

PARAGON CORPORATE CENTER

FOR LEASE

7755 Paragon Rd
Dayton, Ohio 45459



3,719 SF | Lease Rate: \$18/SF, Full-Service

PARAGON CORPORATE CENTER: Prime Office Space in South Dayton

Overview

Paragon Corporate Center is a Class B office building strategically situated in the sought-after South Dayton Submarket. Located in Montgomery County, it is a mere mile away from Centerville-Miamisburg Road.

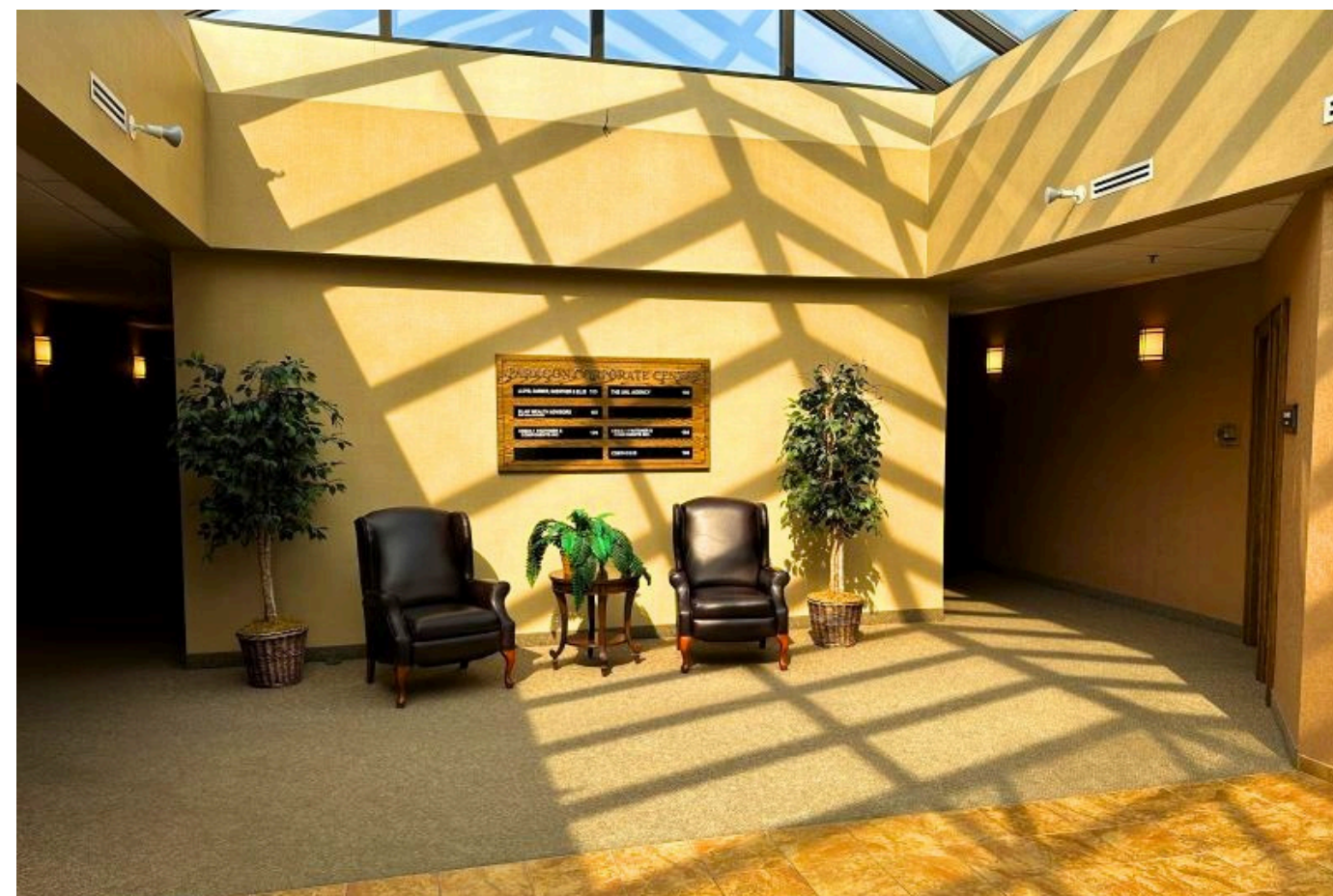
Building Details

- Structure: One-story, multi-tenant building
- Year Built: 1988
- Site Area: 1.88 acres
- Exterior: Brick facade with a charming, light-filled atrium entrance
- Parking: 99 spaces available in the surrounding lot
- Accessibility: Convenient access to I-675 and I-75

