



Crest
Commercial Realty

Business Flex

FOR LEASE

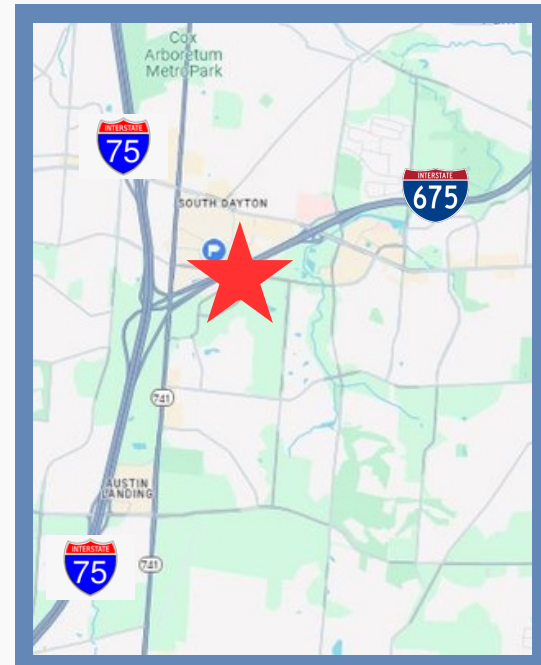
Gander Creek Office/Flex Center

8555 Gander Creek Dr., Miamisburg, OH 45342



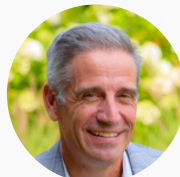
Property Highlights

- Prime location in Miami Township - NO CITY TAX.
- Well-positioned office park is close to many amenities and offers proximity to I-75 & I-675.
- Flex office building provides ample parking.
- Well-maintained property is surrounded by green space.
- One suite available - total of 9,400 SF.
- Shell space may be finished to suit.
- 9'+ clear ceiling height.
- Space may be divided / Negotiable tenant allowance.
- Lease Rate: \$17/SF, FS - Tenant pays interior maintenance.



Tony Taylor

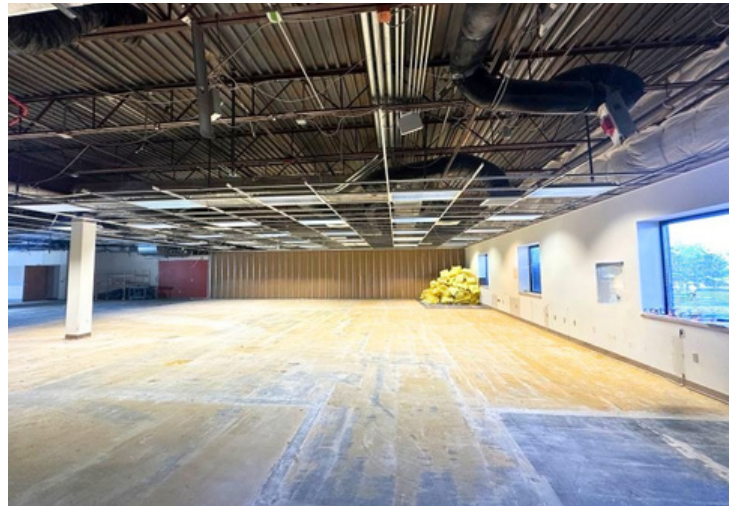
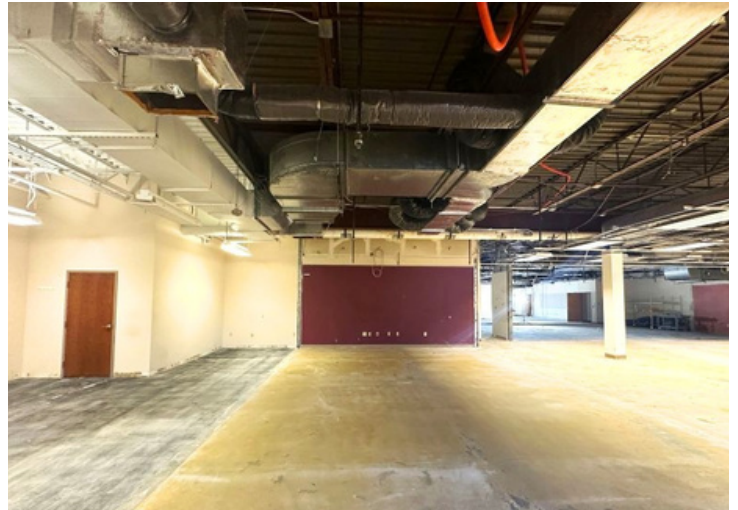
937-222-1600, ext 103
ast@crestrealtyohio.com



