

# Office for Lease

RICHARD  
**FLAGEL REALTY**  
INC.

RETAIL • OFFICE  
SALES • LEASING • MANAGEMENT



## Richard Flagel

937-433-4123 ext. 205

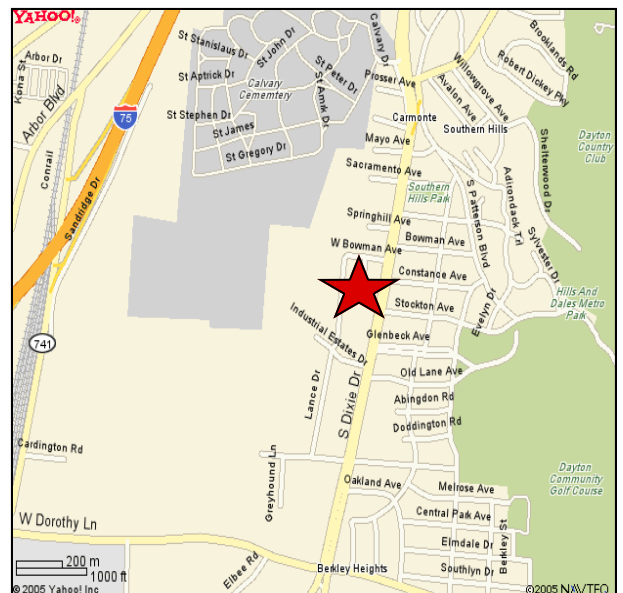
937-433-4093 (Fax)

rflagel@flagelrealty.com

www.flagelrealty.com

**2555 S. Dixie Dr.**  
**Kettering, Ohio 45409**

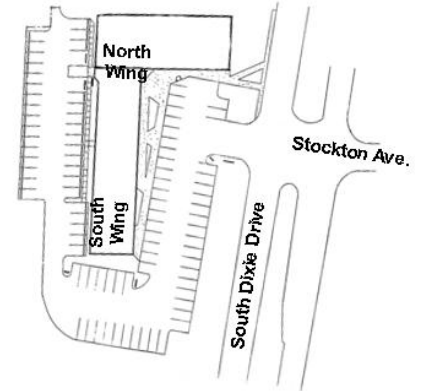
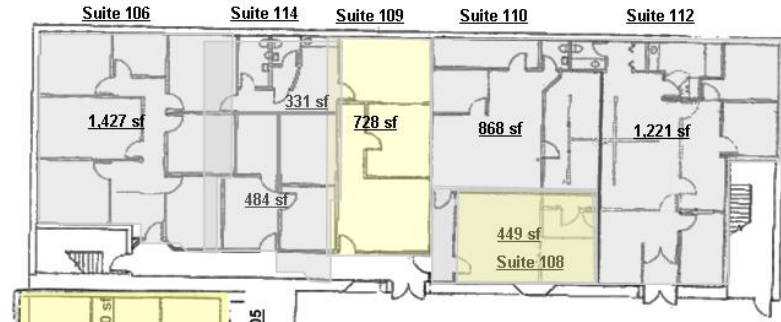
- 137 to 4,479 sf Office Space for Lease
- Well Maintained Building
- Priced Below Competitive rates - includes all utilities & nightly janitorial
- Upper Level Parking for Second Floor
- Easy access to downtown Dayton, and I-75
- 19 restaurants within a 3 minute drive



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."



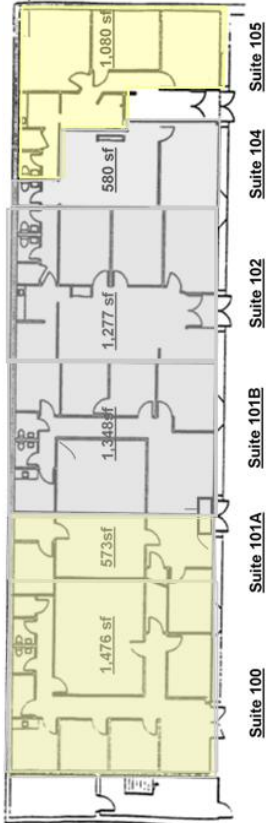
Lower Level – North



**AVAILABLE\*** (shown in yellow)

- Suite 101 - 1,476 sf
- Suite 101A - 573 sf
- Suite 105 - 1,080 sf
- Suite 108 - 331 sf
- Suite 109 - 728 sf

\*numbers shown are rentable sf



Lower Level – South



Upper level ground entrance.



Upper Level – North

**AVAILABLE\*** (shown in yellow)

- Suite 204 - 137 sf
- Suite 206 - 137 sf
- Suite 208 - 137 sf
- Suite 212 - 143 sf
- Suite 218 - 142 sf
- Suite 220 - 264 sf
- Suite 236 - 445 sf
- Suite 238 - 409 sf
- Suite 240 - 1,374 sf
- Suite 250 - 266 sf
- Suite 260 - 1,985 sf

\*numbers shown are rentable sf



Upper Level – South