Crest
Commercial Realty

CLASS A
OFFICE BUILDING

FOR SALE



PROPERTY HIGHLIGHTS:

- Class A building is 50,000+ SF on 5.73 AC.
- Excellent location is adjacent to Wright Patterson Air Force Base.
- Features include an attractive lobby with high-end finishes on the 1st floor, and second lobby on the 2nd floor.
- Two (2) large passenger/freight elevators.
- Ample parking, easy access and proximity to US-35.
- Former Wright Brothers Institute / Mile 2 Collaborative Center located on 1st floor - Available For Lease.

Premium office space adjacent to Wright Patterson Air Force Base. Perfect for defense contractors!



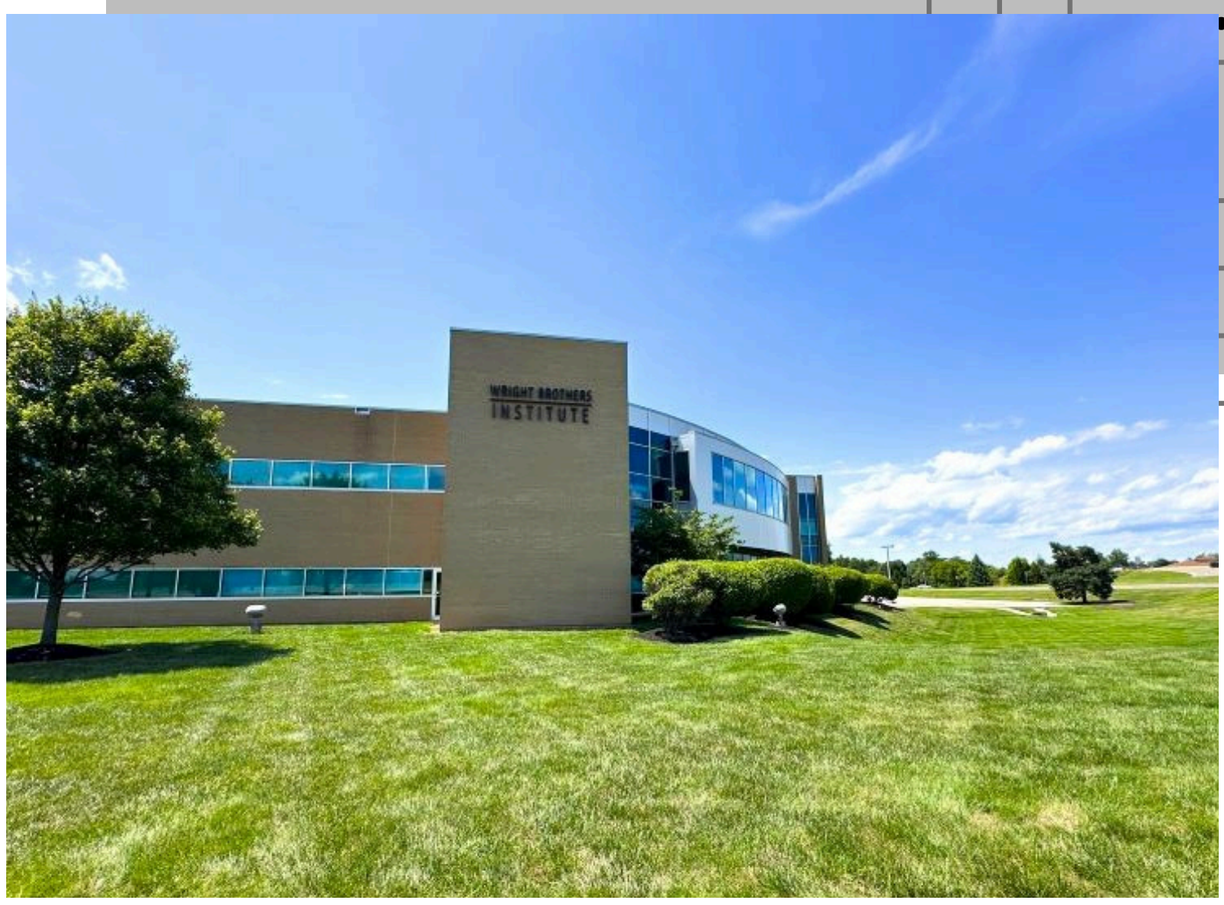
NEW PRICE : $3,000,000

TIM ALBRO

937-222-1600, ext 105
talbro@crestrealtyohio.com




5000


WRIGHT BROTHERS
INSTITUTE


WRIGHT POINT
OFFICE PARK
5000 - 5100 - 5200
Leasing Info: 937-684-7891 wrightpointofficepark.com


