

College Park I

3745 Pentagon Blvd.
Beavercreek | Ohio, 45431

Colliers

For Lease
63,510 Square Feet

\$18.95/SF NNN

Located in the heart of
the thriving Beavercreek
submarket and is home to
many defense contractors!

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Property Highlights



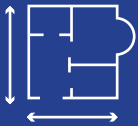
Building Specifications

Total Square Feet: 86,928 SF

Number of Floors: 3

Parking: 315 surface spaces (4/1,000)

Building Construction: Brick



Availability

1st Floor	28,976 SF
2nd Floor	28,976 SF
3rd Floor	5,558 SF
Total	63,510 SF



For More Information

For more information, contact:

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Floorplans





The Area

The Beavercreek office submarket is adjacent to the largest single-site employer in the State of Ohio, Wright-Patterson Air Force Base (WPAFB). Ingress and egress to the submarket is unparalleled, with the proximity to I-675 via the North Fairfield Road exit to the east and the Colonel Glenn exit to the west. Pentagon Road serves as the major east/west artery for the interior of the market, allowing for quick access to WPAFB, as well as the highway systems and neighboring amenities.

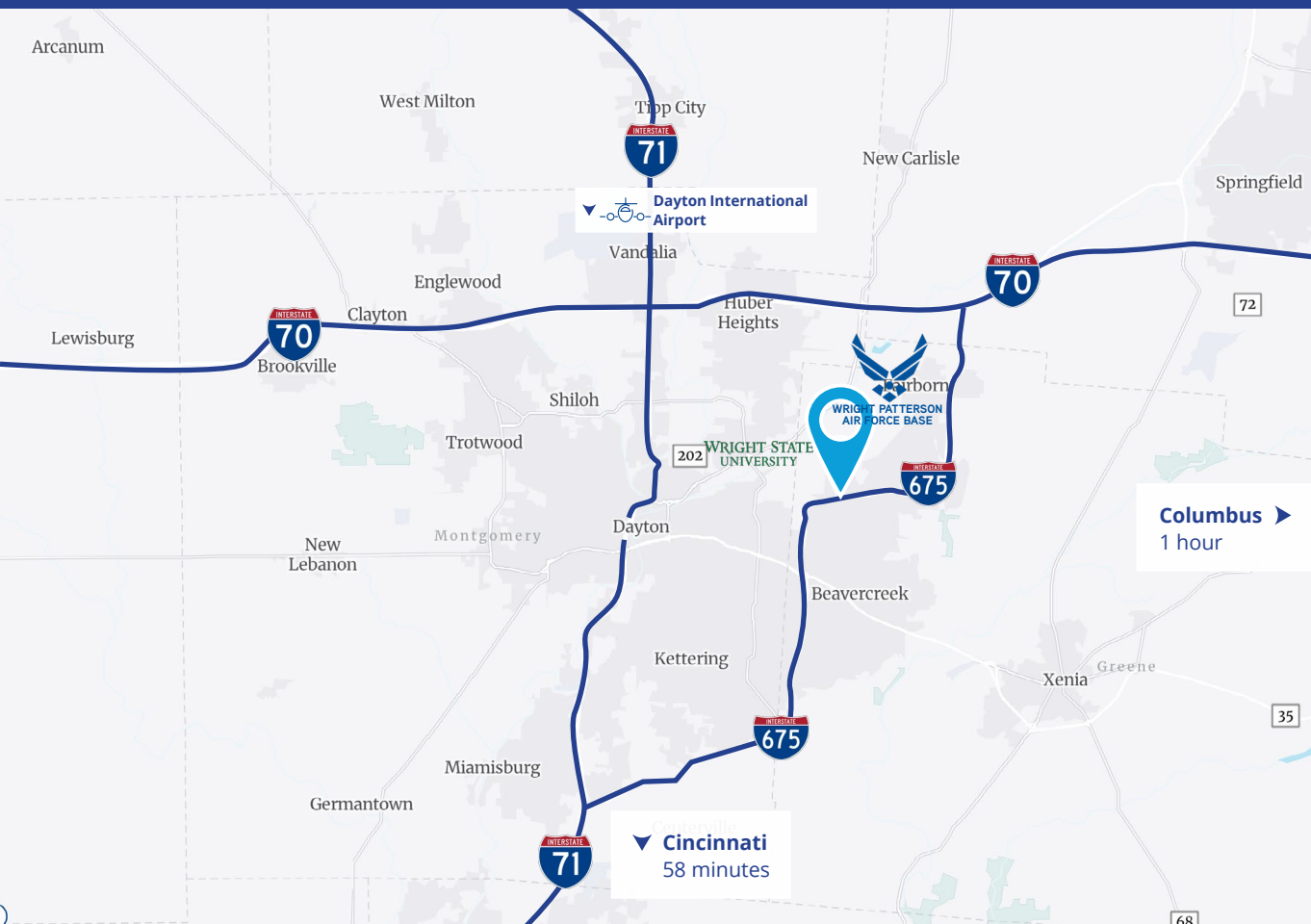
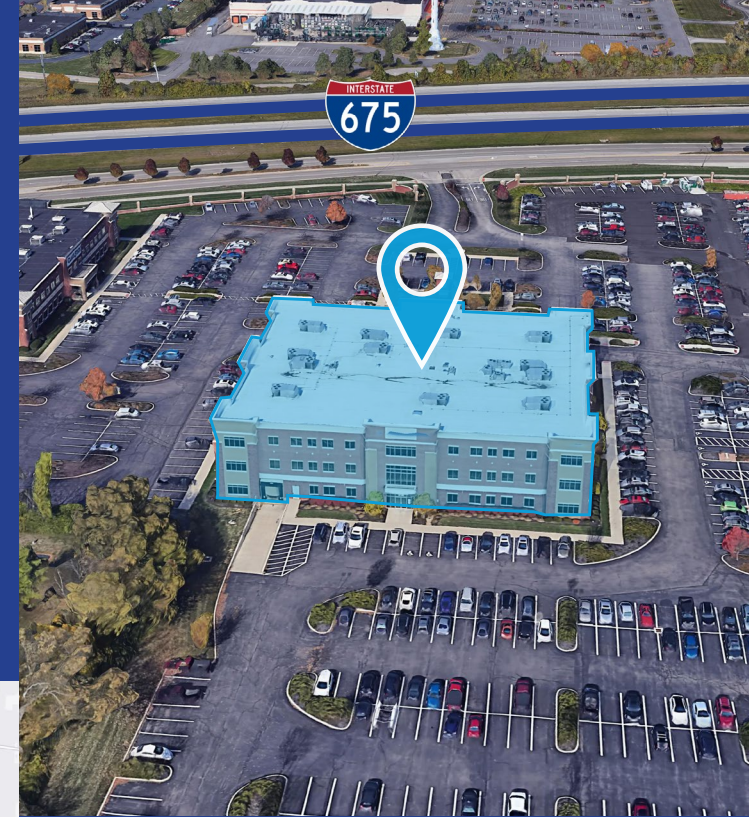
This property is 8.7 miles to the base which makes it perfect for defense contractors.



Demographics

	1 mile	3 mile	5 mile
Population	8,084	51,378	145,843
Households	3,279	20,434	59,257
Avg. Household Income	\$74,369	\$82,341	\$76,661

**The base has a workforce numbering approximately 30,000 people; 7,000 active duty and nearly 13,000 civilians*



Contact us:

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