



Crest
Commercial Realty

Office Condo

FOR LEASE

Fairborn Wright Office Park, Fairborn, OH 45324

Bldg 7 - 3172 & 3174 Presidential Dr.

Bldg 6- 3168 & 3170 Presidential Dr.,



Property Highlights

- Fairborn Wright Office Park consists of nine (9) single-story office condominiums located on Presidential Drive.
- Prime location offers proximity to Wright Patterson Air Force Base, Wright State University and I-675.
- The office park boasts appealing common areas, abundant green spaces, and plenty of parking.
- Building 7 features prominent visibility from I-675.
- Two (2) office condos available.
 - Each office condo measures 5,000 SF.
 - May also be divided into 2,500 SF each.
 - Condo buildings 6 & 7 may be combined for a total of 10,000 SF.
 - Condos are in shell condition - see proposed floorplan and renderings.
 - Lease Rate: \$15/SF, Full-Service.
- May be customized to suit - generous tenant allowance available!
- Monument signage on Presidential Dr.
- Well-situated property is locally-owned.
- Located in a bustling commercial district close to many amenities including restaurants and hotels.



Tracy Rutherford

937-222-1600, ext 121
trutherford@crestrealtyohio.com



Tony Taylor

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

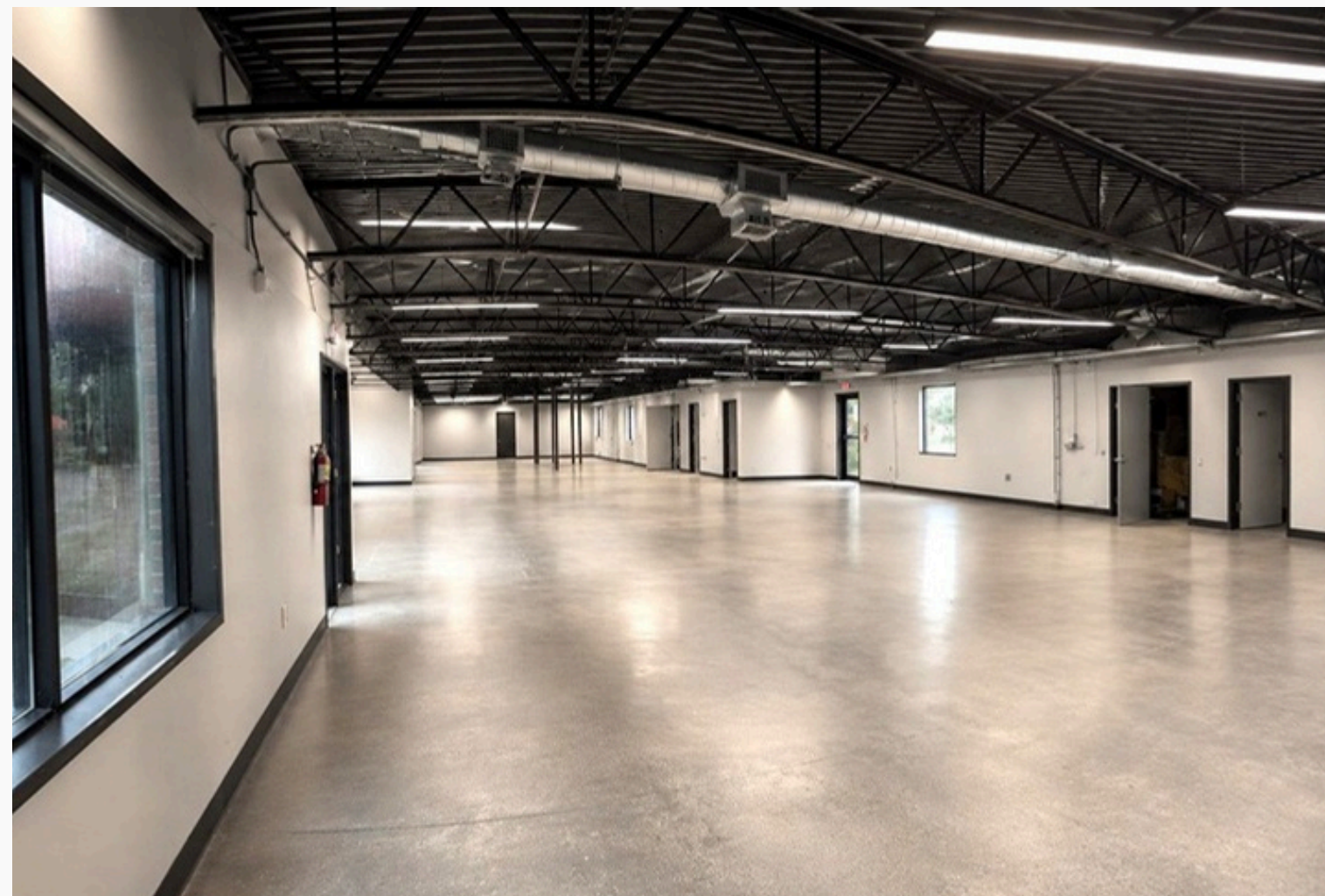




Crest
Commercial Realty

Fairborn Wright Office Park

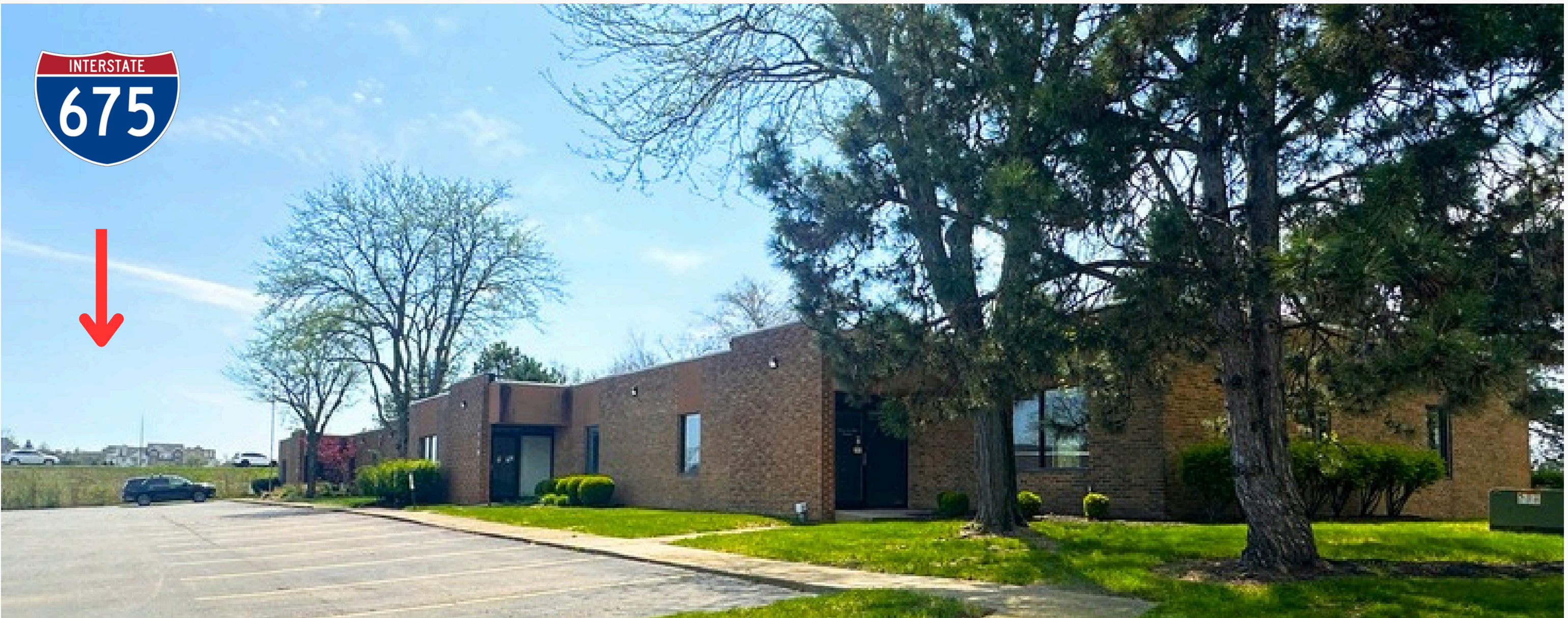
Proposed Buildout Floorplan





Crest
Commercial Realty

Fairborn Wright Office Park









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
 Households			
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
 Housing & Income			
2025 Medium Home Value	\$256,167	\$197,804	\$196,834

