

FOR SALE OR LEASE

90,072 SF Office Building



PROPERTY HIGHLIGHTS

- Immediate occupancy available
- Tranquil park-like setting
- Easy access to I-75/Austin Blvd. interchange
- Currently over 84,000 rentable contiguous sq ft available
- Competitive rental rates
- Close to RTA bus route
- Convenient, well-lit (free) parking
- High ceiling gives “open” feel
- Building in good condition with 1980s construction and infrastructure
- Has an attractive Master Plan, with ample funding
- Miamisburg is aggressive in winning new jobs into the city
- Views of the Miami Valley are unrivaled at this location

SALE PRICE: NEGOTIABLE
LEASE RATE: \$14.95 FULL SERVICE

For more information, please contact:

Miller-Valentine GEM
137 North Main Street, Ste. 900
Dayton, OH 45402

- Gerry Smith
937-297-9368
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FOR SALE OR LEASE

90,072 SF Office Building



480 Vantage Point
Miamisburg, Ohio
Montgomery County



1st Floor Cafeteria Space



2nd Floor Auditorium

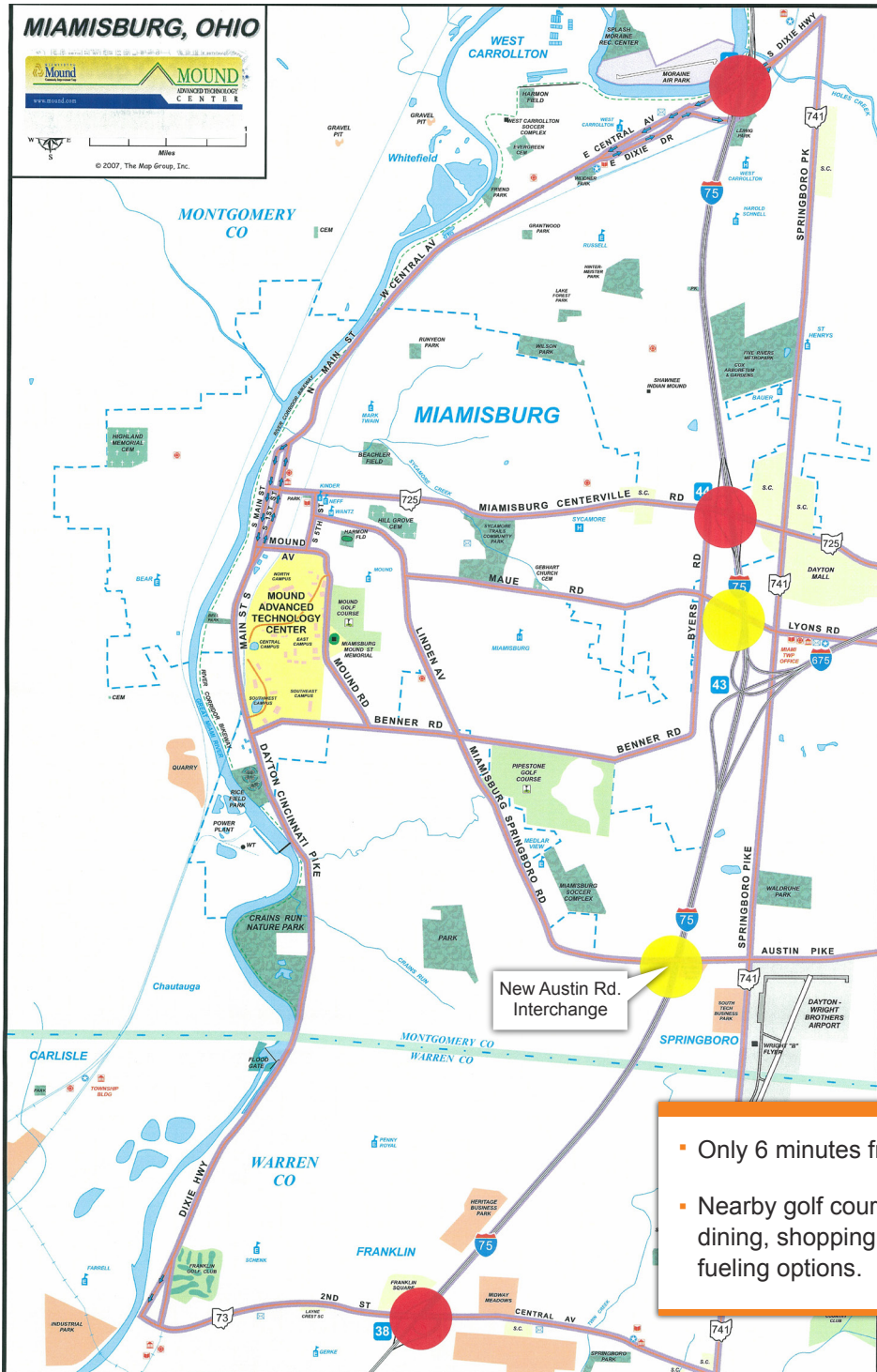


2nd Floor Executive Board Room



4th Floor Executive Offices

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90,072 SF Office Building



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480 Vantage Point
Miami, Ohio
Montgomery County



Information should be deemed reliable but not guaranteed, all representations are approximate, and individual verification is recommended.