

Gander Creek Office/Flex Center

Miamisburg Newmark Business Center

73,740 SF | 8.77% CAP RATE

INVESTMENT OFFERING



Offering Price: \$4,900,000

8521 - 8571 Gander Creek Dr., Miamisburg, OH 45342

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THE OFFERING

Crest Commercial Realty is pleased to present the fee simple interest for sale in the Newmark Center, Gander Creek Office/Flex Center, a multi-tenant office park located in Miamisburg, Ohio. This is an outstanding investment opportunity for a well-maintained, office building situated in an affluent suburb of South Dayton. The property boasts a prime location, just minutes away from a bustling commercial area filled with various amenities. It also offers convenient access to both I-675 and I-75.

The property spans 73,740 square feet on 8.41 acres in Miami Township, a location that benefits from being income tax-free. Currently, it is 87% occupied with a diverse mix of tenants, and offers the new owner an opportunity to generate further rental income with an additional 9,343 square feet of space available for leasing. Recent tenant improvements further enhance the value of the asset.

The property is classified as PD (Planned Development) and provides 353 parking spaces. It boasts a wood frame and brick veneer construction, complete with a loading dock and three overhead doors located at the rear. Surrounding the building is generous green space, enhanced by beautiful landscaping.



EXECUTIVE SUMMARY

Gander Creek Office/Flex Center Newmark Business Center

Offering Price	\$4,900,000
Building Size in SF	73,740
Price Per SF	\$66.45
Occupancy	87%
Projected Net Operating Income	
Total Revenue	\$808,583
Total Budgeted Expenses	\$378,891
Net Operating Income	\$429,692
CAP RATE	8.77%



PROPERTY PROFILE

Gander Creek Office/Flex Center Newmark Business Center

Address	8521-8571 Gander Creek Dr.
County	Montgomery
Parcel	K45-23223-0001
Gross Leasable SF	73,740
Occupancy	87%
Acreage	8.41 acres
Year Built	1989
Roof System	EPDM 2015
HVAC System	Gas fired HVAC, rooftop
Dock / Drive-in	1 Dock / 3 Drive-in
Parking	353 Spaces; Ratio of 4.67/1,000 SF



PROPERTY OVERVIEW

Gander Creek Office/Flex Center Newmark Business Center

73,740 SF | 8.77% CAP RATE | 9,343 SF - VALUE-ADDED LEASE UP OPPORTUNITY

- ✓ **Multi-Tenant Office Building Offers 73,740 SF - 87% Occupied**
Strong, long-term tenancy across 9-10 suites appealing to investors seeking stable, low-volatility cash flow.
- ✓ **Value-Added Lease Up Opportunity**
Potential to increase NOI with 9,343 SF @ \$17/SF, Full-service - Contributing up to \$158,831 in additional annual tenant income.
- ✓ **Superior Location in an Affluent South Dayton Submarket**
Located in an amenity rich area with easy access to I-75 and I-675. Just 1 mile to Dayton-Wright Brothers Airport.
- ✓ **Located in Miami Township - NO CITY INCOME TAXES**
Thriving south Dayton market is close to Austin Landing and Springboro.
- ✓ **Well-Positioned with Easy Access to I-75 and I-675.**
Situated on 8.41 acres with ample green space and 353 parking spaces. Just minutes to interstate access.
- ✓ **Below-Replacement Cost Per SF**
Priced well below estimated replacement cost for comparable suburban office assets.
- ✓ **Locally-Owned, Well-Maintained, Long-Term Tenants**
Low-maintenance, single-story brick building with rooftop HVAC units.

Net Operating Income

Total Revenue	\$808,583
Expenses	\$378,891
Total Operating Income	\$429,692



Budget 2026 Expenses

Maintenance Payroll	\$12,000
Security Services	\$2,300
Building Insurance	\$12,762
Building Maintenance	\$40,000
Roof Repairs	\$800
Grounds Maintenance	\$89,000
Property Taxes	\$140,000
Utilities	\$64,000
Property Management Fee	\$18,029
Total Expenses	\$378,891

Operating Statements

Gander Creek Office Complex	2025	2024	2023
Rental Income	\$790,771	\$730,649	\$717,976
CAM	\$13,660	\$32,784	\$32,516
Total Revenue	\$804,431	\$763,433	\$750,492

Security Services	\$2,496	\$2,022	\$1,893
Building Insurance	\$12,454	\$15,970	\$17,373
Building Maintenance	\$72,682	\$112,570	\$84,737
Roof Repairs	\$735	\$3,601	\$316
Grounds Maintenance	\$97,452	\$75,507	\$66,536
Property Taxes	\$133,528	\$130,692	\$146,596
Utilities	\$63,374	\$52,056	\$56,391
Property Mangement Fee	\$25,746	\$23,674	\$23,825
Total Expenses	\$408,466	\$416,091	\$397,666

Net Income	\$395,965	\$347,342	\$352,826
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Capital Tenant Improvements

- Scheduled renovations for 8525 Gander Creek for Everhart Advisors.
- Improvements to 5,345 SF & addition of new entry.

