



Office Space for Lease

Pohlman and Talmage Building

3445 S. Dixie Drive
Dayton, OH. 45439



Extremely nice office space for lease. 2,500 sq. ft. 5-6 offices, conference room, plus 2 file/admin rooms and reception area. Large shared kitchenette/break area. All very well appointed with wood trim and doors. Plenty of windows/natural light. Abundant parking. Signage space available on ground sign along S. Dixie Drive. Grounds very well maintained. Owner (accounting firm) occupies the top floor. A very professional setting. Actually located in Moraine, on the edge of Kettering, approx ½ mile from both Stroop and Dorothy Lane.

[Map & Directions](#)

For more information contact:

[Al Cummings](#) at **937-241-9047** or **Email: acummings@hricommercial.com**

Lease Price: \$13.50

County: Montgomery

Municipality: Moraine

Current Zoning: Office

Total Sq. Ft.: 14,000

Rentable/Useable:

Minimum Available: 2,500sf

Maximum Available: 2,500sf

Landlord Pays: Full service

City Income Taxes: Yes

Land Area: .713 acre

Electric:

Utilities Available:

Stories: Two. Available space is on 1st floor.

Year Built: 1988

Parking: 50 spaces

Construction: Brick

Tenant Pays: Lease rate is all inclusive. Tenant pays nothing extra.

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