# **N**Ohio Equities

**For Lease** 75,120 SF Office Building



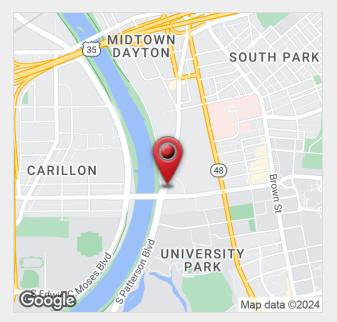
# Wright Health Building

1222 South Patterson Blvd., Dayton, Ohio 45402

### **Property Features**

- ±71,000 SF, 4-Story Medical Office Building
- Electronic Directory in Main Lobby
- Ample & Convenient On-Site Parking
- Built in 1993
- Prime Location Near Miami Valley Hospital, University of Dayton & downtown Dayton
- Easy Access to I-75
- Immediate Leasing Opportunities
- Competitive Lease Terms

### Lease Rate: Please Contact For Pricing Www.WrightHealthBuilding.Com



For more information:

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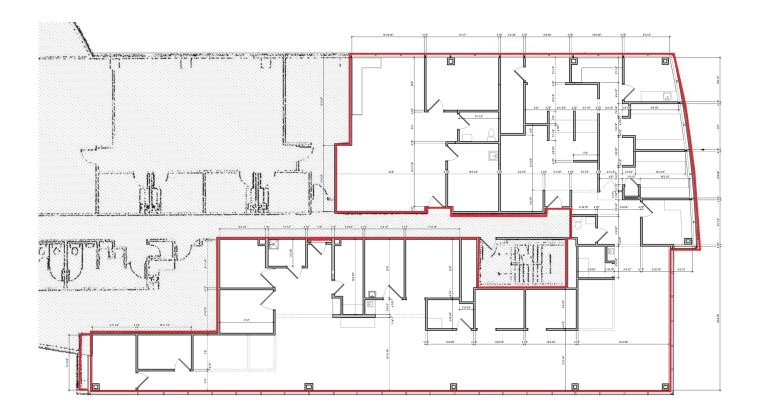


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| SPACE     | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | AVAILABILITY |
|-----------|-----------|------------|------------|-----------|--------------|
| Suite 390 | Medical   | WITHHELD   | WITHHELD   | 6,631 SF  | 9/1/2023     |



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# **Property Photographs**













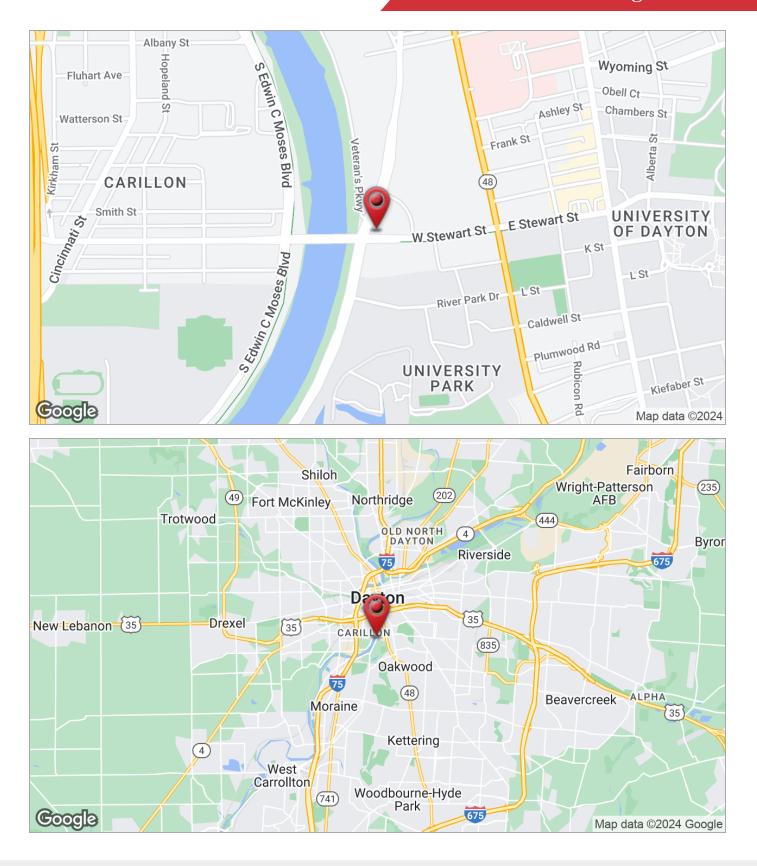


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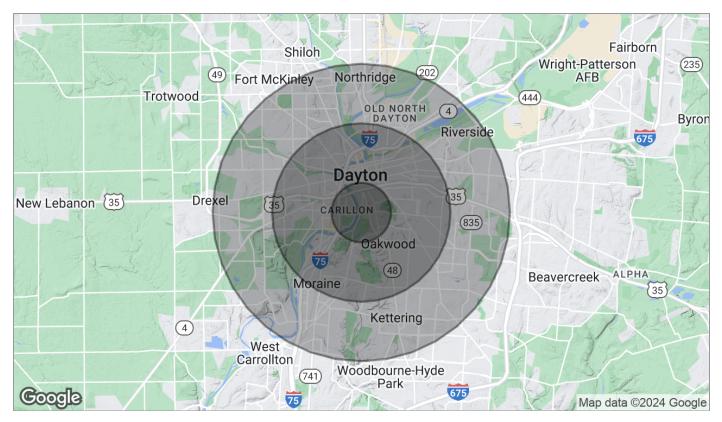




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# **Demographics Map**



| Population          | 1 Mile   | 3 Miles  | 5 Miles  |  |
|---------------------|----------|----------|----------|--|
| TOTAL POPULATION    | 8,997    | 96,820   | 246,715  |  |
| MEDIAN AGE          | 30.3     | 35.4     | 36.9     |  |
| MEDIAN AGE (MALE)   | 31.7     | 33.7     | 35.0     |  |
| MEDIAN AGE (FEMALE) | 28.3     | 36.2     | 38.4     |  |
|                     |          |          |          |  |
| Households & Income | 1 Mile   | 3 Miles  | 5 Miles  |  |
| TOTAL HOUSEHOLDS    | 2,582    | 38,497   | 104,007  |  |
| # OF PERSONS PER HH | 3.5      | 2.5      | 2.4      |  |
| AVERAGE HH INCOME   | \$49,376 | \$50,470 | \$47,933 |  |
|                     |          |          |          |  |

\* Demographic data derived from 2020 ACS - US Census



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