

Fairborn Wright Office Park, Fairborn, OH 45324



Property Highlights

- Prime location on Presidential Drive in a busy commercial district!
- The well-maintained office park includes nine (9) single-story office condominiums.
- The office park boasts appealing common areas, abundant green spaces, and plenty of parking.
- Proximity to Wright Patterson Air Force Base, Wright State University and I-675.
- Each condo is 5,000 SF, single-story. Four (4) condos available.
- Condos may be divided into 2,500 SF / 2,500 SF or combined for a total of 10,000 SF for each building.

Available Office Condos

- Building 6 - 3172-3174 Presidential Dr.
- Building 7 - 3168-3170 Presidential Dr.
- Building 8 - 3160-3162 Presidential Dr.
- Building 9 - 3164 - 3166 Presidential Dr.

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Building 8 & 9

Building 8 - 3160-3162 Presidential Drive

Building 9 | 3164-3166 Presidential Drive



Building 9

- Office condo is 5,000 SF.
- Features prominent visibility from I-675.
- Finished space offers open reception area, several conference rooms, spacious private offices, kitchenette and light-filled common areas.
- Lease Rate: \$15/SF, Full-Service.

Building 8

- Office condo is 5,000 SF.
- Attached to Building 9 - may be divided and leased separately.
- Finished space offers open conference room, spacious private offices, a kitchenette and light-filled common areas.
- Lease Rate: \$15/SF, Full-Service.