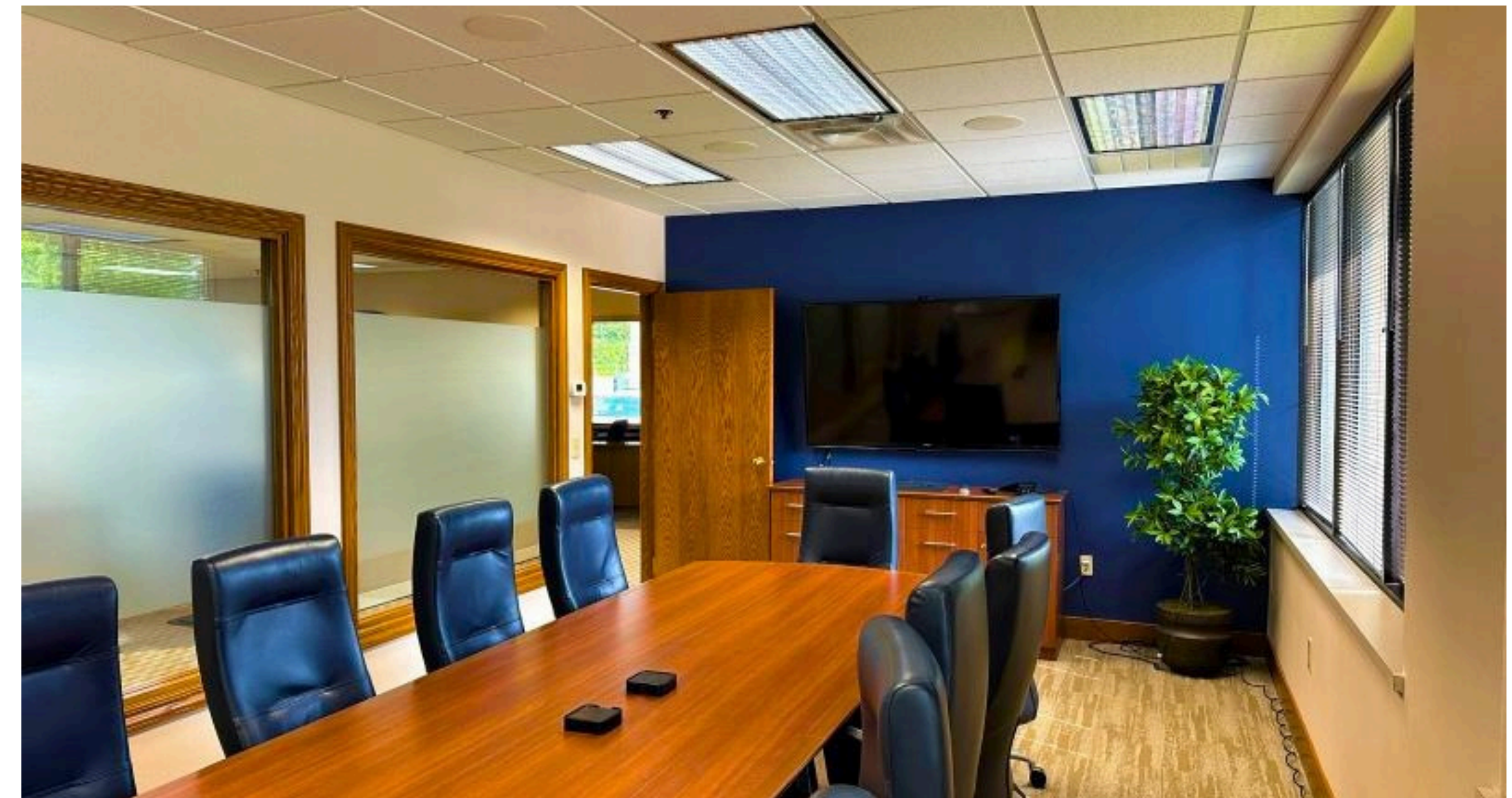
Availability

- The available suite is 3,719 SF, is located in the front corner of the building and can be accessed from the main entrance atrium. This updated, bright space features:
 - A combination of private offices and flexible open co-working areas
 - An inviting lobby/waiting area
 - Reception desk
 - An impressive conference room with large windows
 - Kitchen/break room and additional storage space
 - This desirable suite will be available in the first quarter of 2027, with a lease rate of \$18/SF, Full-Service.