Total \$244,060

Capital Building Improvements 2025

- Renovations to Esko tenant space
- \$124,306
- New 7.5 ton compressor for Expedient Technology
- \$6,052
- New 5 ton compressor and new rear exit for Peterson's Warfare
- \$22,197
- Demolished 9,343 SF shell space ready for finishes
- \$53,789.

Total \$206,344

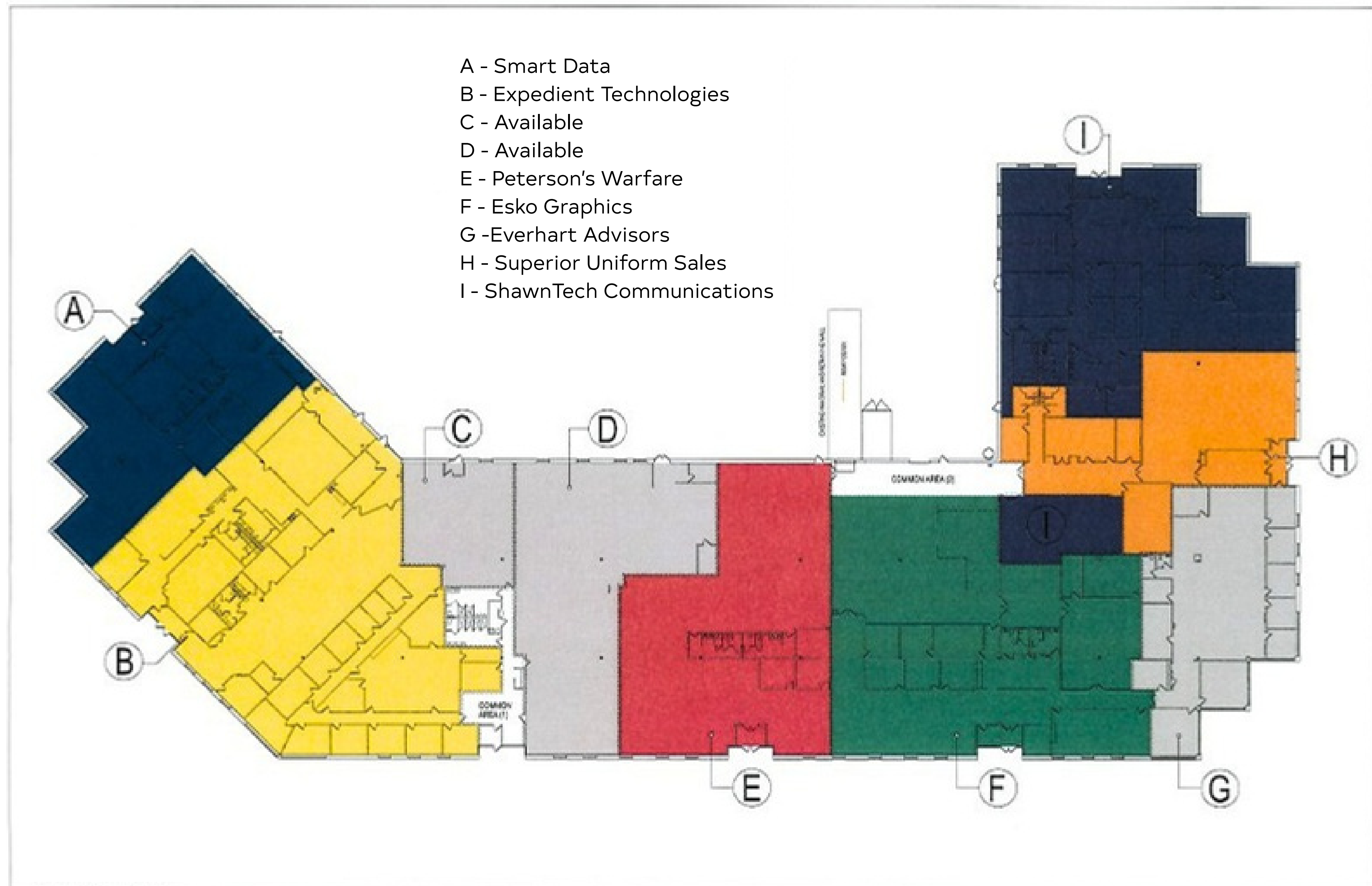
RENT ROLL

Gander Creek Office/Flex Center
Newmark Business Center

Rent Roll Available By Request

FLOORPLAN

Gander Creek Office/Flex Center Newmark Business Center



TENANT SUMMARY

ShawnTech Communications

8521 Gander Creek - 8,836 SF
8530 Gander Creek - 1,300 SF

Shawnech Communications, a tenant since 2015, is headquartered in Miamisburg, Ohio, and offers dependable telecommunications services. Since 1993, ShawnTech has been dedicated to delivering a wide range of services to numerous correctional facilities throughout the United States.

Smart Data

8571 Gander Creek - 6,528 SF

Smart Data, a tenant since 2015, serves as a strategic partner in healthcare process automation and interoperability. By leveraging data and intelligent automation, they digitally transform operations and provide clients with outcomes that lower costs, enhance workflows, and elevate the overall customer experience.

Expedient Technologies

8561 Gander Creek - 9,456 SF
8565 Gander Creek - 5,255 SF

IETS' managed IT services offer businesses in Dayton, Ohio, a more intelligent approach to managing their IT requirements. By partnering with a dedicated service provider, companies can entrust the management, monitoring, and maintenance of their technology systems. Expedient Technologies has offices located in Dayton, Cincinnati, and Columbus. Expedient Technologies has been a tenant since 2012.

Superior Uniform Sales

8535B - 6,200 SF

Superior Uniform Sales is a family-owned and operated business based in Toledo, OH with locations in Cleveland, Cambridge, Cincinnati, Columbus and Dayton. A tenant since 2024, Superior Uniform Sales provides uniform solutions tailored for law enforcement, Fire, EMS, and other public safety sectors,.

Esko Graphics

8535 Gander Creek - 13,000 SF

Esko is a global provider of integrated software and hardware solutions that accelerate the go-to-market process of packaged goods. A tenant since 2010, Esko products support and manage the packaging design and print processes for brand owners, retailers, pre-media and trade shops, manufacturers, and converters.

Peterson's Warfare

8545 Gander Creek - 8,477 SF

Veteran owned and operated fitness gym that offers everything you need for a powerful workout—plus the option for one-on-one personal training. A tenant since March 2026, the gym is open 24/7 and offers Arsenal Strength's latest equipment.