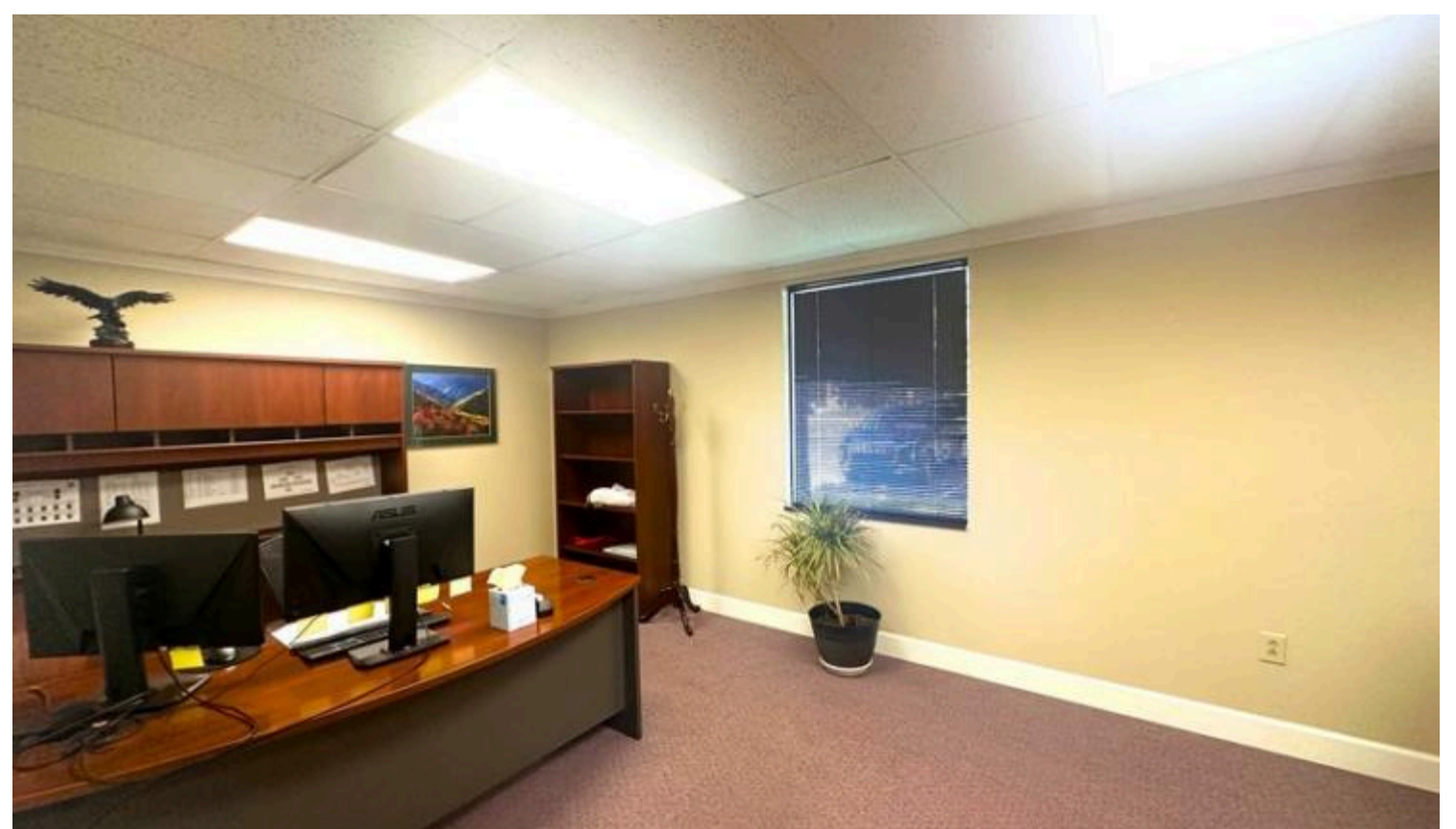
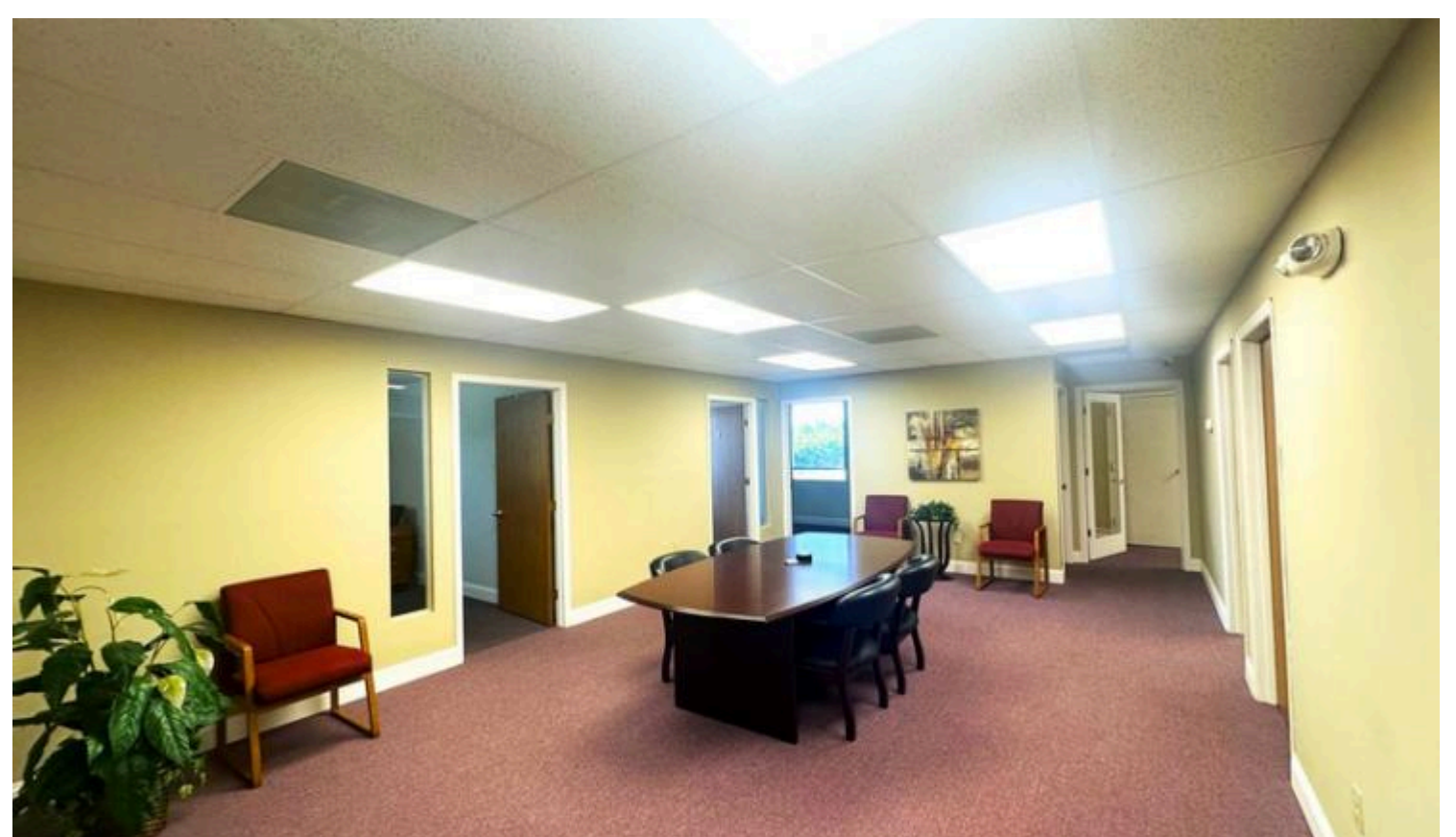
Condo may be divided into 2 units - 2,500 SF each.

May also be combined for a total of 10,000 SF.

Building 9



Building 8



Building 6 & 7

Building 6 | 3172 - 3174 Presidential Drive

Building 7 | 3168-3170 Presidential Drive



Building 7

- Office condo is 5,000 SF.
- Features prominent visibility from I-675.
- May be customized to suit - generous tenant allowance available.!
- Condo is in shell condition - see proposed floorplan and renderings.
- Lease Rate: \$15/SF, Full-Service.