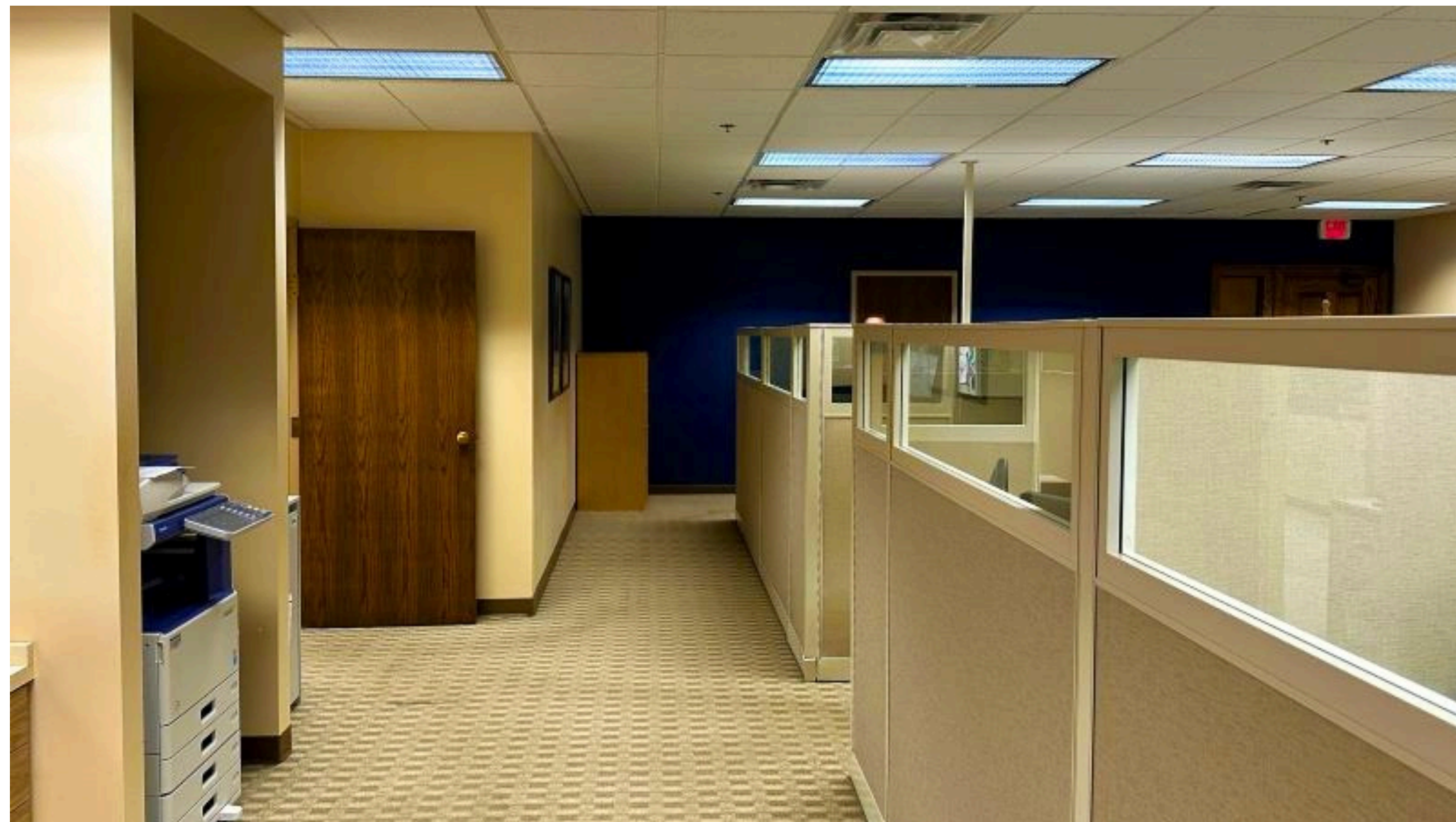