5000


WRIGHT-PATTERSON
OH
AIR FORCE BASE

1st-Floor

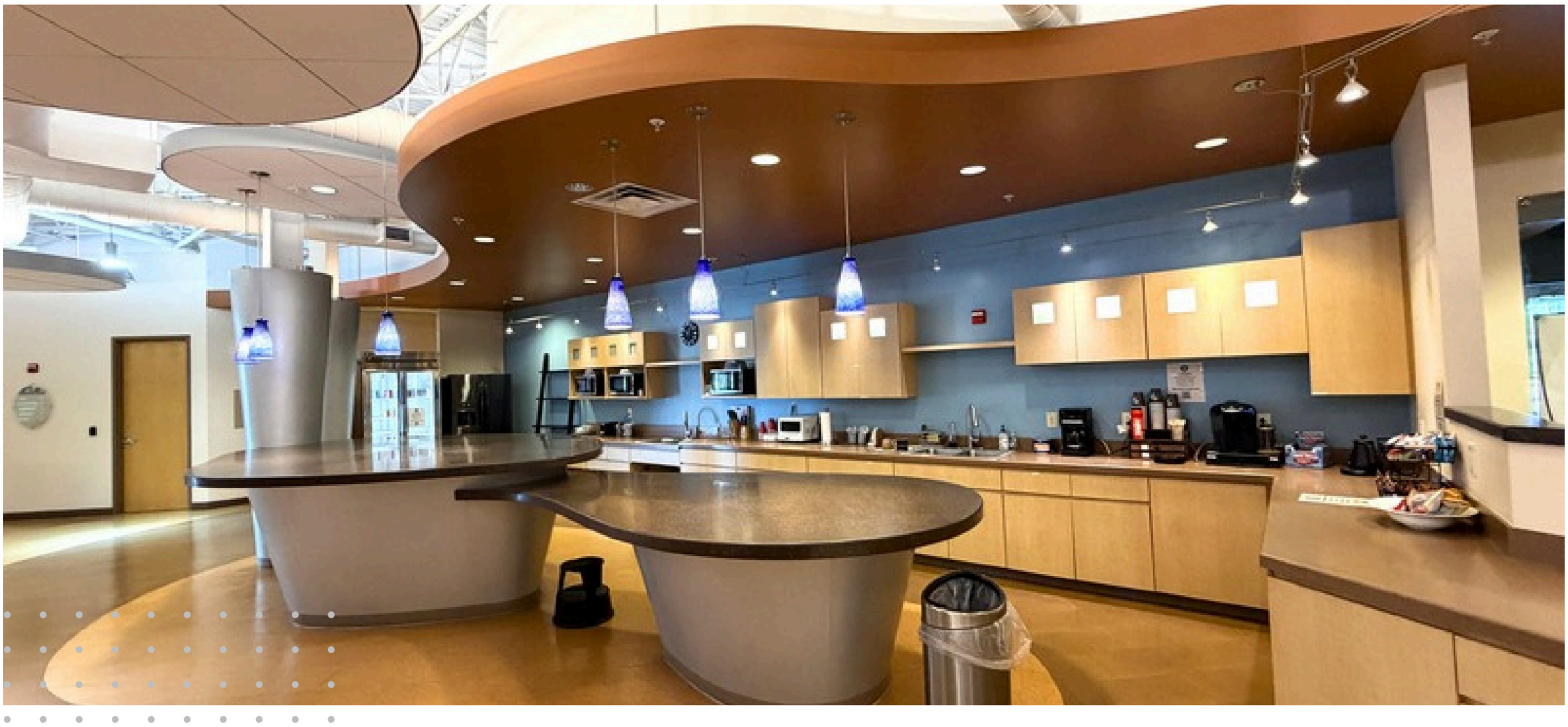
Former Wright Brothers Institute / Mile 2 Collaborative Center.