Building 6

- Office condo is 5,000 SF.
- May be customized to suit - generous tenant allowance available.!
- Condo is in shell condition - see proposed floorplan and renderings.
- Lease Rate: \$15/SF, Full-Service.

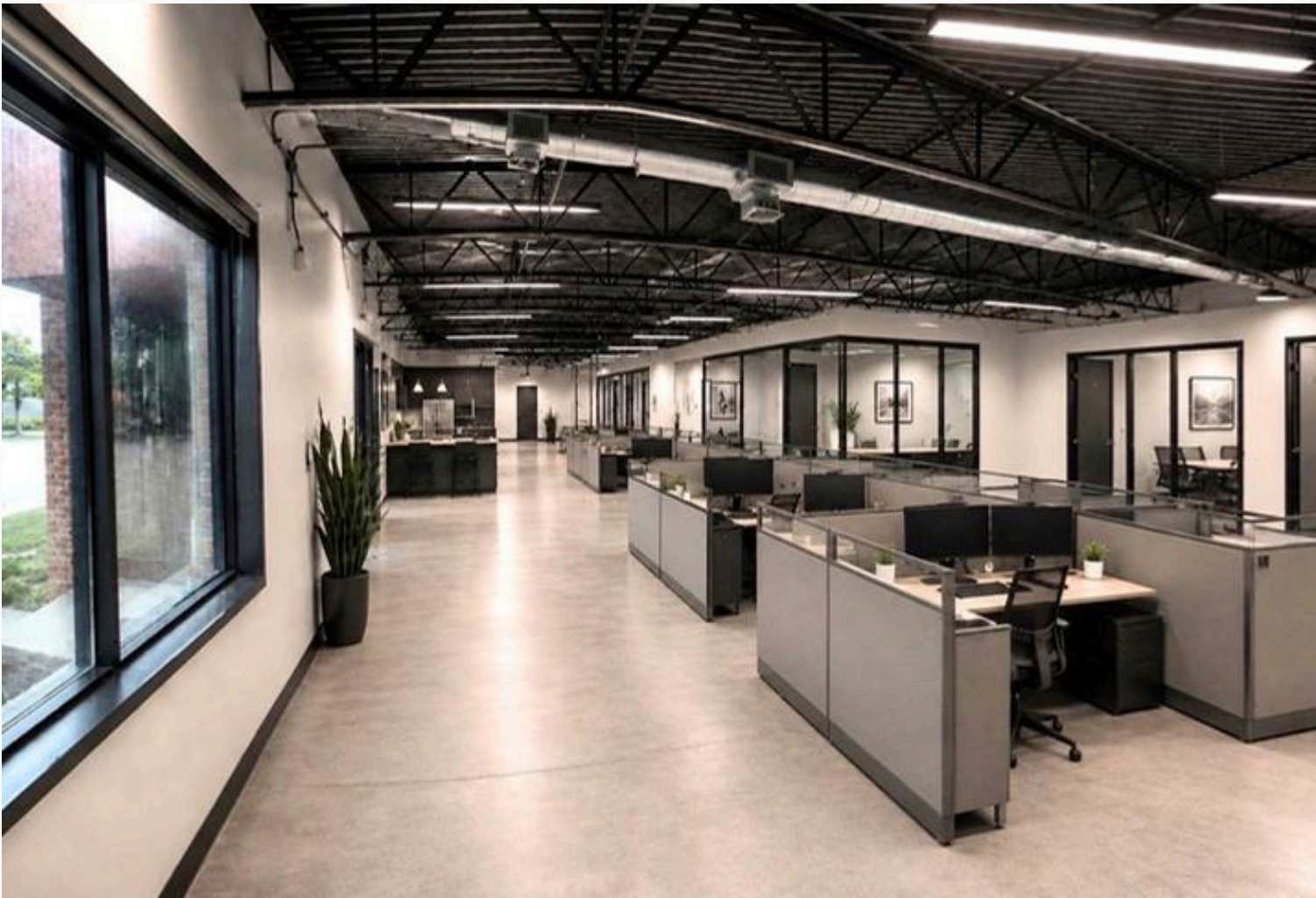
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Proposed Buildout Floorplan - Buildings 6 & 7





Crest
Commercial Realty

Fairborn Wright Office Park





Location & Demographics 2 mile 5 mile 10 mile



Population

2025 Population	23,211	144,691	482,999
2030 Projection	24,179	147,154	490,601



2025 Households	9,839	60,494	203,288
2030 Projection	10,282	61,587	206,589



Household Income

2025 Avg Household Income	\$98,898	\$82,413	\$88,751
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Housing & Income

2025 Medium Home Value	\$256,167	\$197,804	\$196,834
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