6601 Centerville Business Parkway, Suite 150
Centerville, OH 45459

Gander Creek Office/Flex Center

Unit D

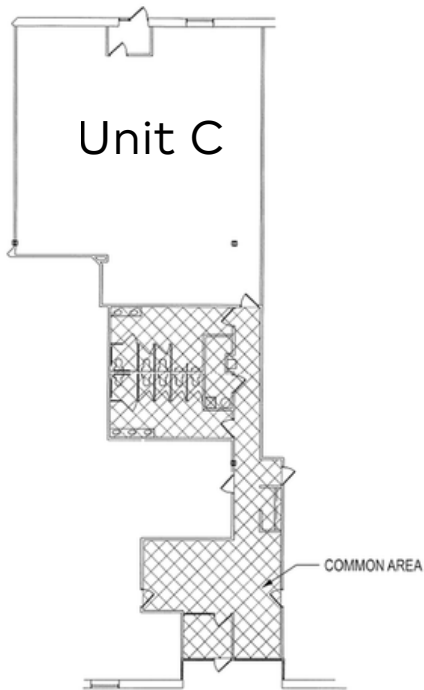


6601 Centerville Business Parkway, Suite 150 Centerville. OH 45459



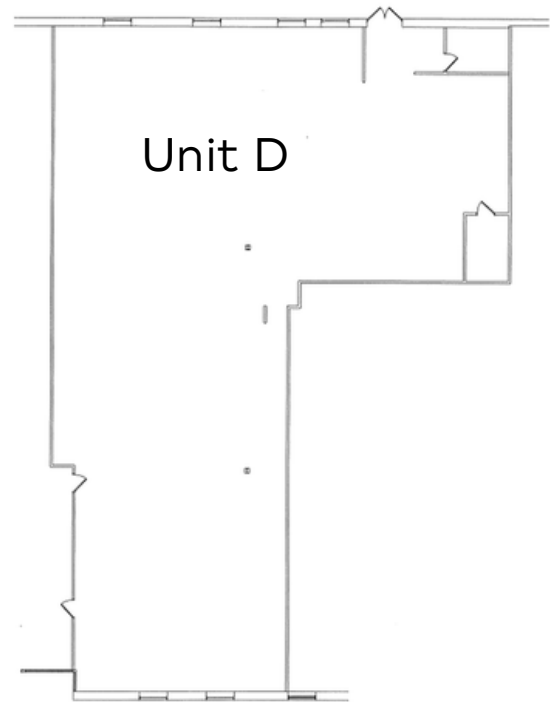
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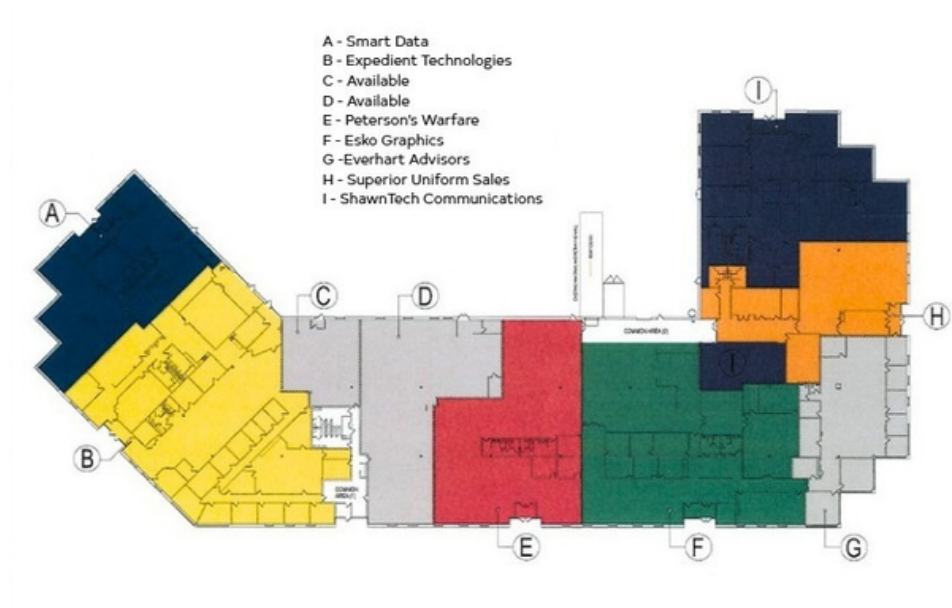
GANDER CREEK DRIVE

2,136 SF USABLE



GANDER CREEK DRIVE

6,540 SF USABLE



Gander Creek Office/Flex Center



Demographics



Population

2024 Population	26,712	143,674	399,010
2029 Projection	26,152	143,815	404,505



Household Income

2024 Avg Household Income	\$96,282	\$106,358	\$92,442
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Housing Value

Medium Home Value	\$226,805	\$233,824	\$198,465
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