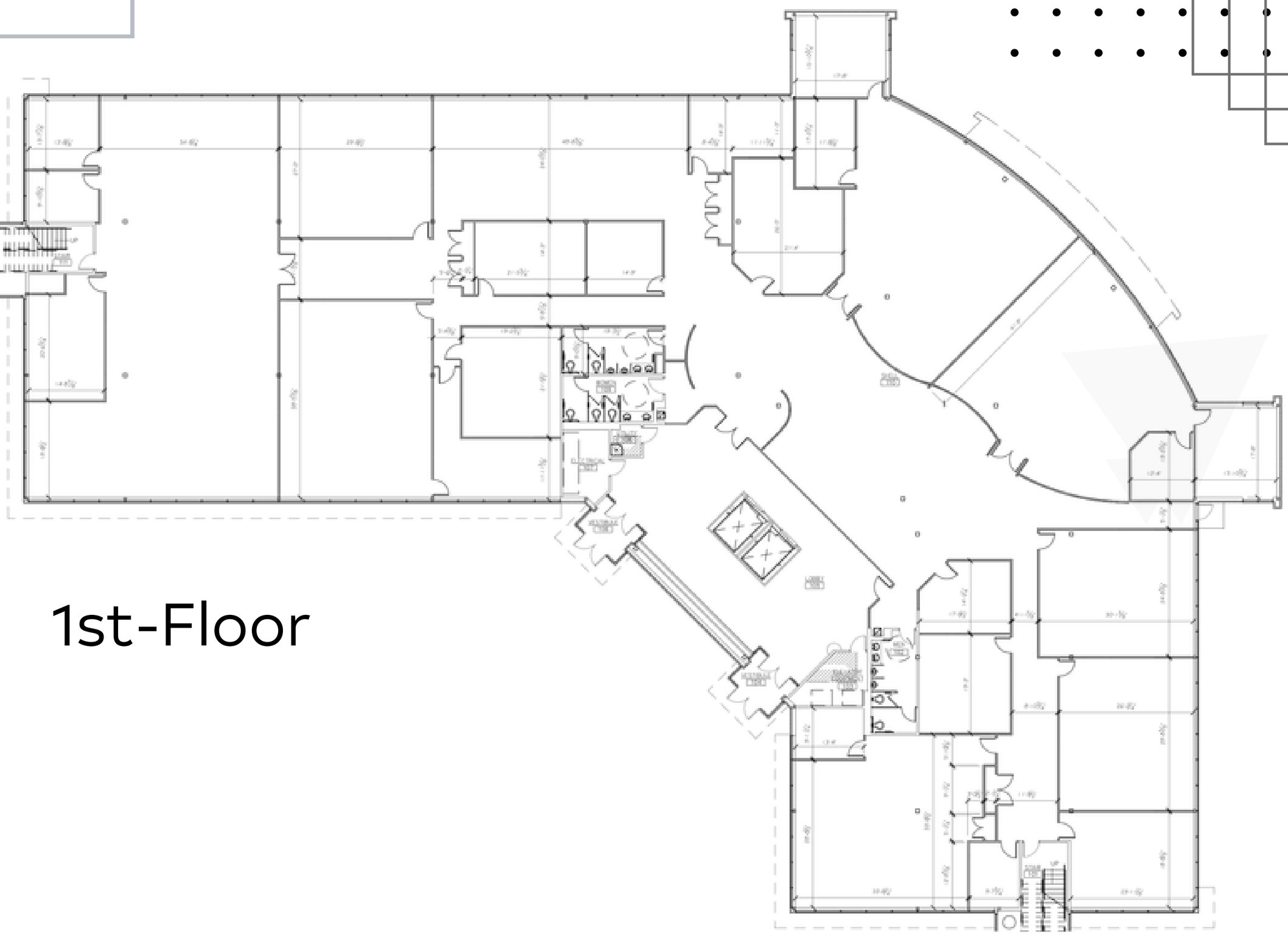




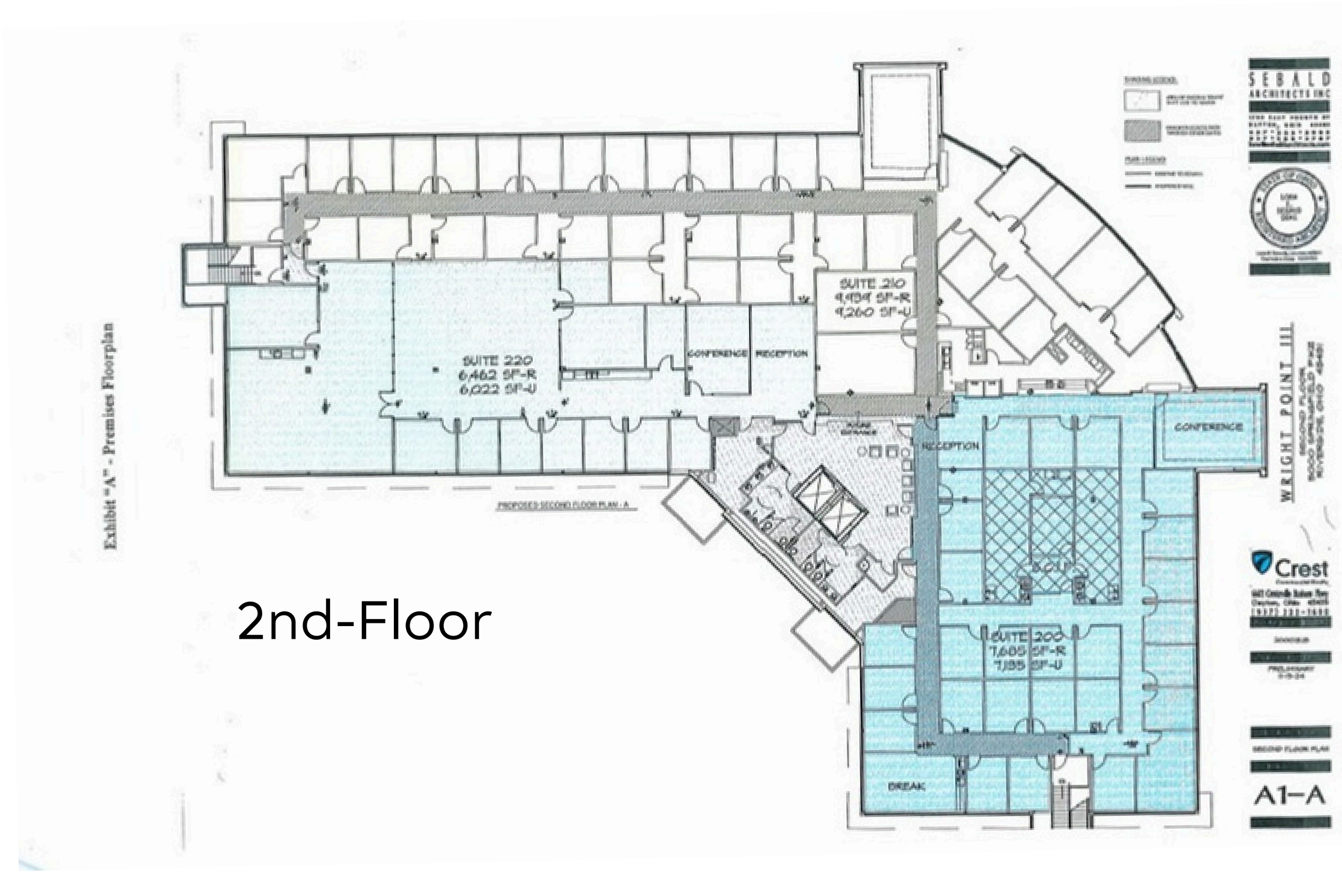




FLOORPLAN

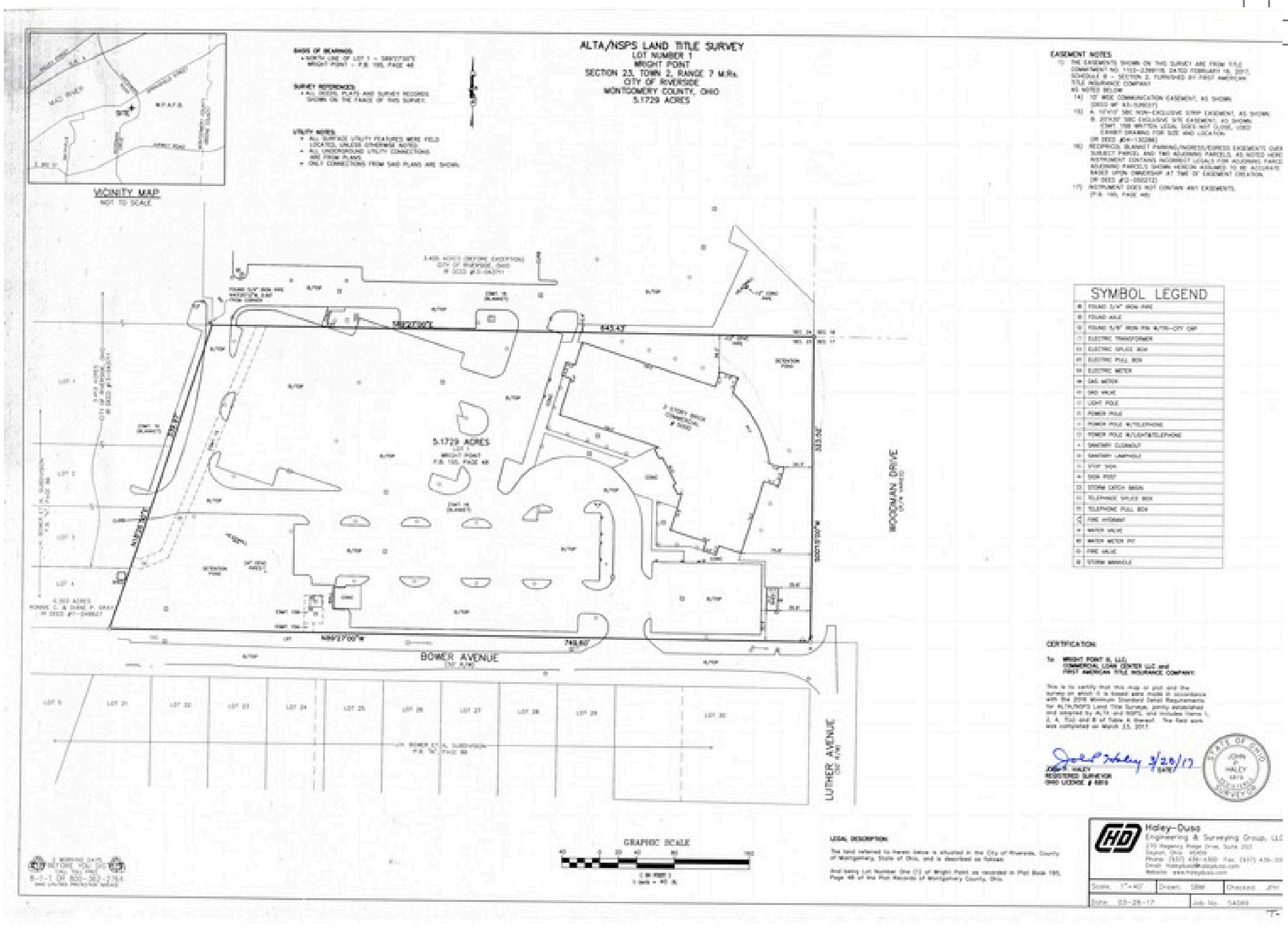


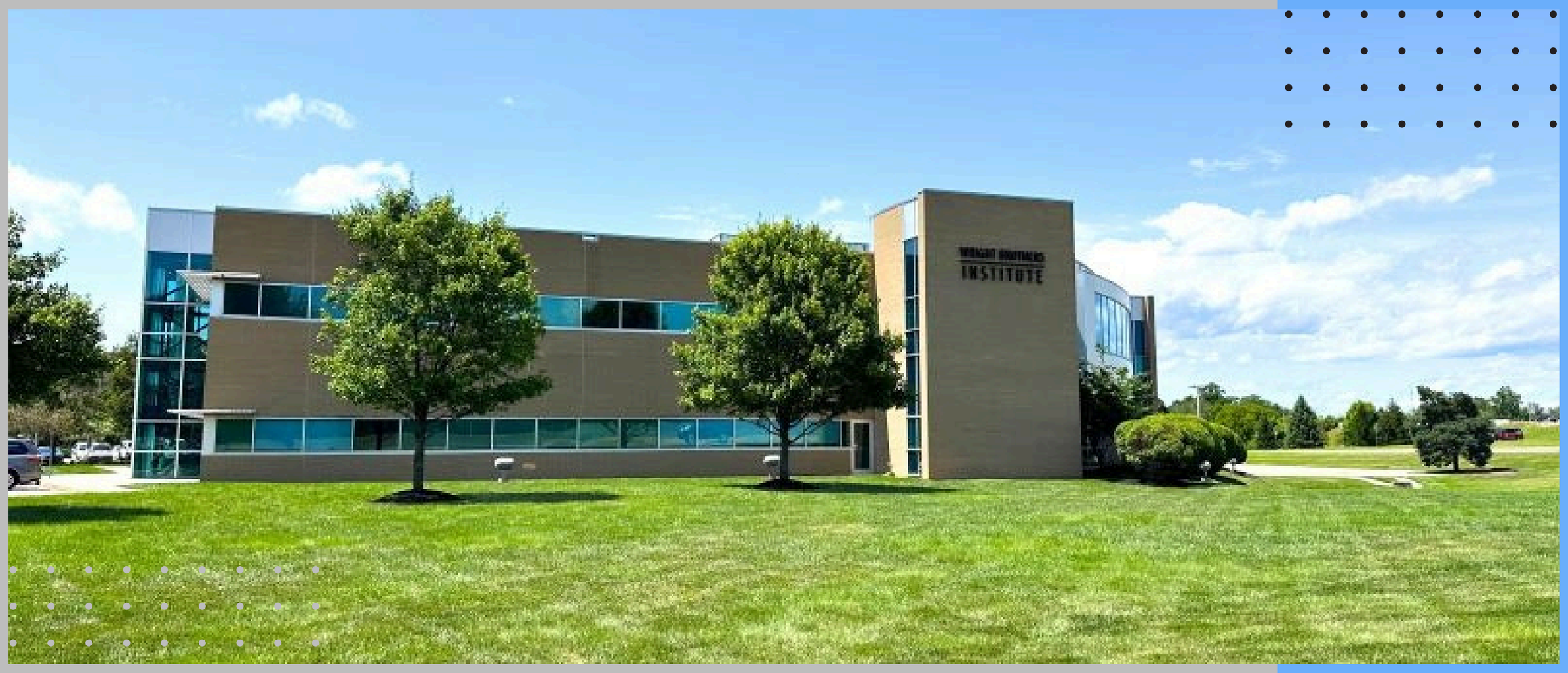
1st-Floor



2nd-Floor

SITE PLAN


ALTA/NSPS LAND TITLE SURVEY
LOT NUMBER 1
WRIGHT POINT
SECTION 23, TOWN 2, RANGE 7 M.Rs.
CITY OF RIVERSIDE
MONTGOMERY COUNTY, OHIO
5.1729 ACRES
BASIS OF BEARINGS:
• NORTH LINE OF LOT 1 – S89°27'00"E
WRIGHT POINT – P.B. 195, PAGE 48
SURVEY REFERENCES:
• ALL DEEDS, PLATS AND SURVEY RECORDS SHOWN ON THE FACE OF THIS SURVEY.
UTILITY NOTES:
• ALL SURFACE UTILITY FEATURES WERE FIELD LOCATED, UNLESS OTHERWISE NOTED.
• ALL UNDERGROUND UTILITY CONNECTIONS ARE FROM PLANS.
• ONLY CONNECTIONS FROM SAID PLANS ARE SHOWN.
EASEMENT NOTES
