. drive
Wright State University	5 min. drive
The Mall at Fairfield Commons	6 min. drive
Wright-Patterson Air Force Base	12 min. drive
The Greene	15 min. drive
Dayton Intl. Airport	27 min. drive

## VIEW NORTH



Wright Patterson  
Air Force Base

WRIGHT STATE  
UNIVERSITY

Colonel Glenn Highway

675

675

Pentagon I

Wright Patt  
CREDIT UNION, INC.

Pentagon Blvd.