

Medical/Office for Lease

RICHARD
FLAGEL REALTY
INC.

RETAIL • OFFICE
SALES • LEASING • MANAGEMENT

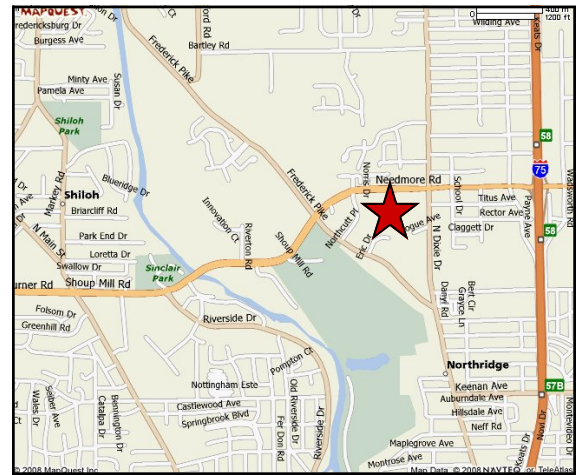


Dayton Heart Center 1530 Needmore Rd. Dayton, OH 45414

Mike Thuenen
937-433-4123 ext. 215
937-433-4093 (Fax)
mthuenen@flagelrealty.com
www.flagelrealty.com

Last Space Available!

- 5,303 sf Medical/Office space available
- Beautifully-finished wood finishes
- Second floor conference room with outstanding décor
- Selected suites wired for intercom/network
- Ample Parking
- Co-tenant with thriving cardiovascular practice
- Easy Access to I-75;
- 43 restaurants in 1.5 mile radius



TRAFFIC COUNT:

Needmore Rd. (Shoup Mill Rd.) —
32,684 cars/day

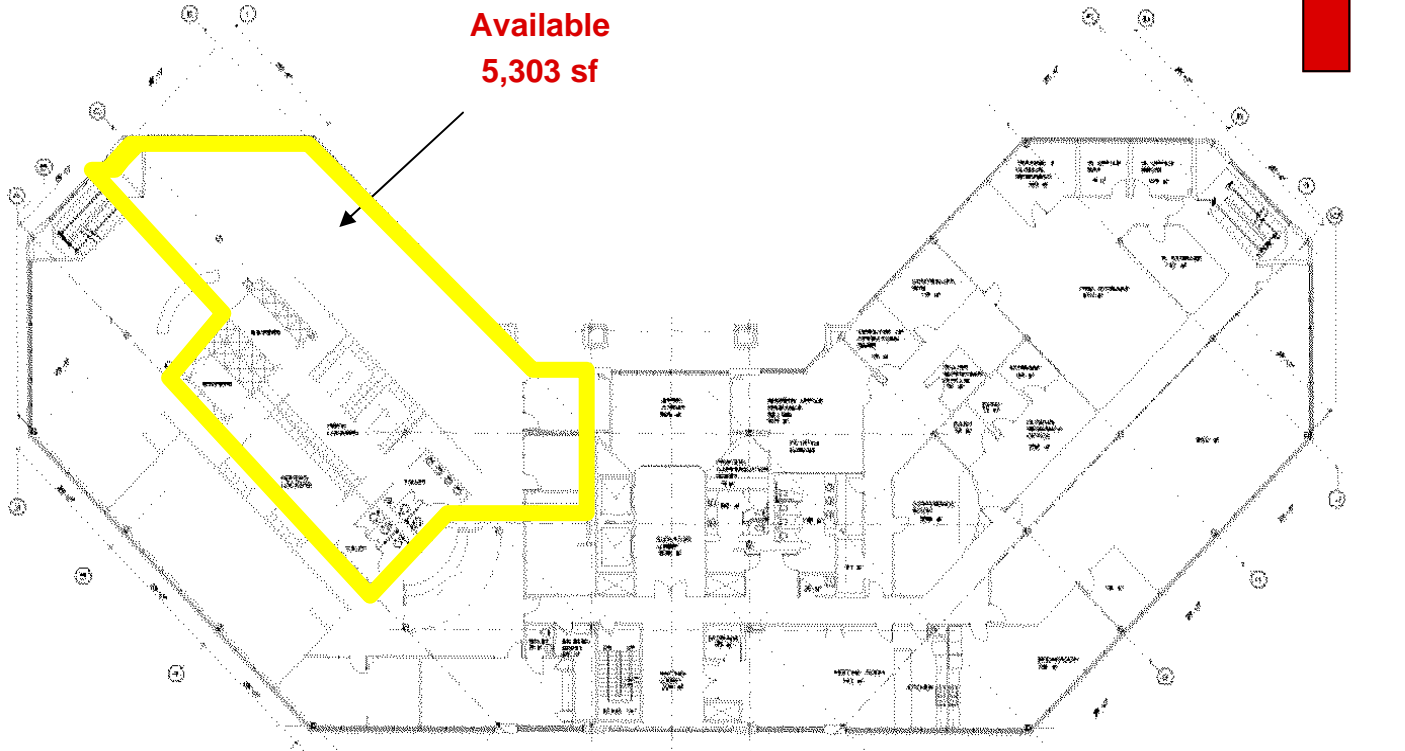


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Needmore Road

2nd Floor



***Rentable**