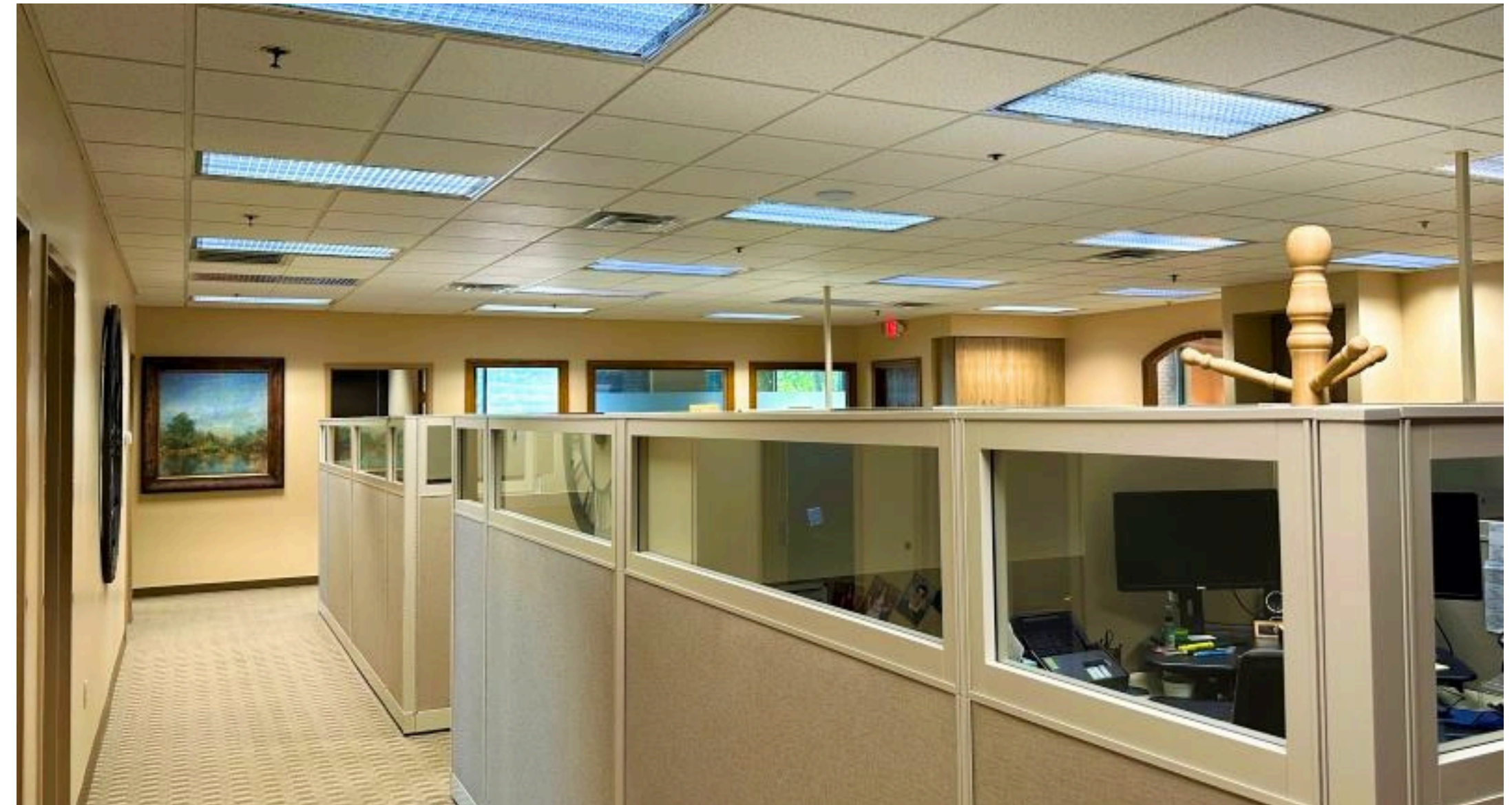
EXTERIOR and LOBBY



