



## Wright Health Building

1222 South Patterson Blvd., Dayton, Ohio 45402

### Property Features

- ±71,000 SF, 4-Story Medical Office Building
- Electronic Directory in Main Lobby
- Ample & Convenient On-Site Parking
- Built in 1993
- Prime Location Near Miami Valley Hospital, University of Dayton & downtown Dayton
- Easy Access to I-75
- Immediate Leasing Opportunities
- Competitive Lease Terms

**Lease Rate: \$23.50 SF/Yr (Full Service)**  
**Www.WrightHealthBuilding.Com**



For more information:

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Wright Health Building

# Available Space

**LEASE TYPE** | Full Service

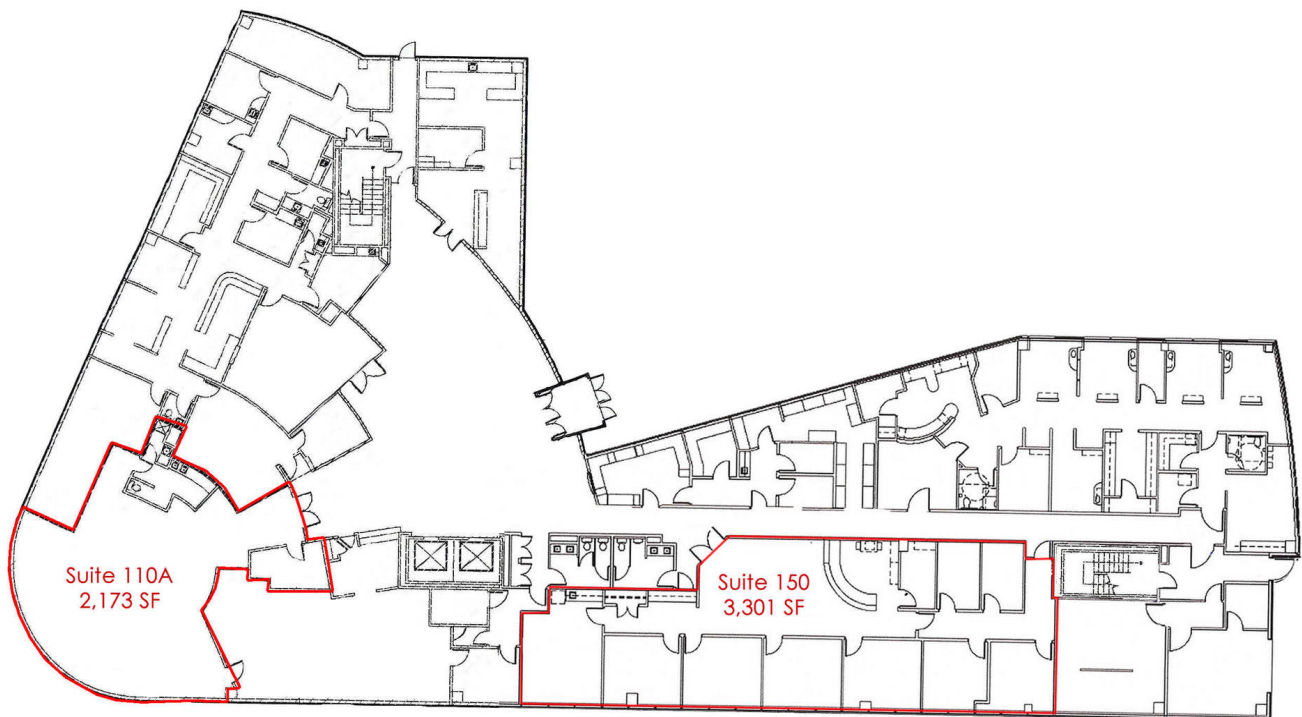
**TOTAL SPACE** | 1,388 - 3,775 SF

**LEASE TERM** | Negotiable

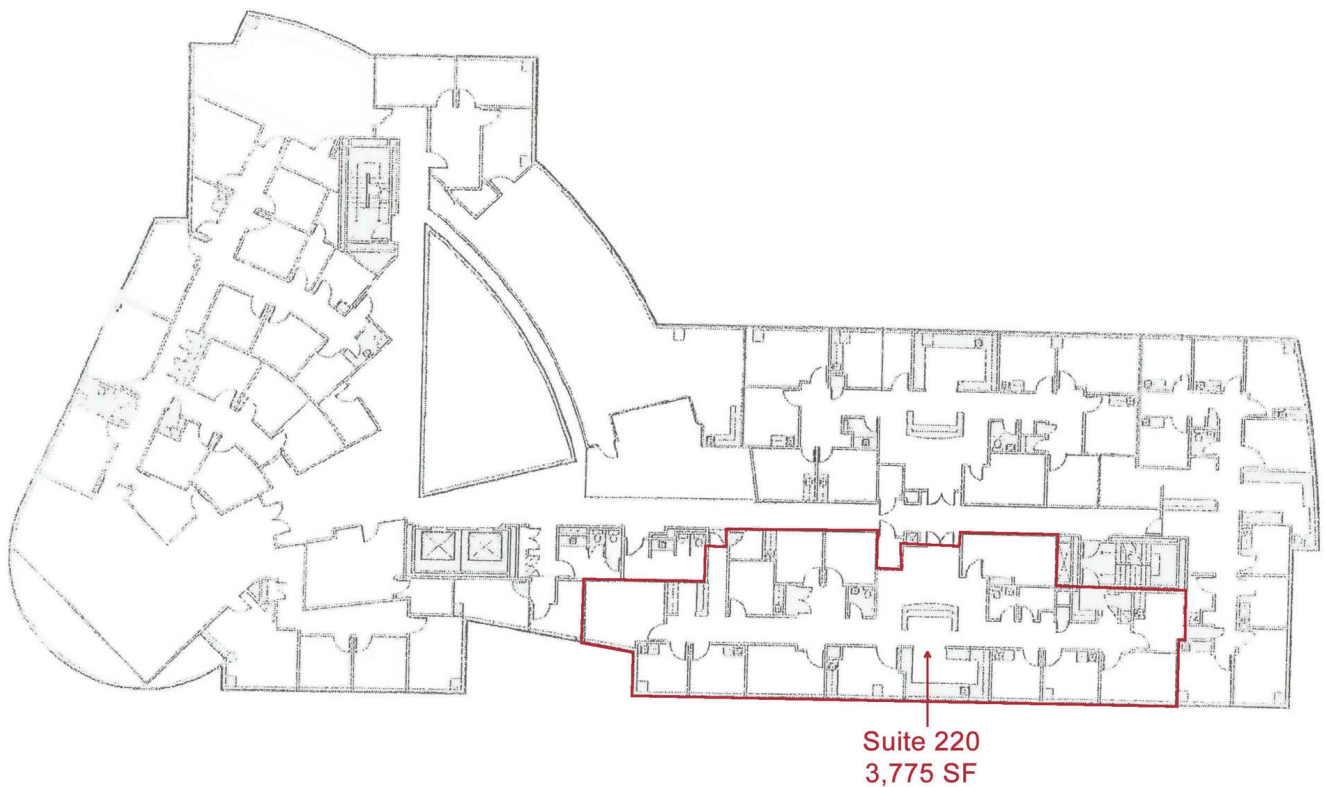
**CAM & TAX** | \$23.50 SF/yr

| SUITE      | TENANT    | SIZE (SF) | LEASE TYPE   | LEASE RATE    |
|------------|-----------|-----------|--------------|---------------|
| Suite 110A | Available | 2,173 SF  | Full Service | \$23.50 SF/yr |
| Suite 150  | Available | 3,301 SF  | Full Service | \$23.50 SF/yr |
| Suite 220  | Available | 3,775 SF  | Full Service | \$23.50 SF/yr |
| Suite 350  | Available | 1,388 SF  | Full Service | \$23.50 SF/yr |