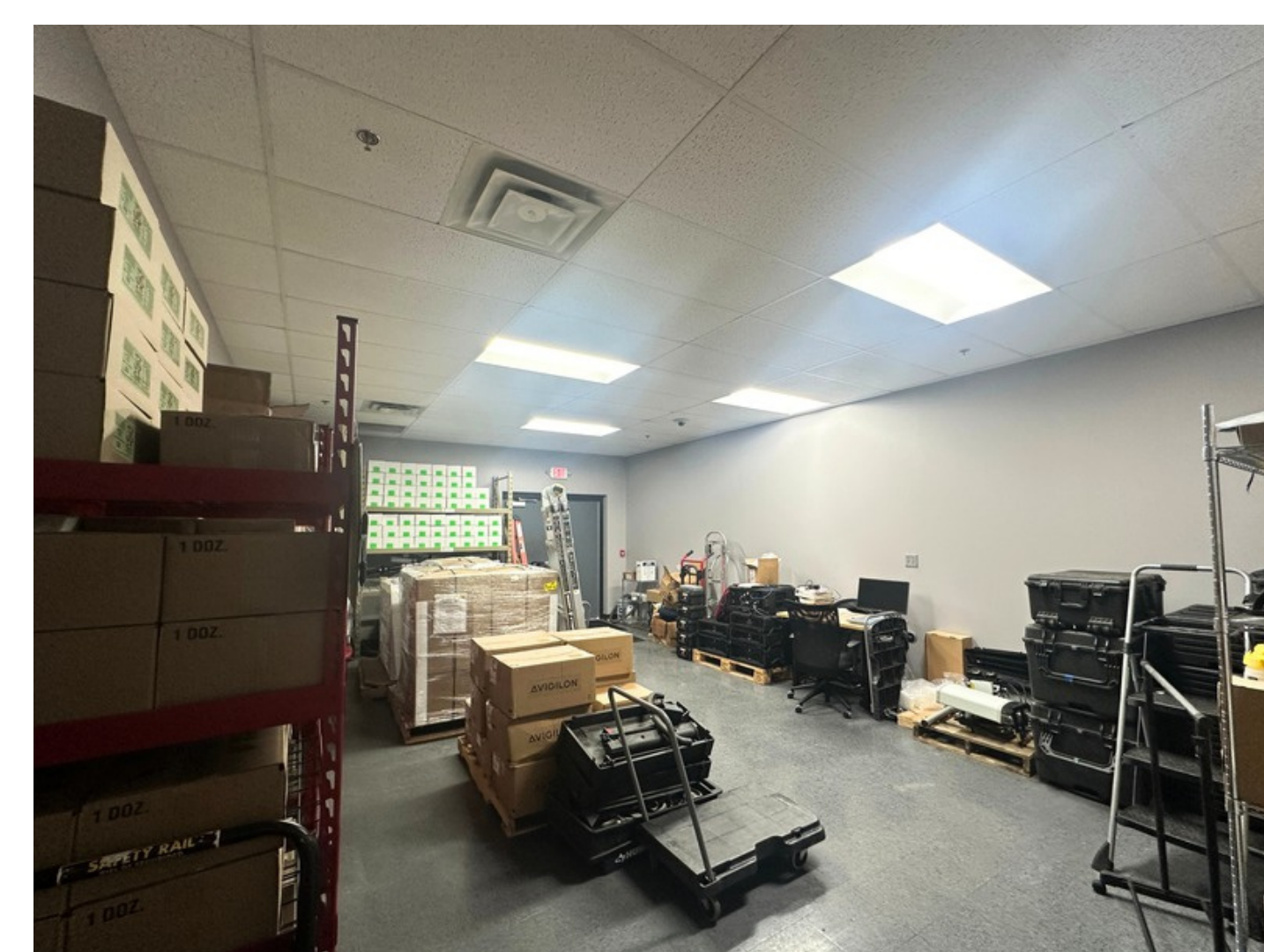
Everhart Advisors

8525 Gander Creek - 5,345 SF

Everhart Advisors is a financial advisory firm specializing in corporate retirement plan consulting and wealth management for individuals and families. Our firm is founded on a commitment to integrity, passion, and a focus on delivering the best possible outcomes for our clients, with offices in Columbus and Dayton, Ohio, and Fort Myers, Florida. Everhart Advisors will occupy their space third quarter of 2026.