INTERIOR

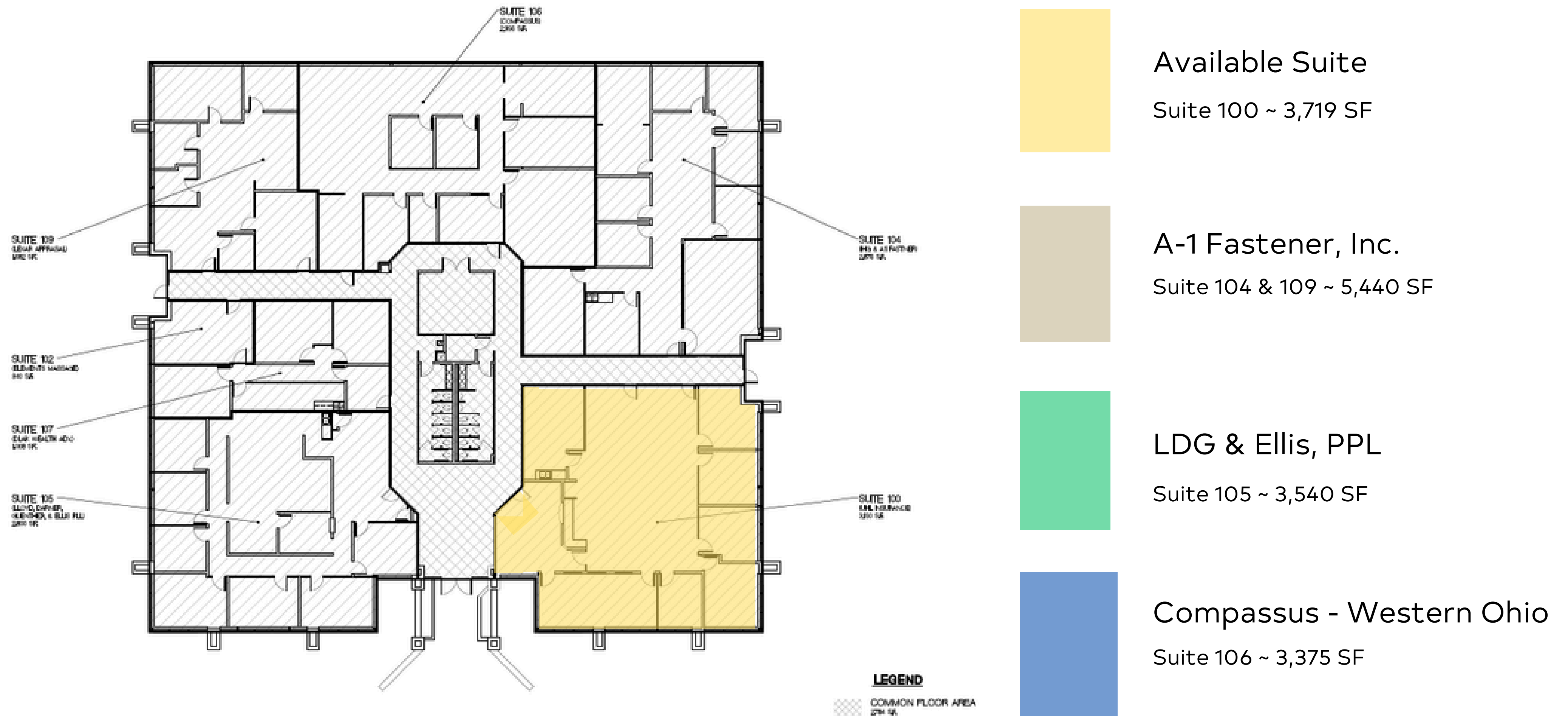


INTERIOR



FLOOR PLAN

PARAGON CORPORATE CENTER



TENANT SUMMARY

PARAGON CORPORATE CENTER

A-1 Fastener, Inc.
7755 Paragon Rd.,
Suite 104 & 109 ~ 5,400 SF

Headquartered in Dayton, Ohio with operations around the world, A-1 is a global leader in procuring, planning, and fulfilling the made-to-print components required for today's critical applications. A - 1 offers production-related, made-to-print components for virtually any application.

LDG & Ellis PLL
7755 Paragon Rd.,
Suite 105 ~ 3,540 SF

Lloyd, Darner, Guenther & Ellis, PLL provides financial and investment service to individuals and businesses including income tax preparation, IRS and state audit representation, payroll reporting, QuickBooks® setup, support and training, business startup services, monthly bookkeeping, and financial statement preparation.

Compassus - Western Ohio
7755 Paragon Rd.,
Suite 106 ~ 3,375 SF

Compassus provides a continuum of home-based services including home health, infusion therapy, palliative and hospice care. Nearly 6,000 colleagues in 200 locations and 30 states provide high-quality care and manage patients' advanced illnesses in partnership with health systems and long-term care partners.

DLAK Wealth Advisors, LLC
27755 Paragon Rd.,
Suite 107 & 102 ~ 1,392 SF

DLAK Wealth Advisors, LLC offers individual and family integrated investment management and financial planning services and corporate retirement plan services. In business for 25 years, they have been a tenant since 2017.

