PARAGON CORPORATE CENTER

FOR LEASE

7755 Paragon Rd
Dayton, Ohio 45459



1,392 SF | Lease Rate: $20/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

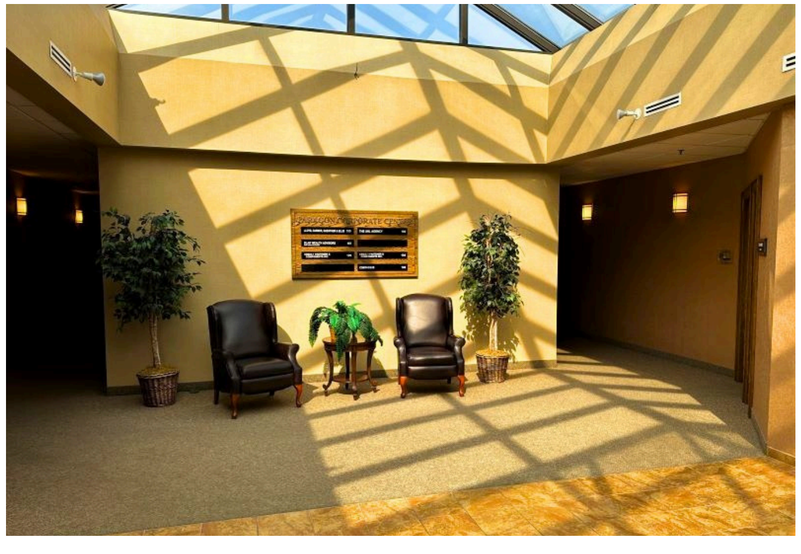
- Structure: One-story, multi-tenant building
- Year Built: 1988
- Site Area: 1.88 acres
- Exterior: Brick facade with a charming, light-filled atrium entrance
- Parking: 99 spaces available in the surrounding lot
- Accessibility: Convenient access to I-675 and I-75

Availability

- The available suite(s) total 1,392 SF. The space is positioned just off the main atrium entrance.
- Features include:
  - A dedicated reception area and waiting room.
  - A combination of private offices and flexible co-working space.
  - Large, light-filled conference room with exterior large windows
  - Available in the first quarter of 2027, with a lease rate of $20/SF, Full-Service.

EXTERIOR and LOBBY









Suite 107 - 1,392 SF



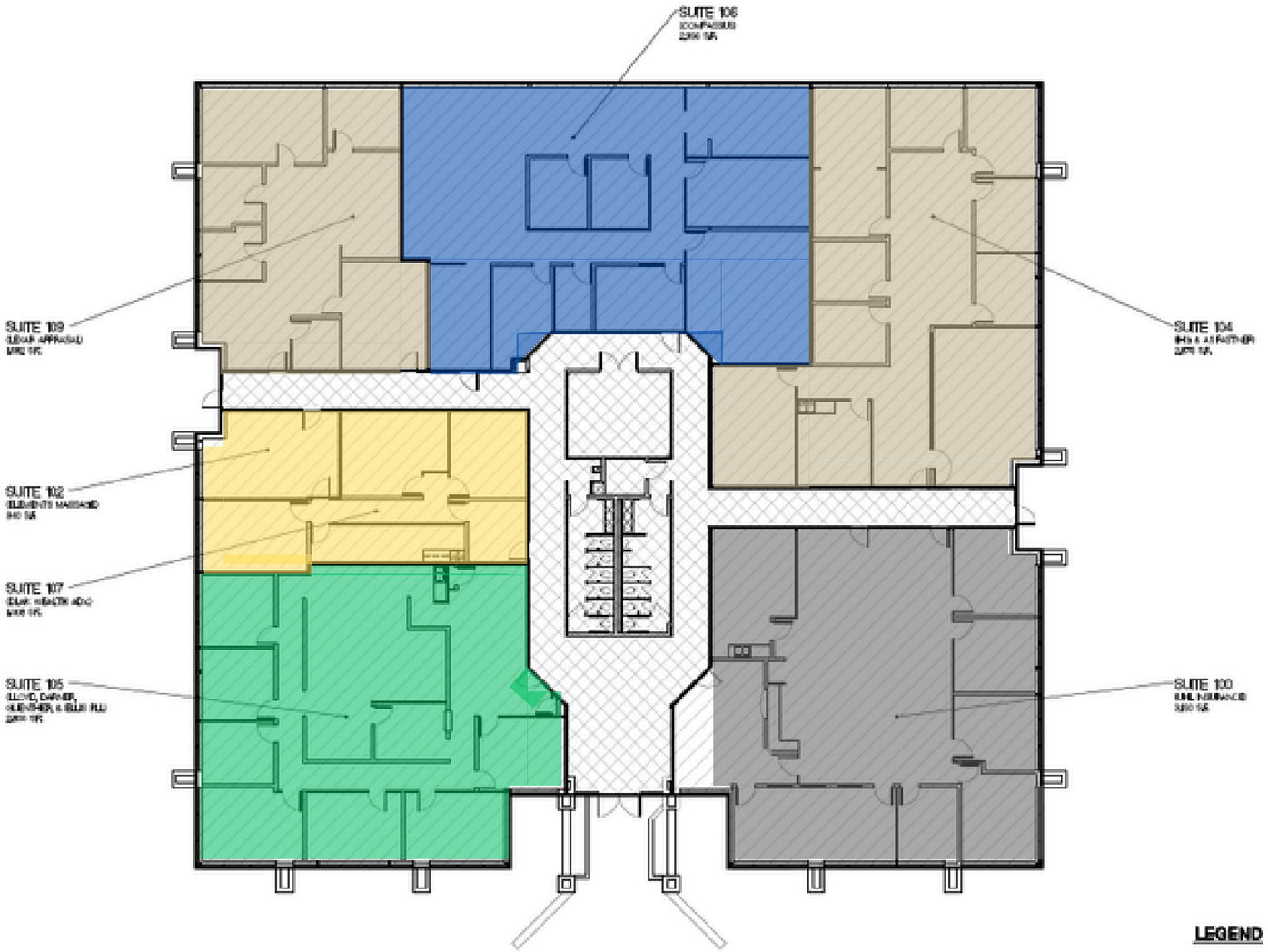






FLOOR PLAN

PARAGON CORPORATE CENTER



Available - Suite 107

Suite 107- 1,392 SF

William G. Uhl Agency, Inc

Suite 100 ~ 3,719 SF

A-1 Fastener, Inc.

Suite 104 & 109 ~ 5,440 SF

LDG & Ellis, PPL

Suite 107 ~ 3,540 SF

Compassus - Western Ohio

Suite 106 ~ 3,375 SF

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.

William G. Uhl Agency, Inc
7755 Paragon Rd.,
Suite 100 ~ 3,719 SF

The Uhl Agency is an independent insurance agency offering comprehensive insurance-based solutions for individuals, families, and businesses. They offer property and casualty insurance products as well as life, health, and disability insurance options from some of the top insurance companies in the marketplace. The Uhl Agency has been in business since 1958.

SITE PLAN

PARAGON CORPORATE CENTER







DEMOGRAPHICS

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

Crest
Commercial Realty

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