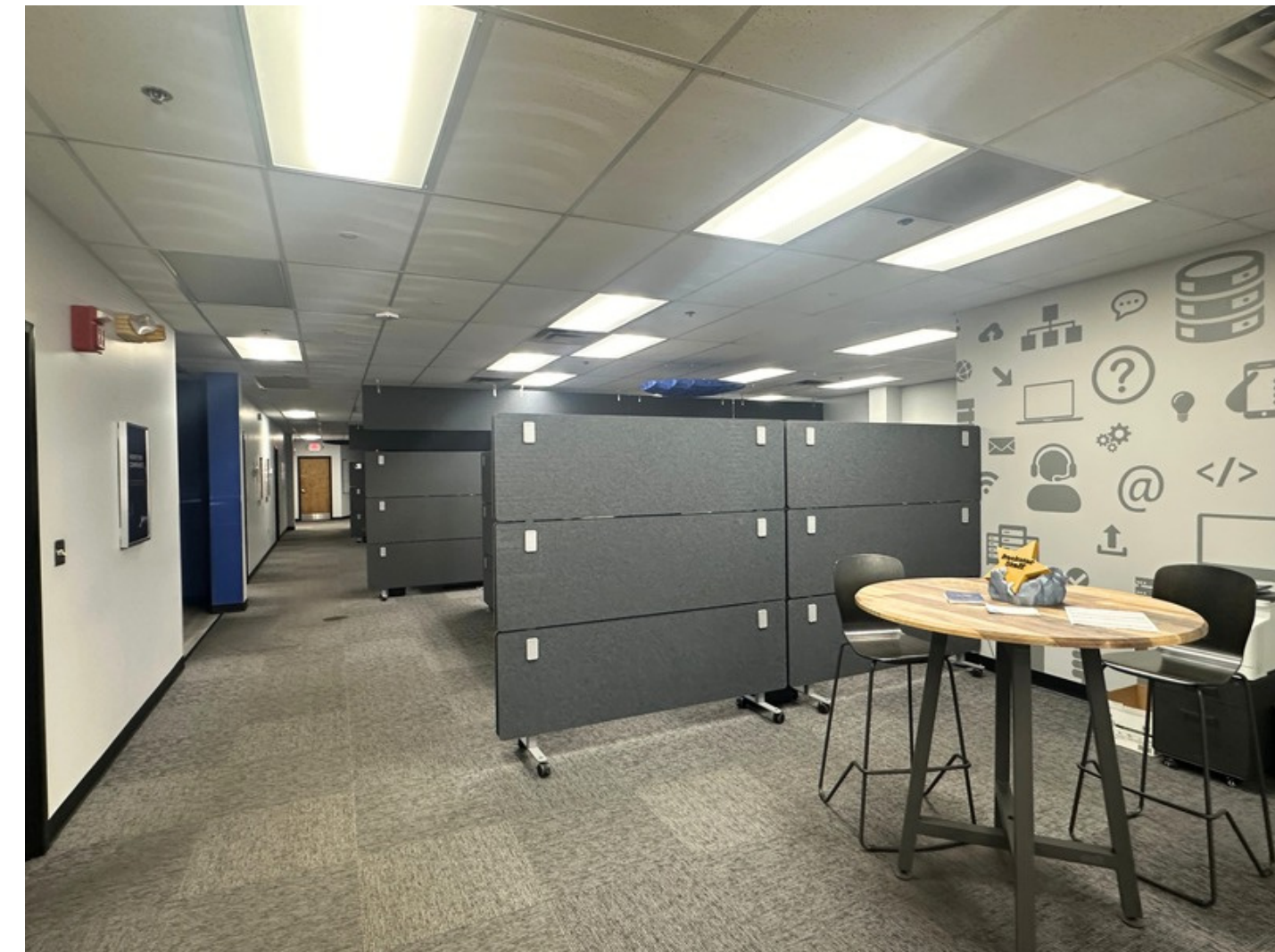
INTERIOR

