

FOR LEASE

77 W. Elmwood Dr. Dayton, OH 45459



NAIBergman

Office | 1,600 - 2,760 SF

- Lease rate: \$17.50 sq. ft.
- Flagship building of the Corporate Way Office Park
- Suites from 692 sq. ft. to over 2,700 sq. ft. available
- Full service lease including janitorial
- Prime location
- Easy access to I-675
- No city income taxes



David Dickinson

+1 937 572 1222

ddickinson@bergman-group.com

FOR LEASE

77 W. Elmwood Dr. Dayton, OH 45459



OFFERING SUMMARY

Available SF: 1,600 - 2,760 SF

Lease Rate: \$17.50 SF/yr (Full Service)

Year Built: 1989

Building Size: 33,000

Renovated: 2018

Market: Dayton

Submarket: Dayton South

PROPERTY OVERVIEW

The Elmwood Galleria is the premier office building in the Corporate Way Office Park. Completely renovated over the last few years, The Elmwood Galleria makes a professional statement to your clients and stakeholders. Suites are available from 1,600 sq. ft. to over 2,700 sq ft. The lease rate of \$17.50 per sq. ft. is full service including janitorial. Located in Washington Township, there are no city income taxes. Schedule a showing today!

LOCATION OVERVIEW

Located at I-675 and Far Hills Ave., the Elmwood Galleria is in the Corporate Way Office Park one of the most convenient and recognizable areas of the desirable south Dayton market. The city of Centerville is one the Dayton area's largest suburbs and has a strong income per household which makes it very attractive for companies searching for a location.

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **David Dickinson**
+1 937 572 1222
ddickinson@bergman-group.com

NABergman

FOR LEASE

77 W. Elmwood Dr. Dayton, OH 45459



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



David Dickinson

+1 937 572 1222

ddickinson@bergman-group.com

NABergman

FOR LEASE

77 W. Elmwood Dr. Dayton, OH 45459



Google

Map data ©2021 Google Imagery ©2021 , Maxar Technologies, State of Ohio / OSIP, U.S. Geological Survey, USDA Farm Service Agency

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



David Dickinson

+1 937 572 1222

ddickinson@bergman-group.com

NABergman