1) THE EASEMENTS SHOWN ON THIS SURVEY ARE FROM TITLE COMMITMENT NO. 1103-239970B, DATED FEBRUARY 16, 2017, SCHEDULE B – SECTION 2, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY
AS NOTED BELOW
14) 10' WIDE COMMUNICATION EASEMENT, AS SHOWN
(DEED MF #A-526037)
15) A. 10'X10' SBC NON-EXCLUSIVE STRIP EASEMENT, AS SHOWN
B. 20'X30' SBC EXCLUSIVE SITE EASEMENT, AS SHOWN
(DMT FOR WRITTEN LEGAL DOES NOT CLOSE, USED EXHIBIT DRAWING FOR SIZE AND LOCATION
(OR DEED #D-A-512098)
16) RECIPROCAL BLANKET PARKING/INGRESS/EGRESS EASEMENTS OVER SUBJECT PARCEL AND TWO ADJOINING PARCELS, AS NOTED HERE INSTRUMENT CONTAINS INCORRECT LEGALS FOR ADJOINING PARCEL ADJOINING PARCELS SHOWN HEREON ASSUMED TO BE ACCURATE BASED UPON OWNERSHIP AT TIME OF EASEMENT CREATION
(OR DEED #D-A-526037)
17) INSTRUMENT DOES NOT CONTAIN ANY EASEMENTS.
(P.B. 195, PAGE 48)
VICINITY MAP
NOT TO SCALE
SITE
W.P.A.F.B.
ARROW ROAD
N&O RAILROAD
SPRINGFIELD PIKE
WOODMAN DRIVE
5.1729 ACRES
LOT 1
WRIGHT POINT
P.B. 195, PAGE 48
S89°27'00"E 745.87'
N89°27'00"W 748.87'
N0°15'00"E 303.56'
S0°15'00"W 303.56'
BOWER AVENUE
LUTHER AVENUE
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
GRAPHIC SCALE
1 INCH = 40 FT.
LEGAL DESCRIPTION
The land referred to herein below is situated in the City of Riverside, County of Montgomery, State of Ohio, and is described as follows:
And being Lot Number One (1) of Wright Point as recorded in Plat Book 195, Page 48 of the Plat Records of Montgomery County, Ohio.
CERTIFICATION