ShawnTech Communications



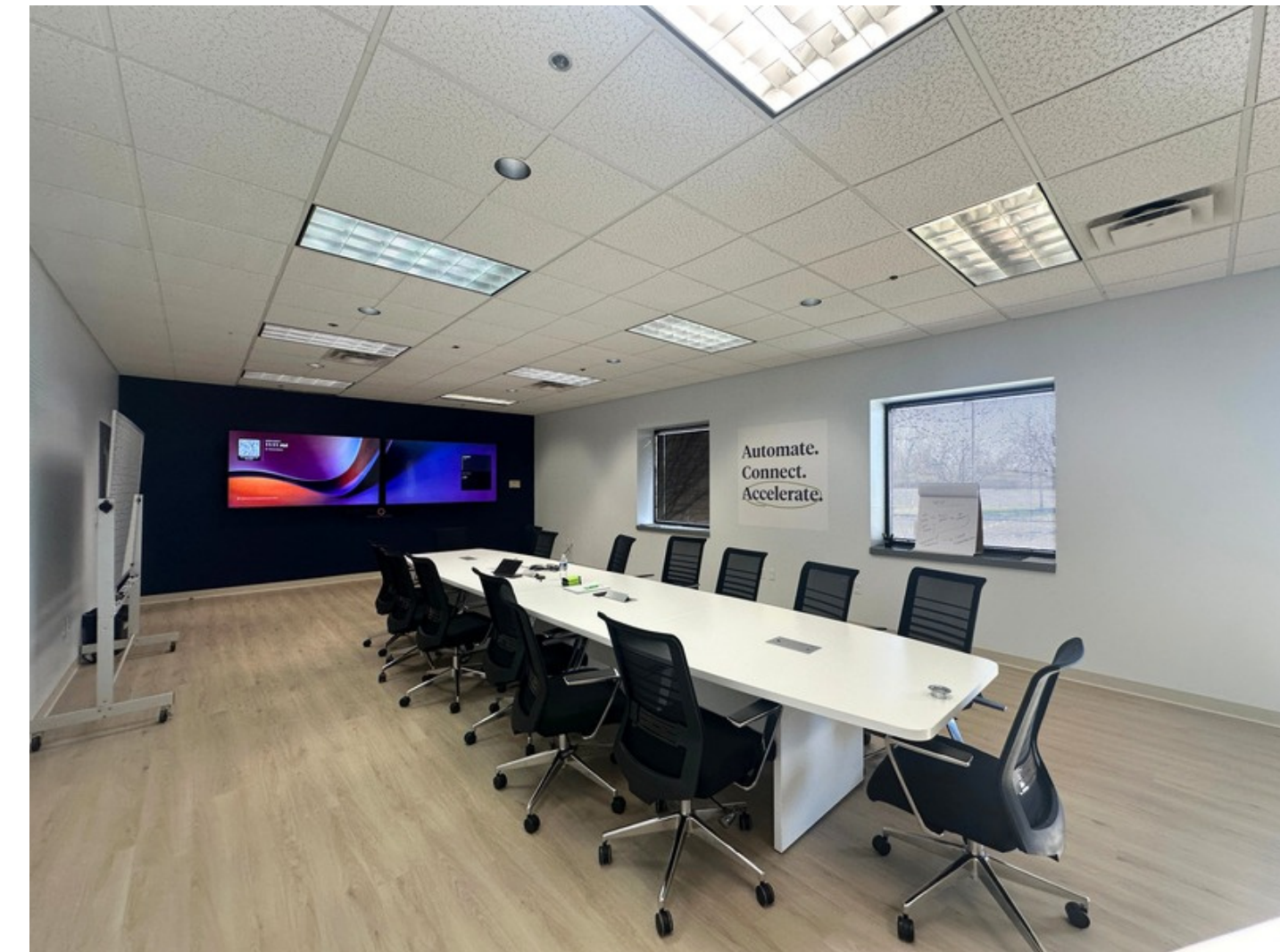
