



# Crest

Commercial Realty

# Office

## FOR LEASE

2213 Arbor Blvd., Moraine, OH 45439

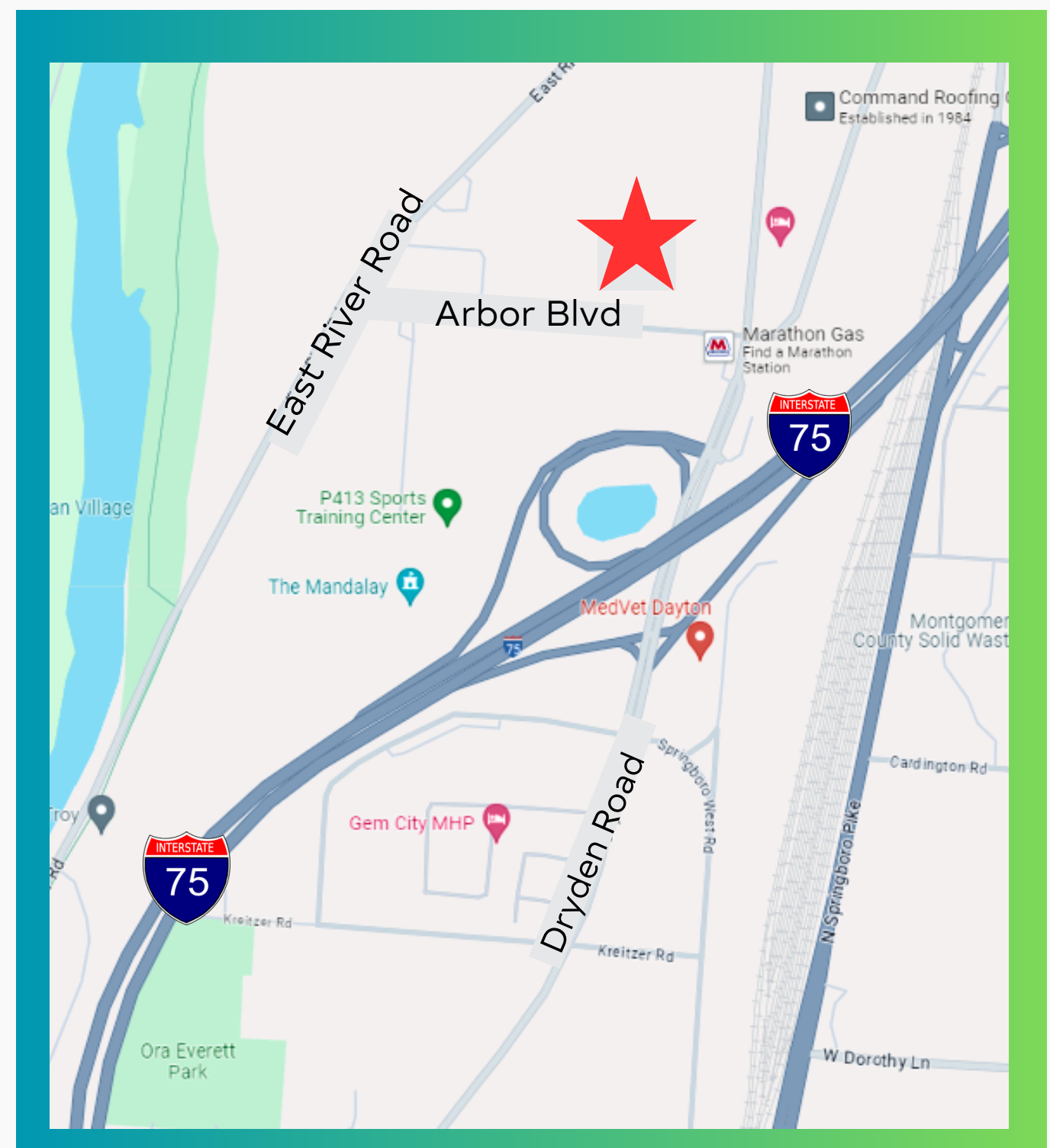


## Property Highlights

- Arbor Office Building Complex is comprised of five (5) single tenant office buildings in Moraine, OH.
- 2213 Arbor is a single-story, brick building with a dedicated, secure entrance.
- Well-maintained building offers 4,400 SF.
- Mix of private offices and flexible work areas.
- Updated kitchen/break room, training/conference room, and private offices with built-in storage.
- Generous light throughout, most offices have access to an exterior patio.
- Quiet neighborhood and plentiful green space.
- Ample parking and easy access.
- Proximity to I-75.
- Lease rate: \$9.00/SF, NNN.

