

# Sand Lake Plaza

6450 Poe Ave., Dayton, OH 45414



# FOR LEASE

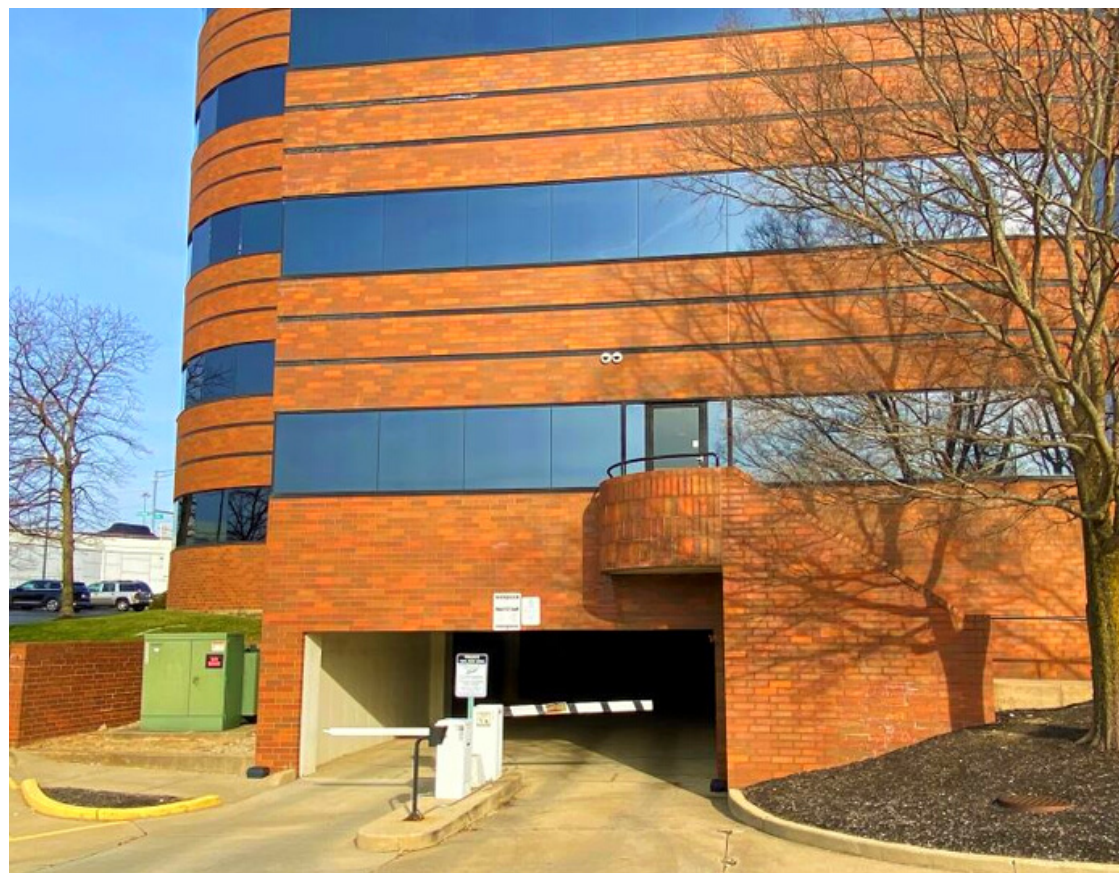


## Tim Albro

O 937-222-1600 Ext. 104  
C 937-609-8071  
talbro@crestrealtyohio.com

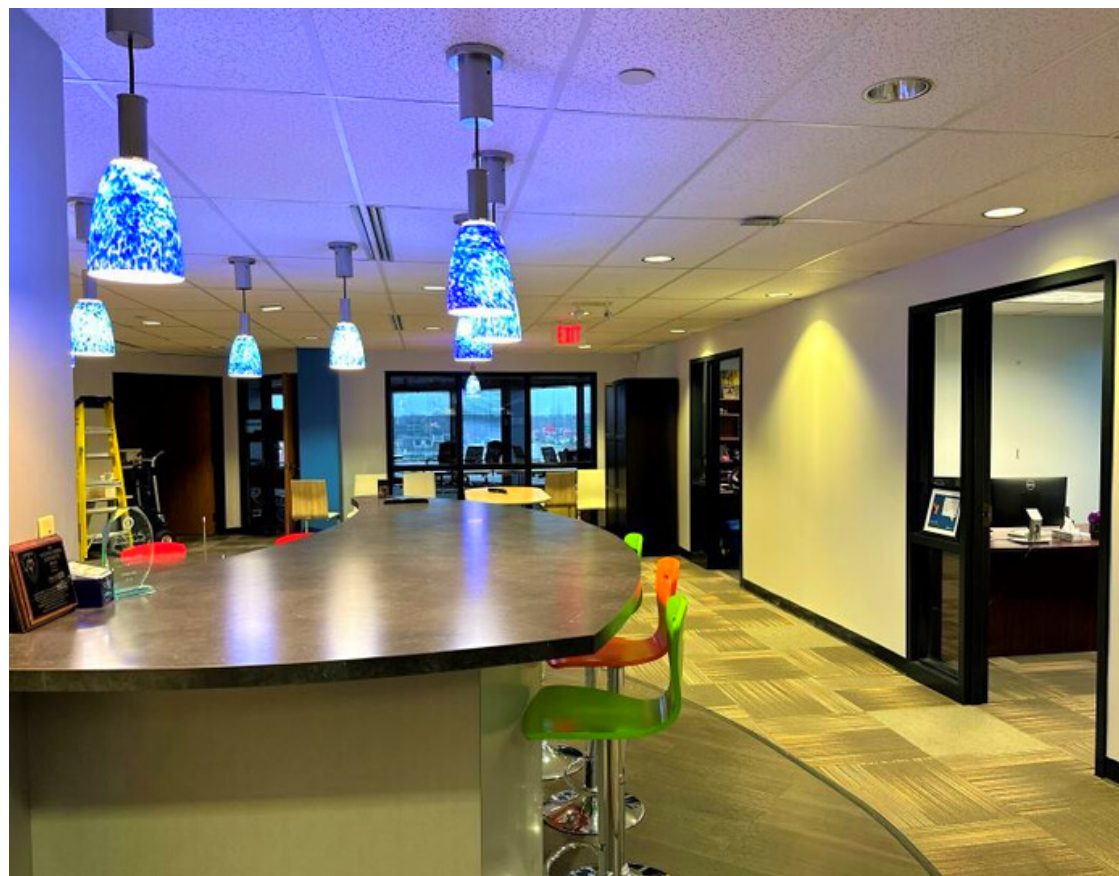
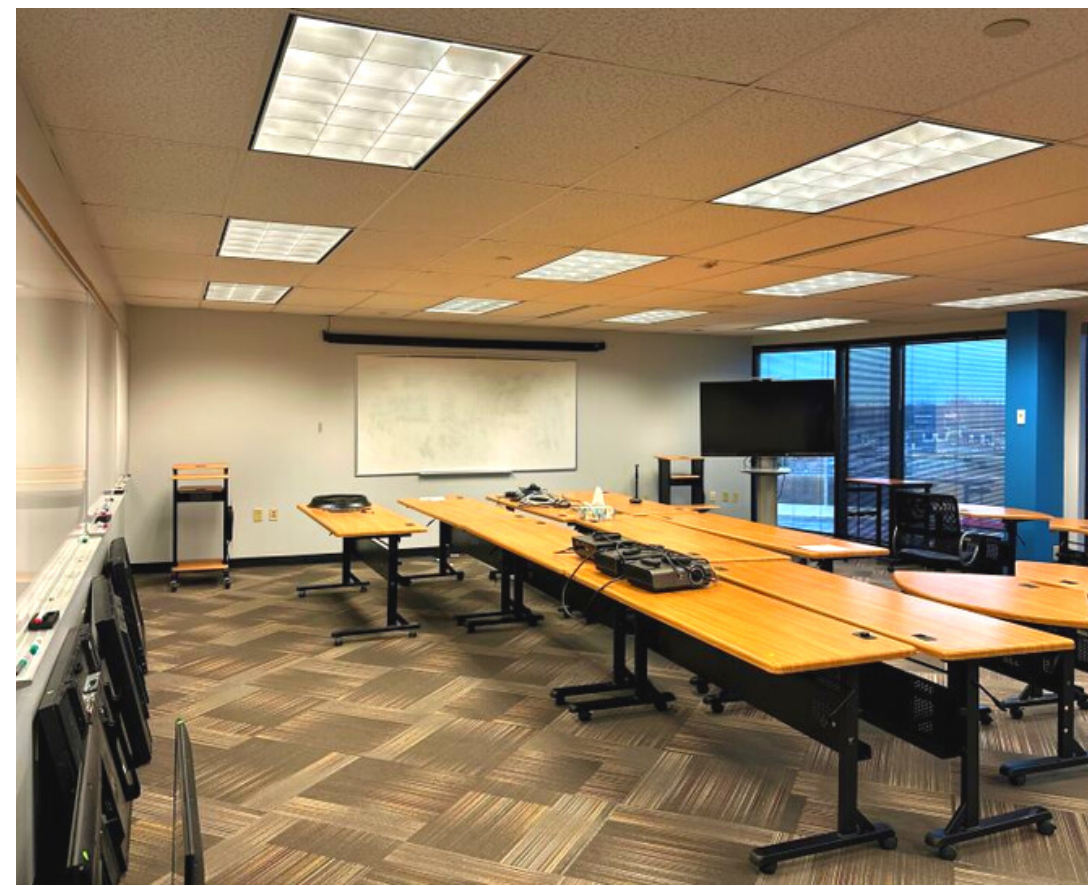
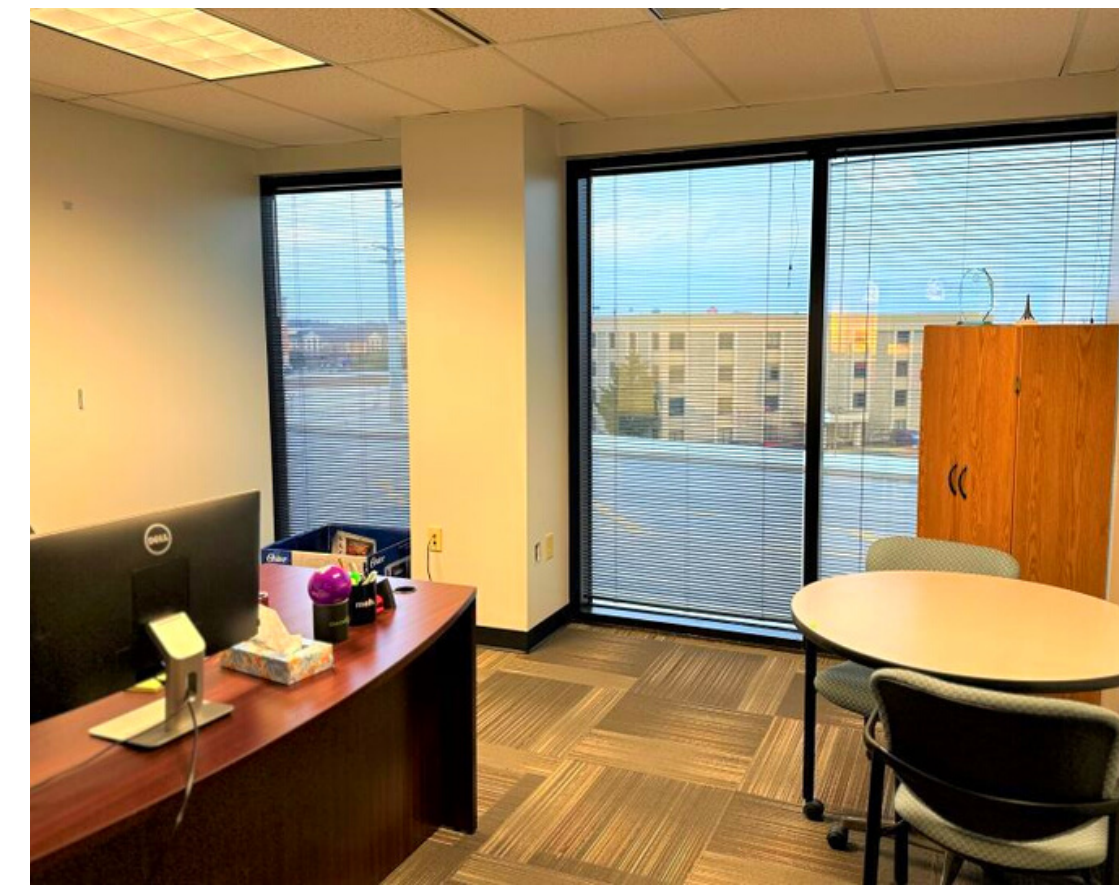


- **Unique space overlooks I-75!**
- **Furnished / Move-in Ready.**
- **7,839 SF Available**
- **Lease Rate: \$22/SF Full Service**



# Building Highlights:

- Excellent location close to Dayton International Airport and downtown Central Business District!
- Five-story office building features an open, light-filled atrium and two (2) high speed glass elevators.
- Building offers 24-hour swipe card access system.
- Double pane, insulated glass, top notch HVAC system, and interior light sensors.
- Secure, underground parking garage and large surface lot provide ample parking.
- Convenient access to the I-70/75 interchange.
- Locally owned, professionally managed.
- Close to restaurants, retail and more!



# Space Highlights:

- Fully furnished space offers many amenities! Move-in ready!
- Updated, full kitchen offers convenient seating, prep area, refrigeration and more.
- Vestibule entrance offers additional office, common area.
- Mix of open, flexible space and private offices.
- Large conference room overlooks I-75 and Miller Lane Exit.
- Desirable corner space offers excellent views.
- Double pane, insulated glass offers light-filled space throughout.
- Convenient elevator access.
- Office furnishings may be available.



# Crest

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