

Office Space Now Available

RICHARD
FLAGEL REALTY
 INC.
 RETAIL • OFFICE
 SALES • LEASING • MANAGEMENT



Republic Building

7501 E. Paragon Rd.
 Dayton, OH 45459

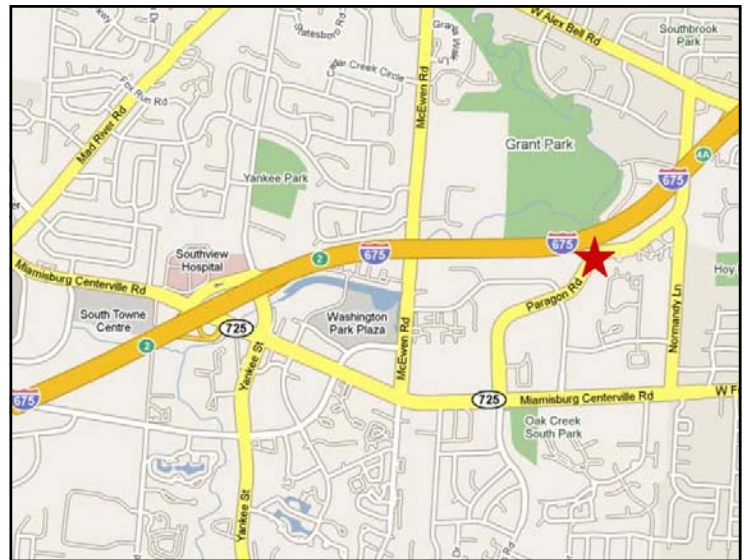
Aaron Savino

937-433-4123 ext. 206
 937-433-4093 (Fax)
 asavino@flagelrealty.com
 www.flagelrealty.com

- Class A Office Space Now Available - 907 sq. ft. - 4,709 sq. ft.
- First and Second Floor Availability; Inviting foyer with elevator access.

Amenities include:

- In Washington Township - No City Income Taxes.
- Exterior monument signage available.
- Ample parking - 112 spaces
- Windows in every office for natural lighting and open presence.
- High quality interior finishes.
- On-site temperature controlled storage
- Close proximity to I-675, restaurants, shopping, banking and more.



Demographics:

Population	Average Household Income
1 Mile - 6,282	1 Mile - \$71,394
3 Mile - 58,116	3 Mile - \$75,575
5 Mile - 151,861	5 Mile - \$69,163



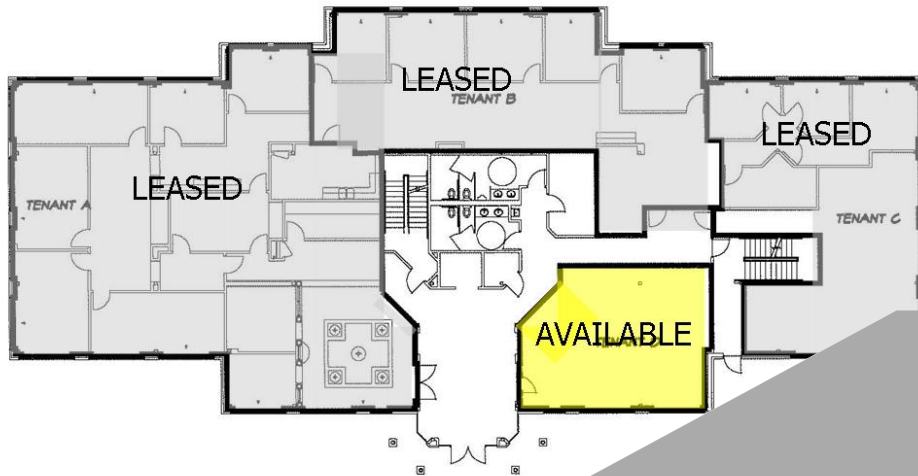
8120 Washington Village Drive, Dayton, Ohio 45458 • 937-433-4123 • 937-433-4093 Fax
 "The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice."



Member
 International Council of Shopping Centers

907 sq. ft. - 4,709 sq. ft. Office Space For Lease

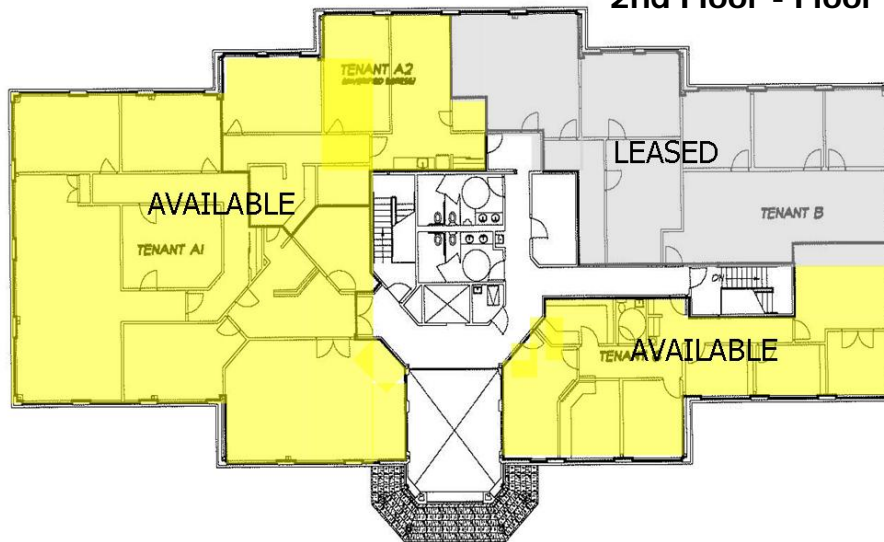
1st Floor - Floor Plan



Elegant lobby with elevator access to the second floor.



2nd Floor - Floor Plan



Aaron Savino
937-433-4123, ext. 206
937-433-4093 (Fax)
asavino@flagelrealty.com
www.flagelrealty.com

2/25/10

RICHARD
FLAGEL REALTY
INC.
RETAIL • OFFICE
SALES • LEASING • MANAGEMENT