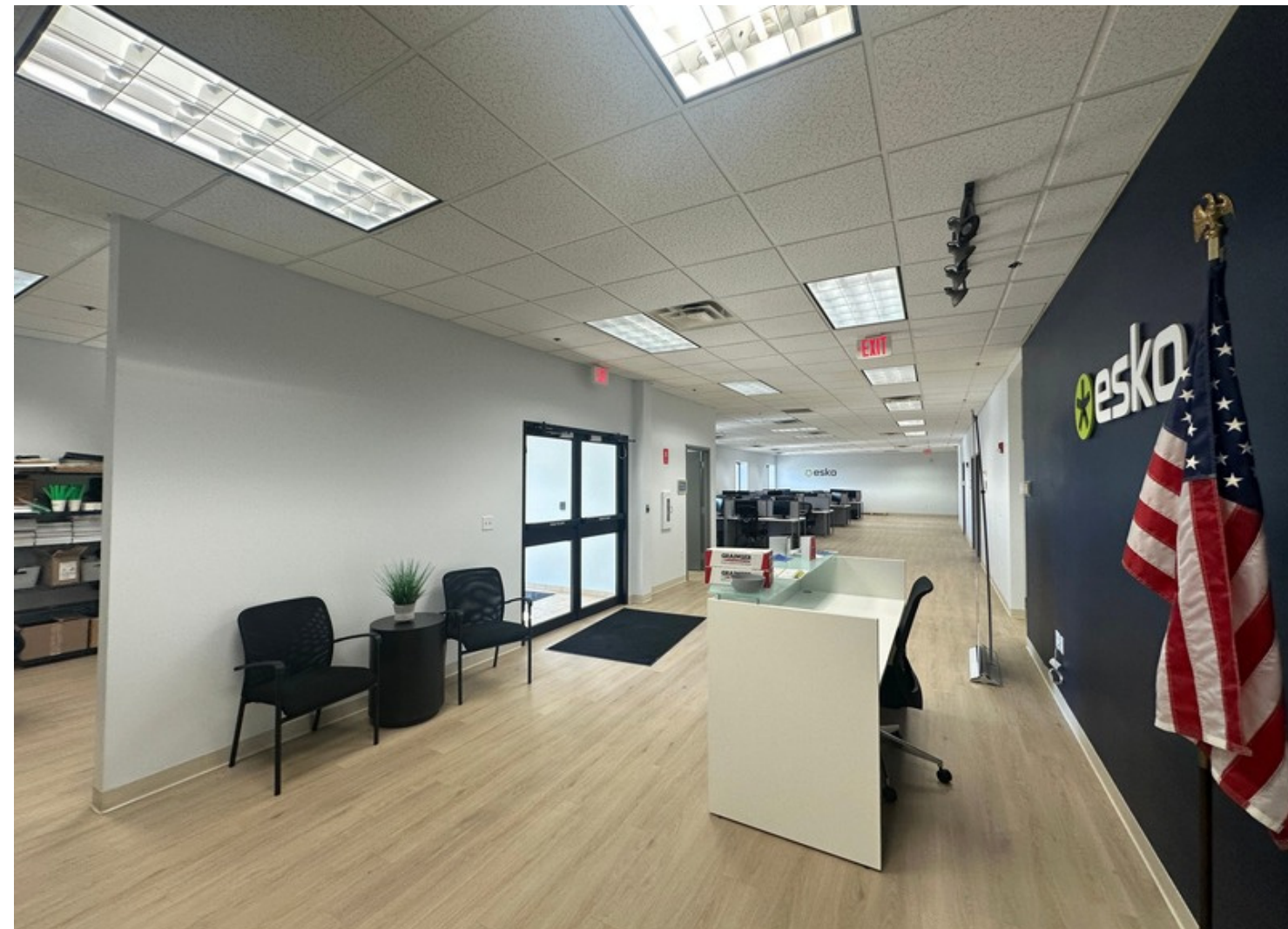
INTERIOR