To: WRIGHT POINT (L.L.C.), COMMERCIAL LOAN CENTER LLC and FIRST AMERICAN TITLE INSURANCE COMPANY:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a) and 8 of Table A thereof. The field work was completed on March 23, 2017.
JOHN E. HALEY
REGISTERED SURVEYOR
OHIO LICENSE # 8819
3/29/17
DATE
STATE OF OHIO
JOHN E. HALEY
8819
REGISTERED SURVEYOR
Haley-Duss
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 202
Dayton, Ohio 45459
Phone: (937) 434-4500 Fax: (937) 434-3
Email: haleyduss@haleyduss.com
Website: www.haleyduss.com
Scale: 1"=40'
Drawn: SBM
Checked: JEH
Date: 03-28-17
Job No. 14080
SYMBOL LEGEND
FOUND 5/8" IRON PIPE
FOUND AXLE
FOUND 5/8" IRON PIN W/YEL-CITY CAP
ELECTRIC TRANSFORMER
ELECTRIC SPLICE BOX
ELECTRIC PULL BOX
ELECTRIC METER
GAS METER
GAS VALVE
LIGHT POLE
POWER POLE
POWER POLE W/TELEPHONE
POWER POLE W/LIGHT&TELEPHONE
SANITARY CLEANOUT
SANITARY MANHOLE
STOP SIGN
SIGN POST
STORM CATCH BASIN
TELEPHONE SPLICE BOX
TELEPHONE PULL BOX
FIRE HYDRANT
WATER VALVE
WATER METER PIT
FIRE VALVE
STORM MANHOLE


WRIGHT BROTHERS
INSTITUTE

DEMOGRAPHICS

	2 miles	5 miles	10 miles
2025 Population	25,354	191,334	513,447
2030 Population	25,535	194,547	520,173
2025 Households	10,669	79,883	216,534
2030 Household Projection	10,741	81,284	219,446
Medium Home Value	$132,271	$163,784	$191,442
Average Household Income	$68,708	$77,529	$86,916

Traffic Count

Woodman Dr & Bower Dr	25,325 VPD
Harshman Ave	27,578 VPD
Woodman & Springfield St	24,337 VPD

** Per CoStar 2022.