# First Floor Floorplan

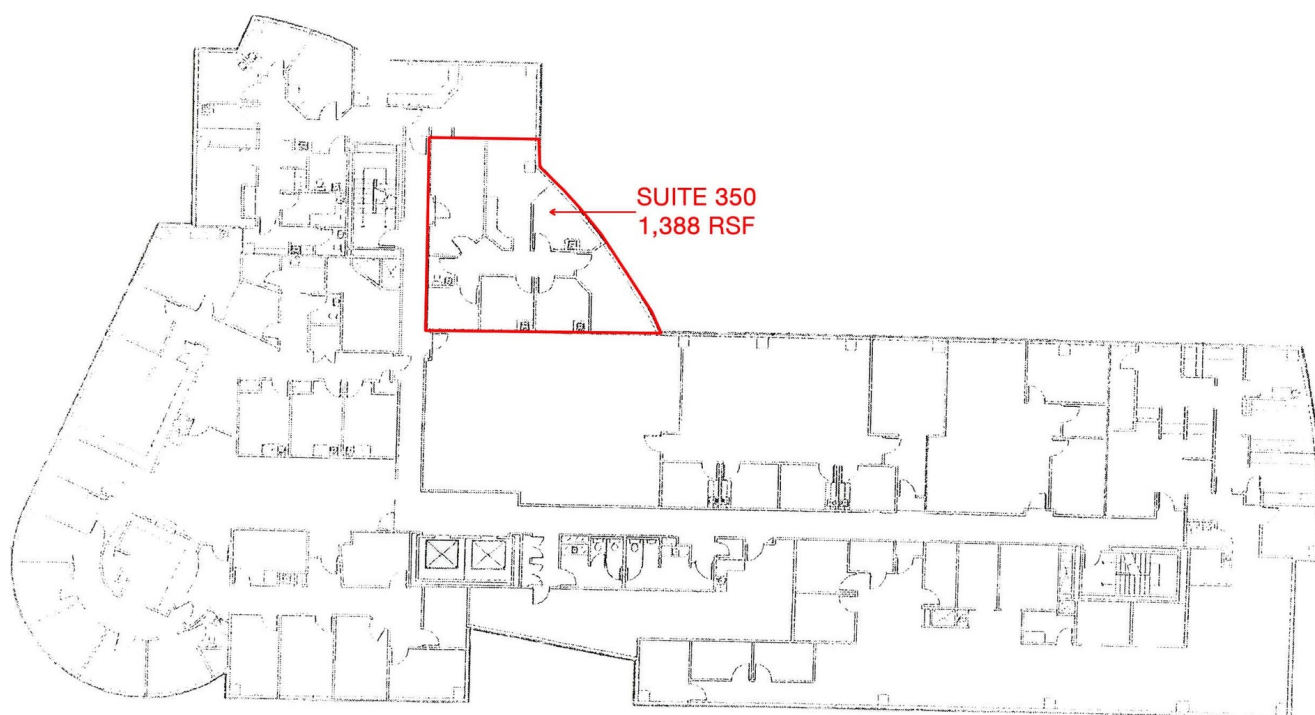


# Second Floor Floorplan





# Third Floor Floorplan





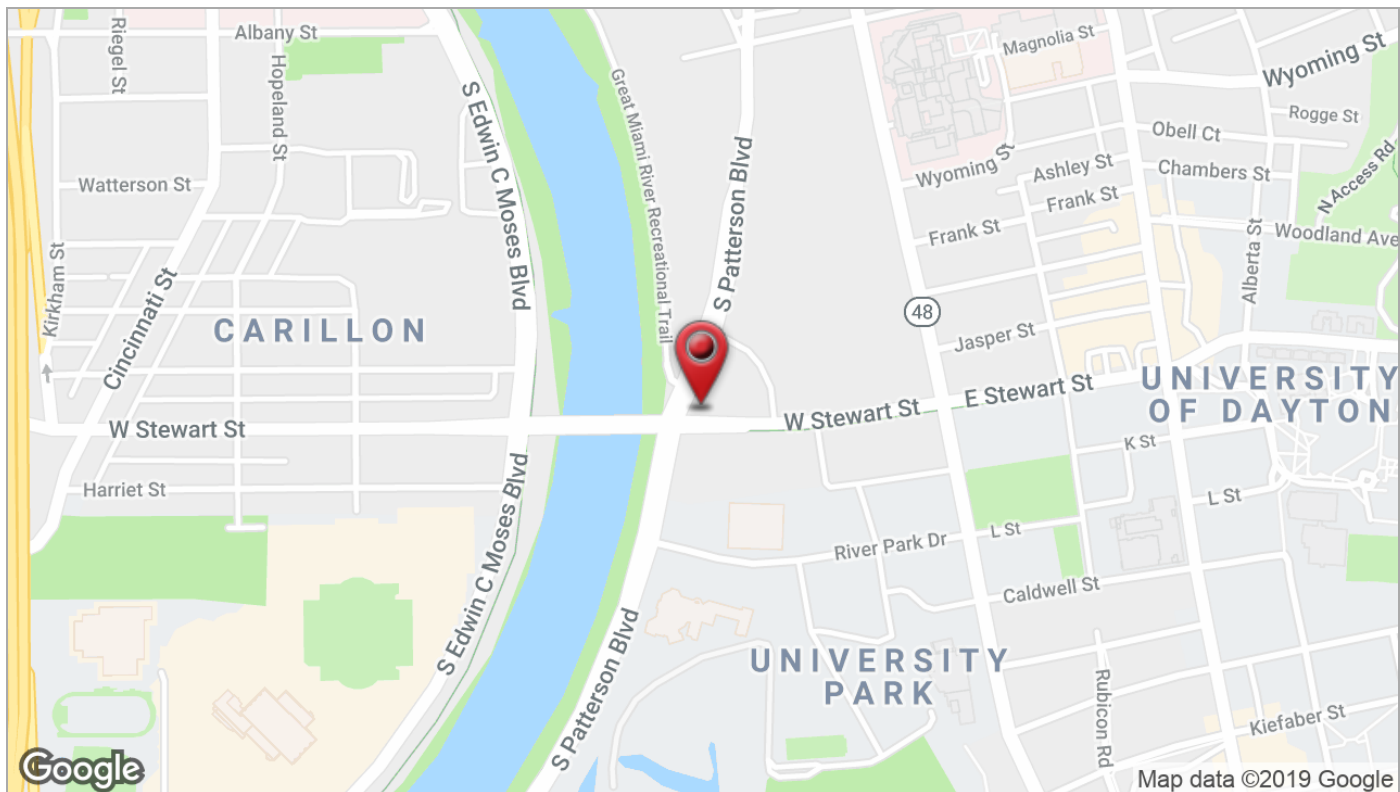


# Property Photographs



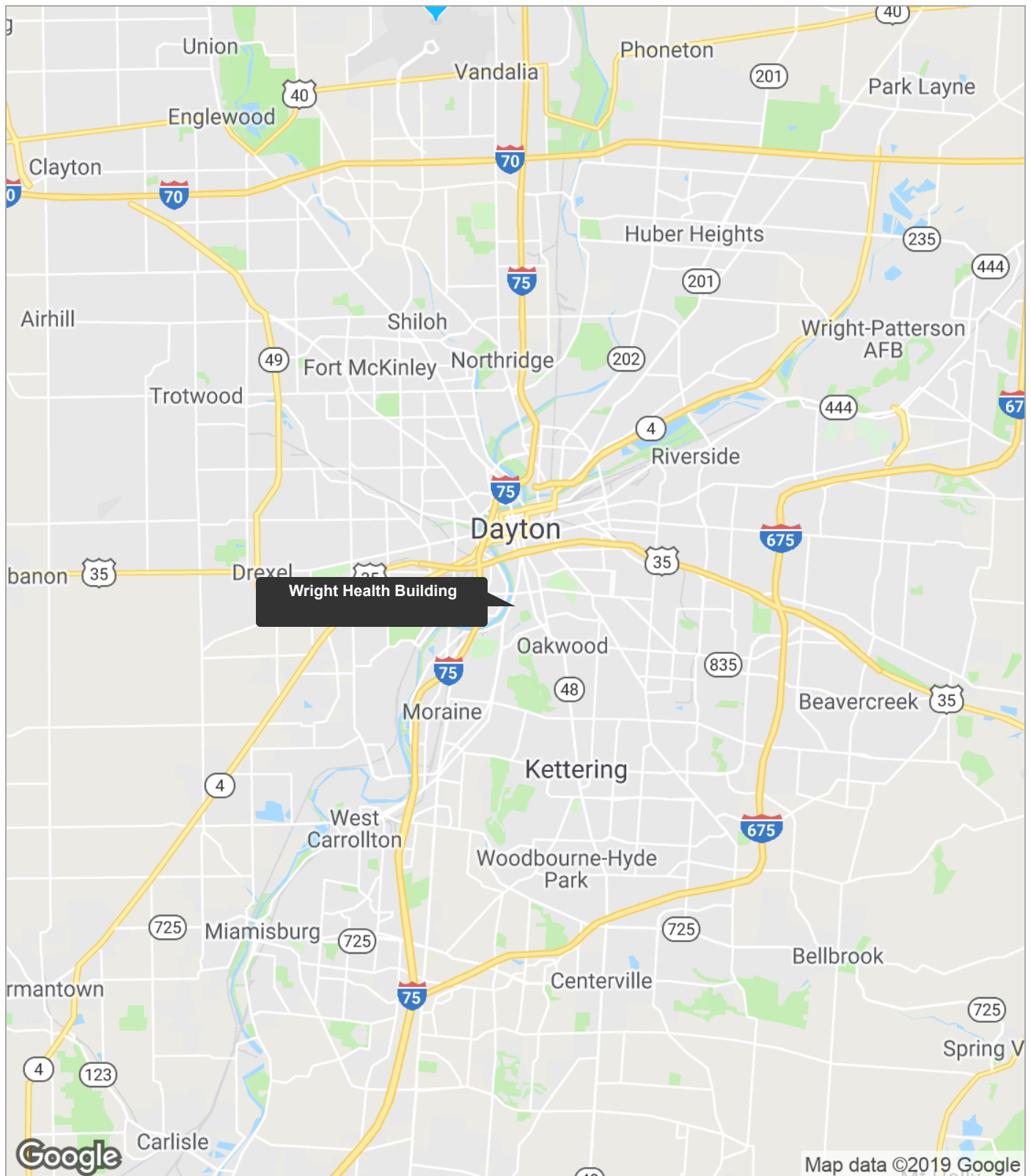