Expedient Technologies



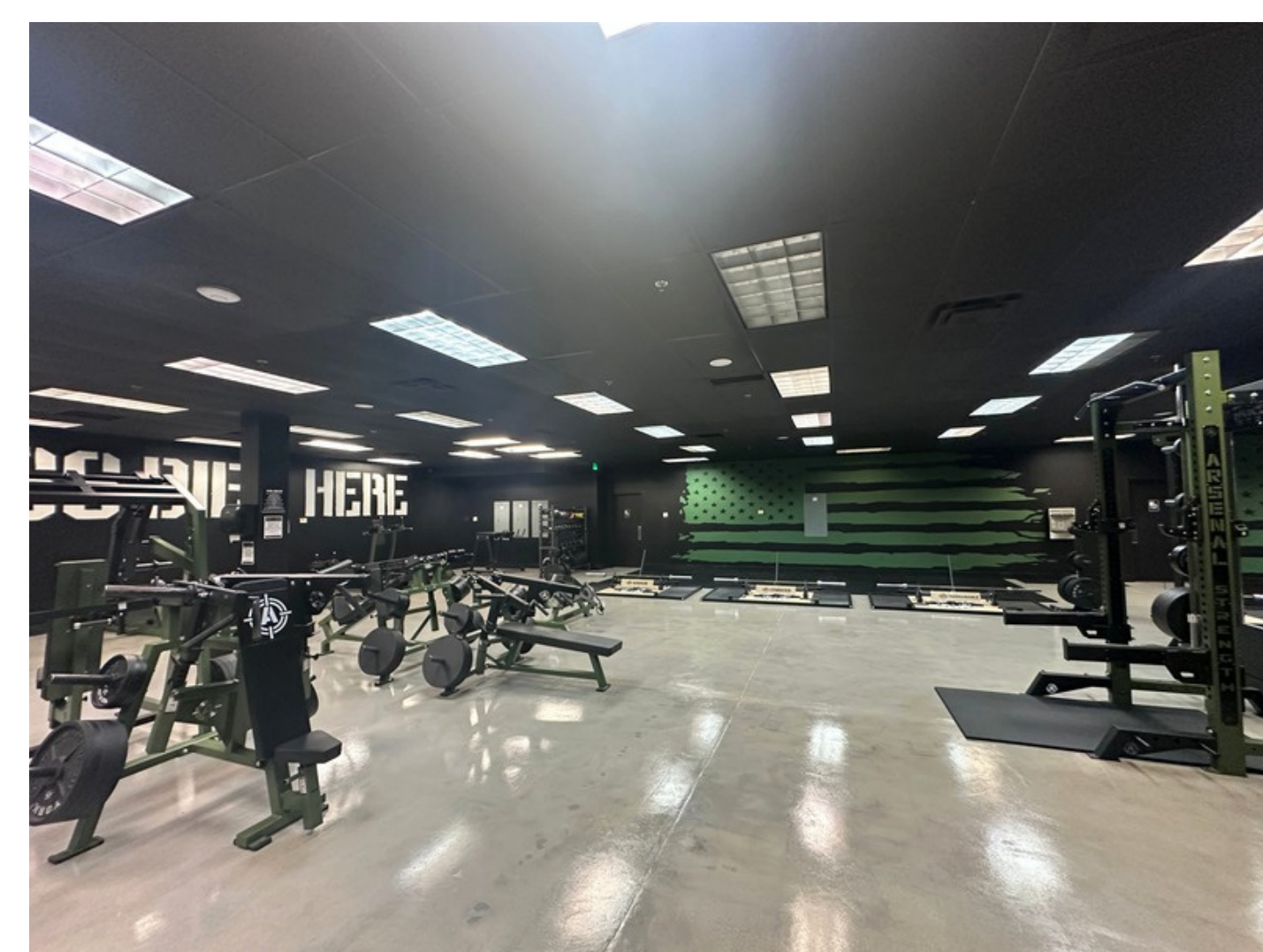
INTERIOR

Esko Graphics



INTERIOR

Peterson's Warfare



SITE PLAN



SITE PLAN



DEMOGRAPHICS



Population

2024 Population
2029 Projection

2-mile

26,712
26,152

5-mile

143,674
143,815

10-mile

399,010
404,505



Household Income