## Tony Taylor

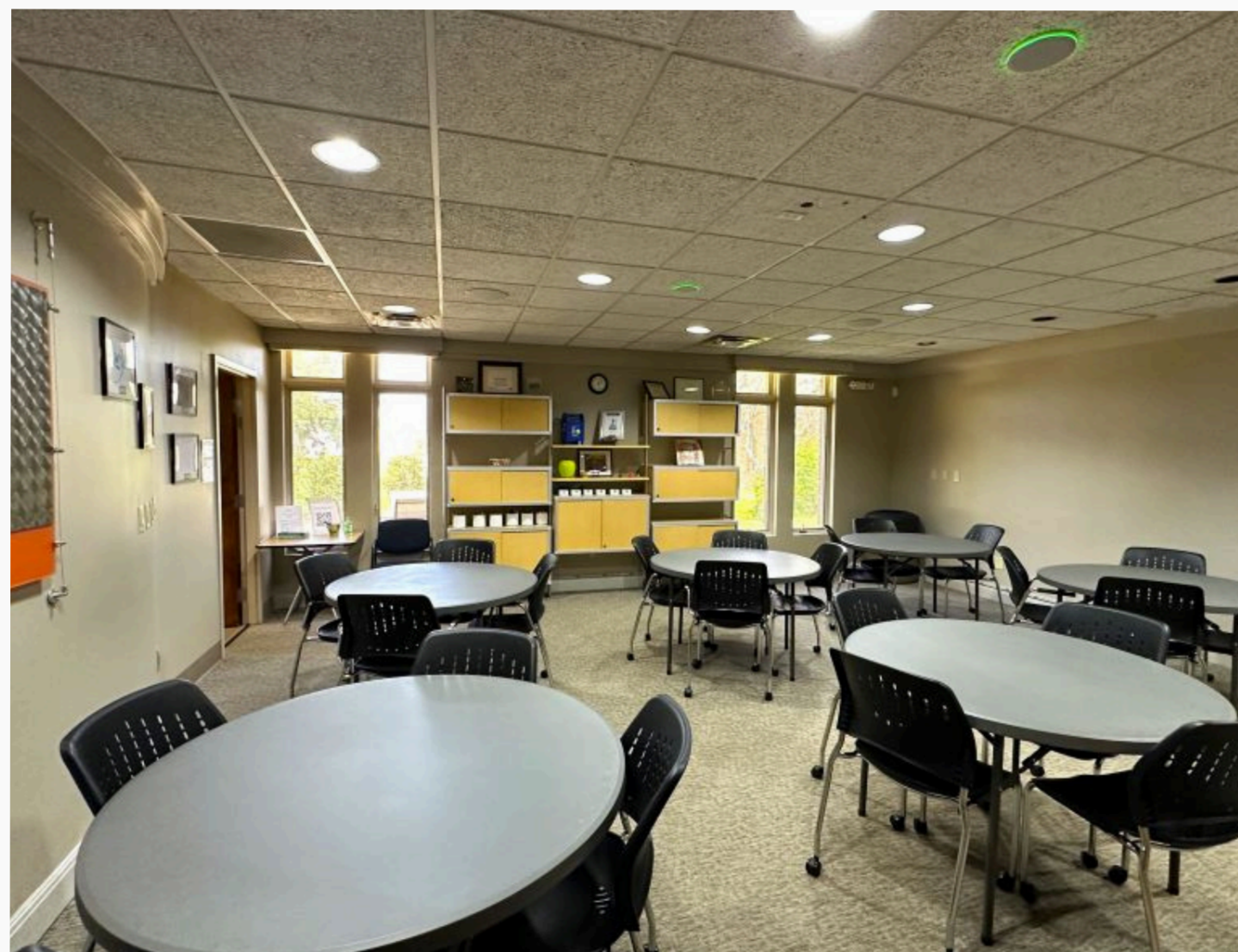
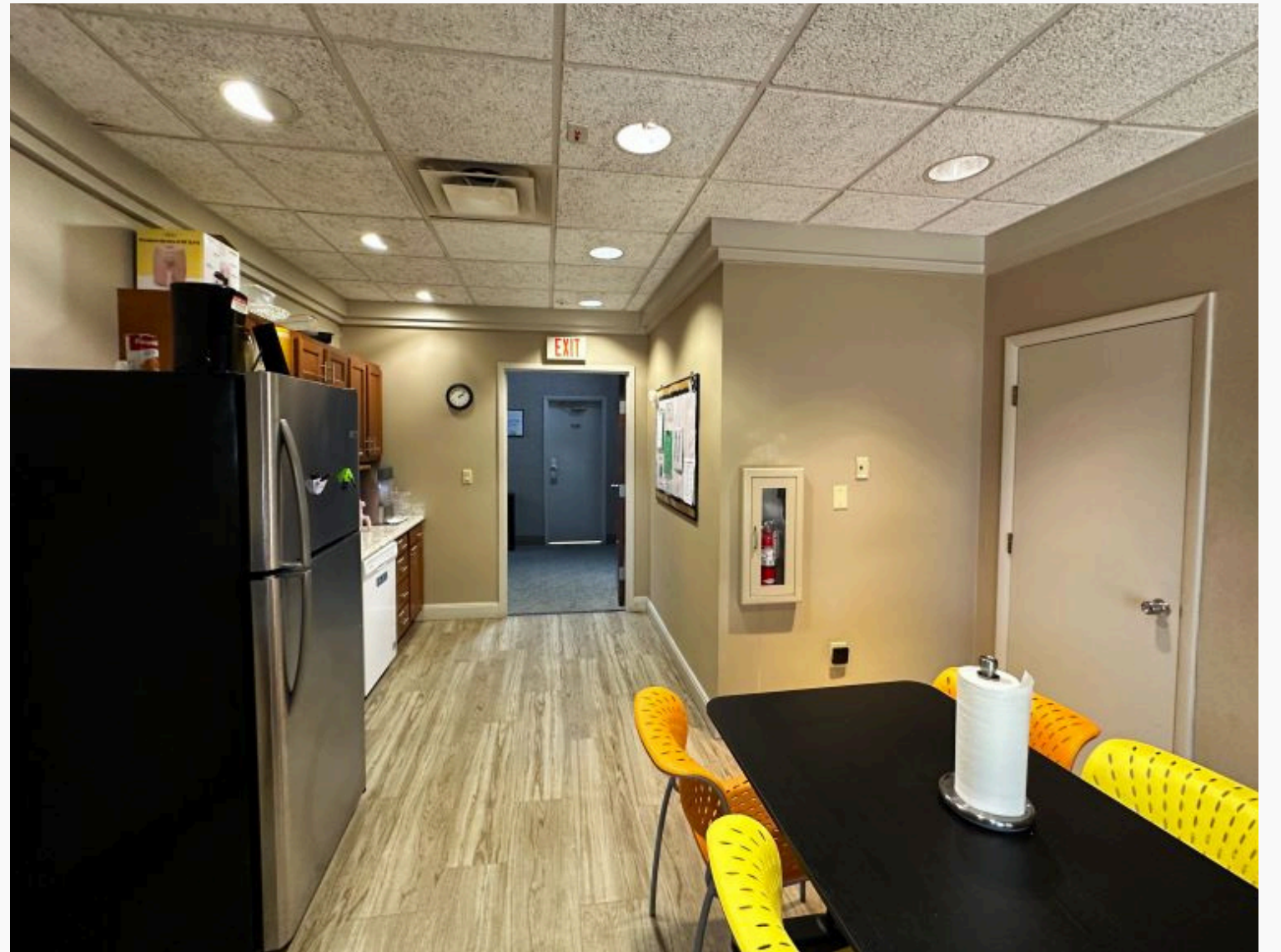
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2213 Arbor Blvd





# Location

2213 Arbor Blvd



# Demographics

	2 miles	5 miles	10 miles
<b>Population</b>			
2025 Population	17,321	210,226	527,397
2030 Projected Population	17,715	214,201	532,336
<b>Household Income</b>			
2022 Projected Population	\$69,177	\$73,870	\$88,508
<b>Housing Value</b>			
Median Home Value	\$148,926	\$153,695	\$202,311

\*\* Demographics provided by CoStar Group, www.costar.com, 2022 dataset CoStar 2026.

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