# Location Maps

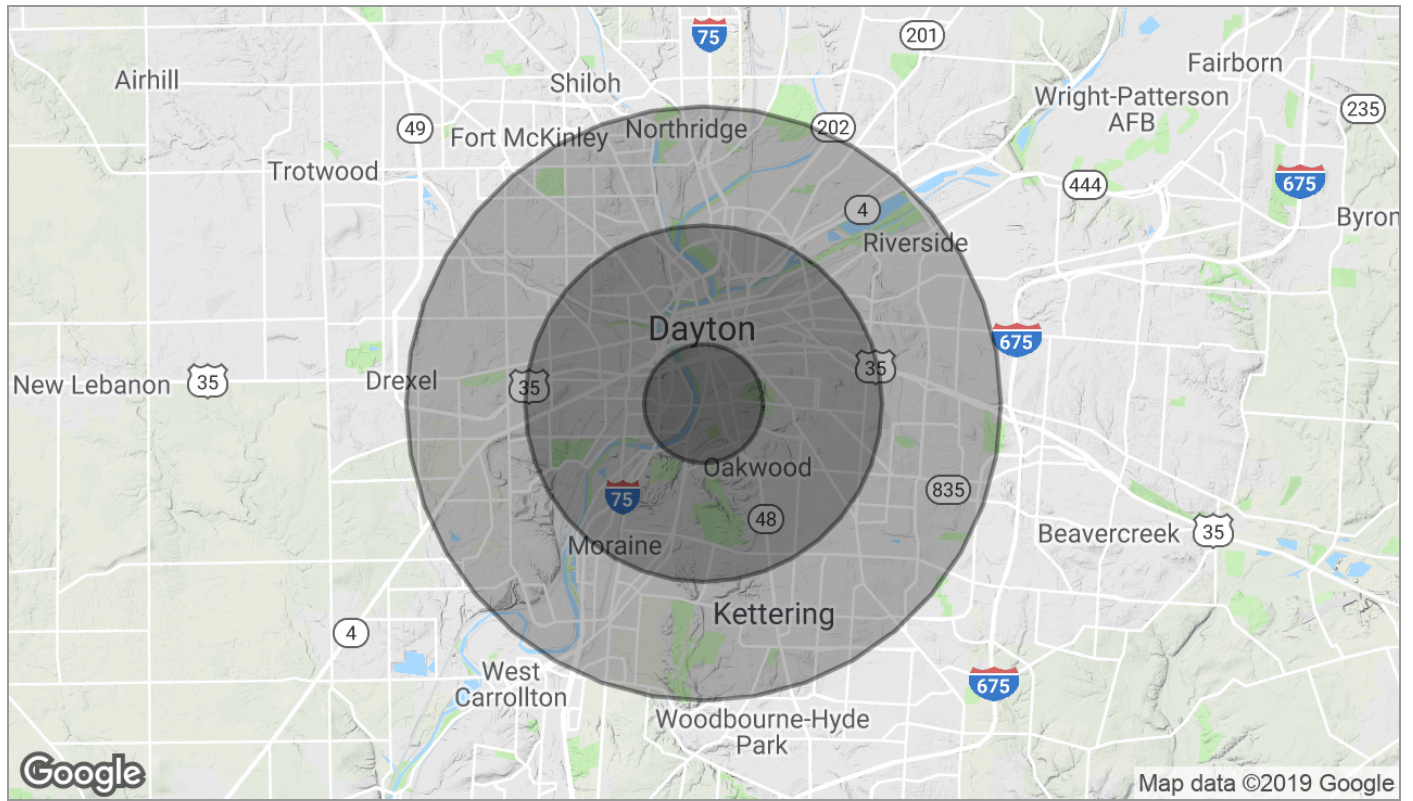




# Regional Map



# Demographics Map



## Population

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 8,997  | 96,820  | 246,715 |
| MEDIAN AGE          | 30.3   | 35.4    | 36.9    |
| MEDIAN AGE (MALE)   | 31.7   | 33.7    | 35.0    |
| MEDIAN AGE (FEMALE) | 28.3   | 36.2    | 38.4    |

## Households & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 2,582     | 38,497    | 104,007   |
| # OF PERSONS PER HH | 3.5       | 2.5       | 2.4       |
| AVERAGE HH INCOME   | \$49,376  | \$50,470  | \$47,933  |
| AVERAGE HOUSE VALUE | \$136,046 | \$154,348 | \$122,643 |

\* Demographic data derived from 2010 US Census