2024 Avg Household Income

\$96,282

\$106,358

\$92,442



Housing Value

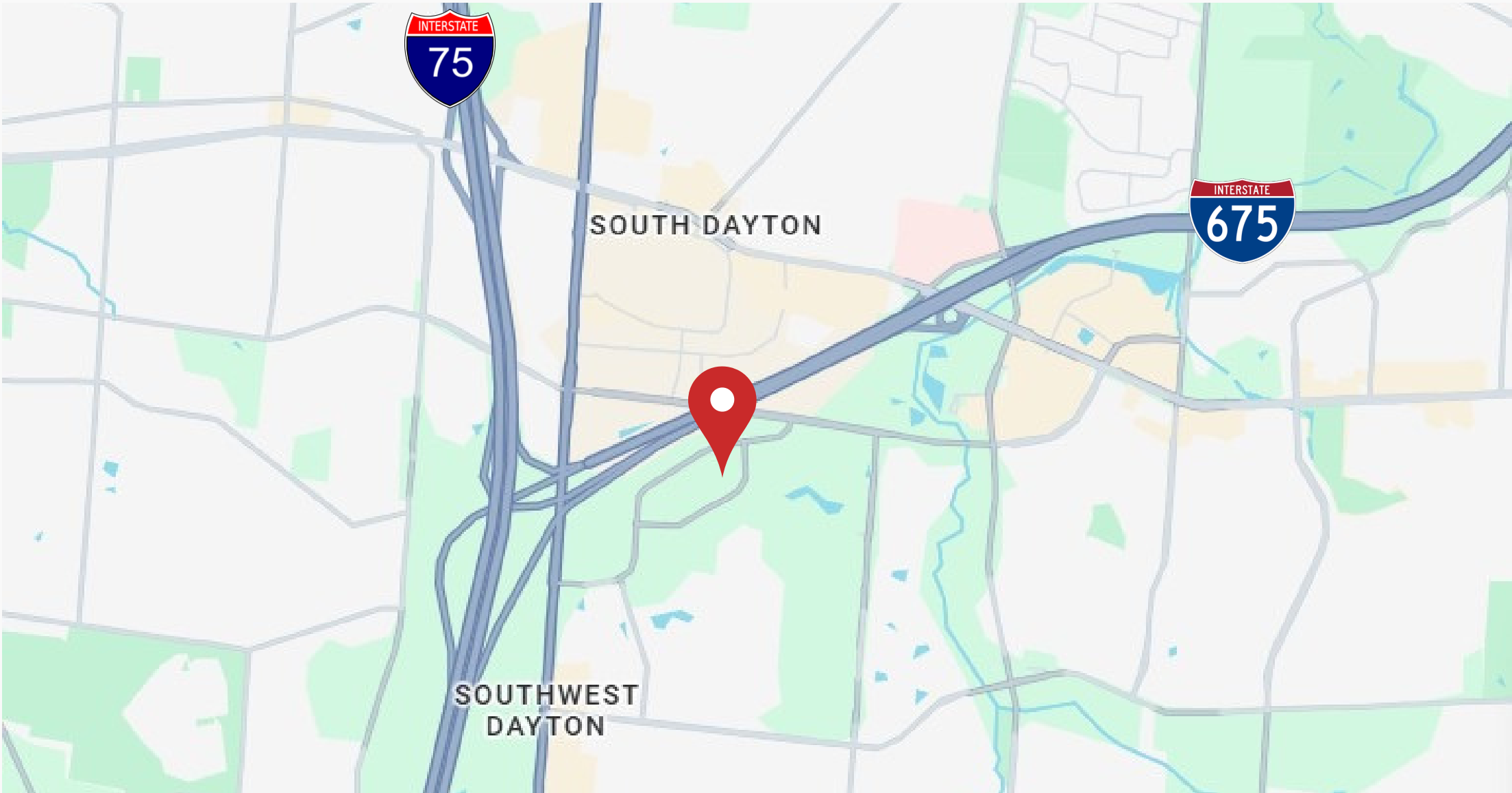
Medium Home Value

\$226,805

\$233,824

\$198,465

*Demographics provided by CoStar Group, www.costar.com, 20dataset





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