SITE PLAN

PARAGON CORPORATE CENTER



DEMOGRAPHICS



Population

2025 Population
2030 Projection

2025 Households



Household Income

2025 Avg Household Income

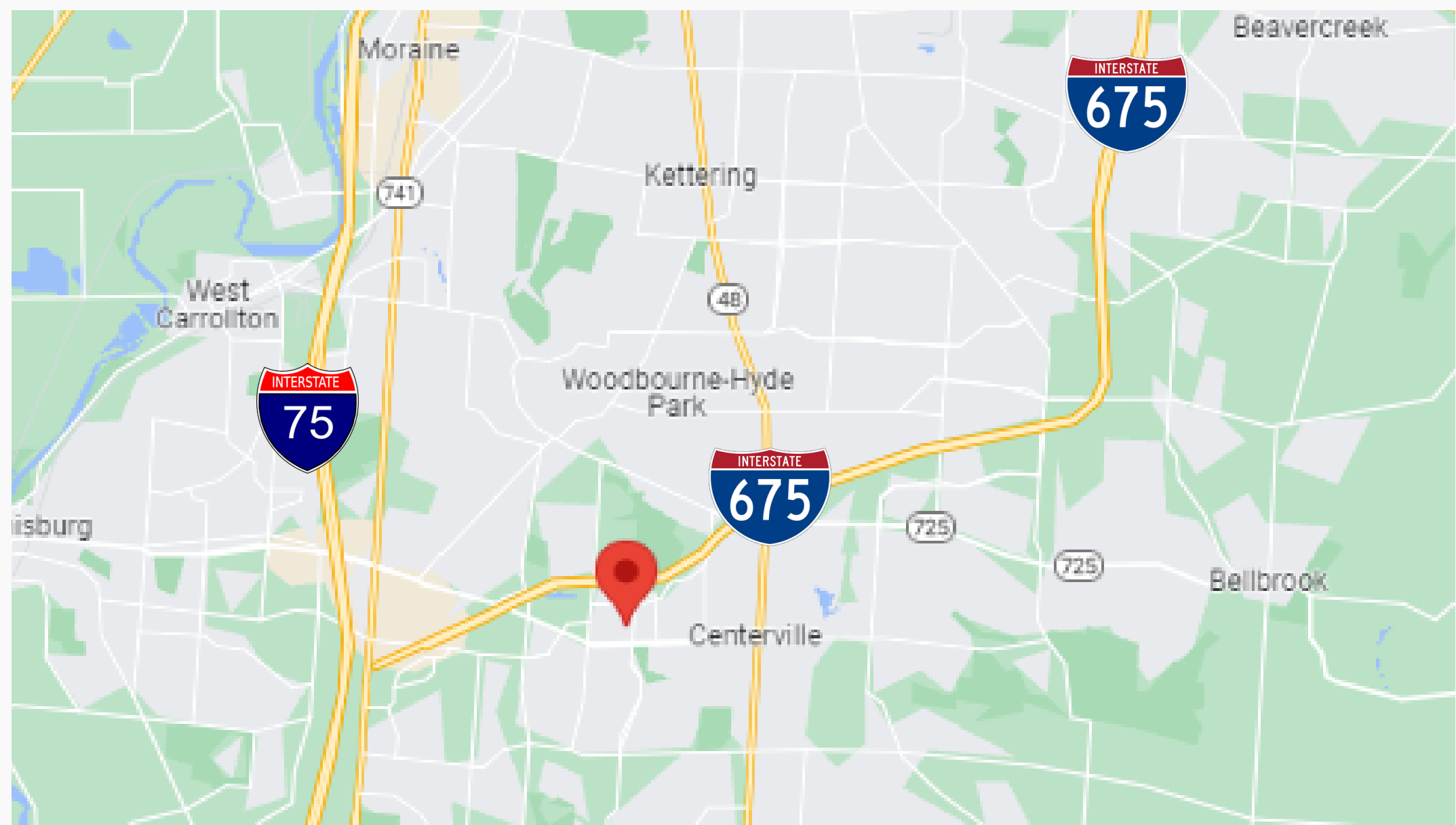


Housing Value

Medium Home Value

	2-mile	5-mile	10-mile
2025 Population	25,309	162,516	430,171
2030 Projection	24,866	161,761	435,720
2025 Households	11,480	69,484	178,763
2025 Avg Household Income	\$107,080	\$112,138	\$99,336
Medium Home Value	\$292,156	\$287,671	\$244,266

*Demographics provided by CoStar Group, www.costar.com, 2025 dataset



TRAFFIC

Paragon & Washington Wood Dr. ~ 4,211 VPD

Paragon & Miamisburg-Centerville Rd. ~ 6,491 VPD



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