



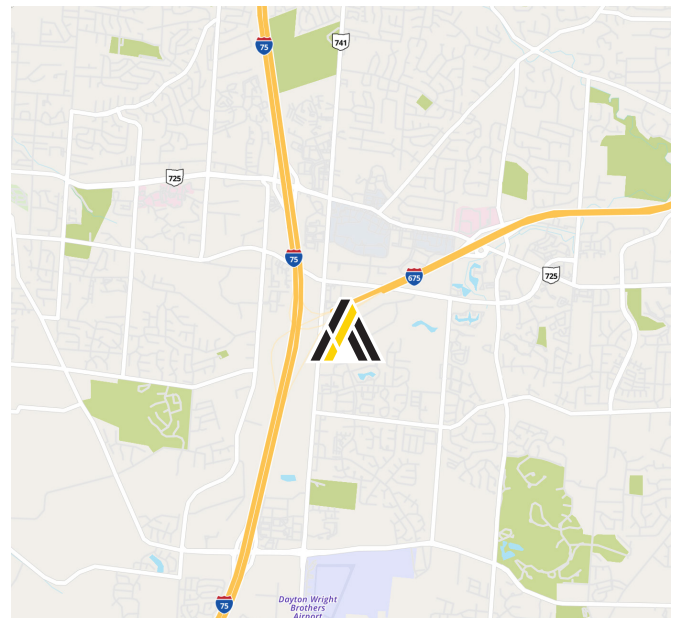
Newmark Centre XI

3571-3615 Newmark Drive
Miamisburg, Ohio 45342

LEASE RATE:
\$16.50 PSF MODIFIED GROSS

Property Highlights

- **2 Suites Available:**
 - **3615 Newmark Drive - 3,142± SF**
 - 6 Private offices, 1 break room, 1 conference room and cubicle area with a private, first floor entrance.
 - **3571 Newmark Drive - 3,471± SF**
 - **Fully Furnished** with 3 offices, 1 conference room and 1 break room.
- **Ample On-Site Parking:** Easy access for employees and visitors.
- **Premier South Dayton Business Park Setting:** Ideally located in a secure, well-maintained building within a professional campus-style environment between SR 741 and Lyons Road with quick and convenient access to I-75 and I-675.
- **Strong Accessibility:** Easily accessible to more than 22,000 vehicles per day on SR 741.
- **Abundant Nearby Amenities:** Surrounded by multiple restaurants, retail, and services—ideal for lunch breaks, errands, and client meetings.
- **Tax Advantage Location:** Situated in Miami Township with no city income tax.



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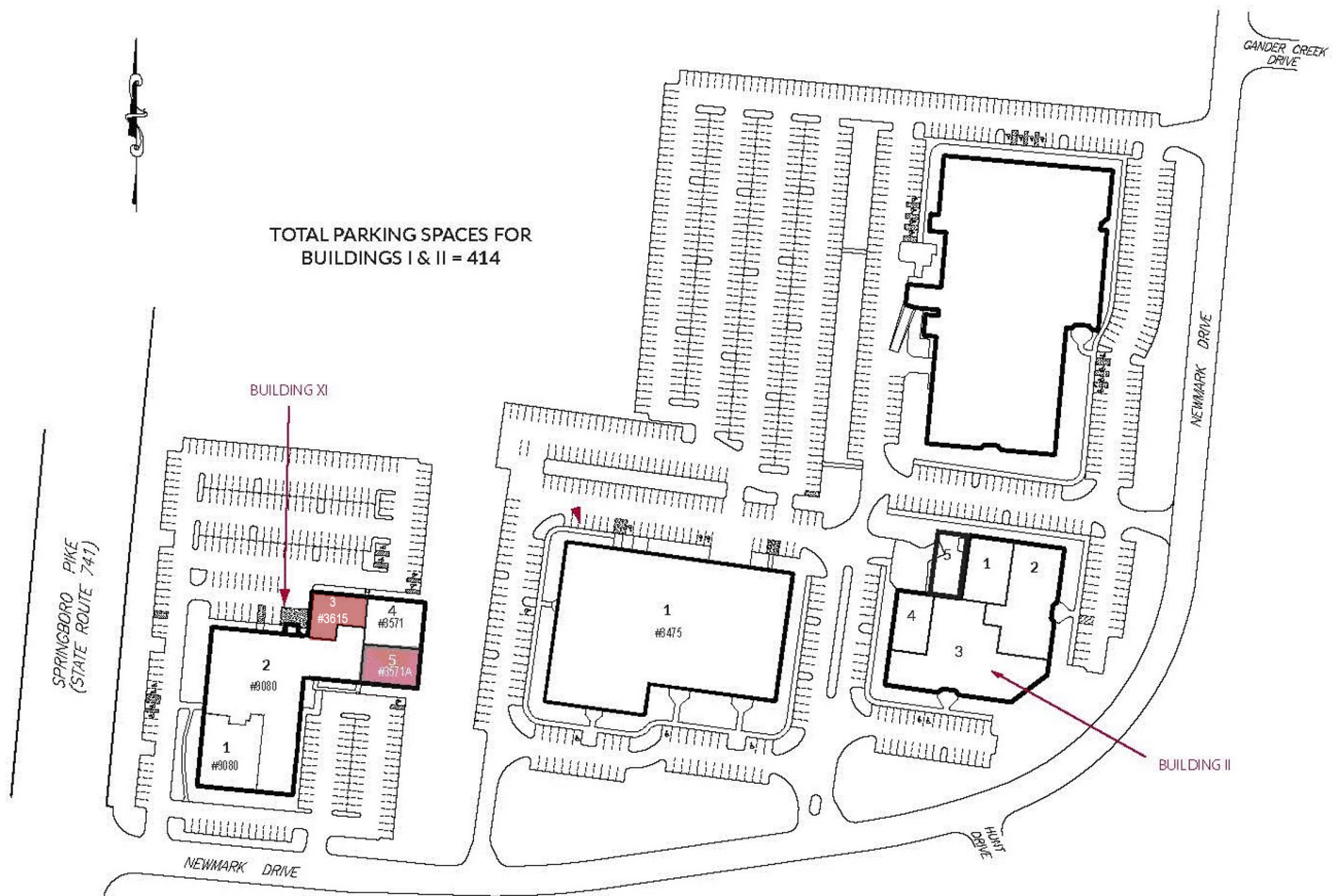
Demographics

	1 Mile	3 Mile	5 Mile
Total Population	8,716	62,302	143,471
Total Households	4,586	27,765	60,715

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Site Plan - 3571-3615 Newmark Drive



BUILDING XI

1. #9080 Thinkpath Engineering Services - 6,330 RSF
2. #9080 MB Senior Solutions - 18,044 RSF
3. **#3615 AVAILABLE - 3,142 RSF**
4. #3571 Lexis Nexis - 7,490 RSF
5. **#3571A AVAILABLE - 3,471 RSF**

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Photos - 3615 Newmark Drive

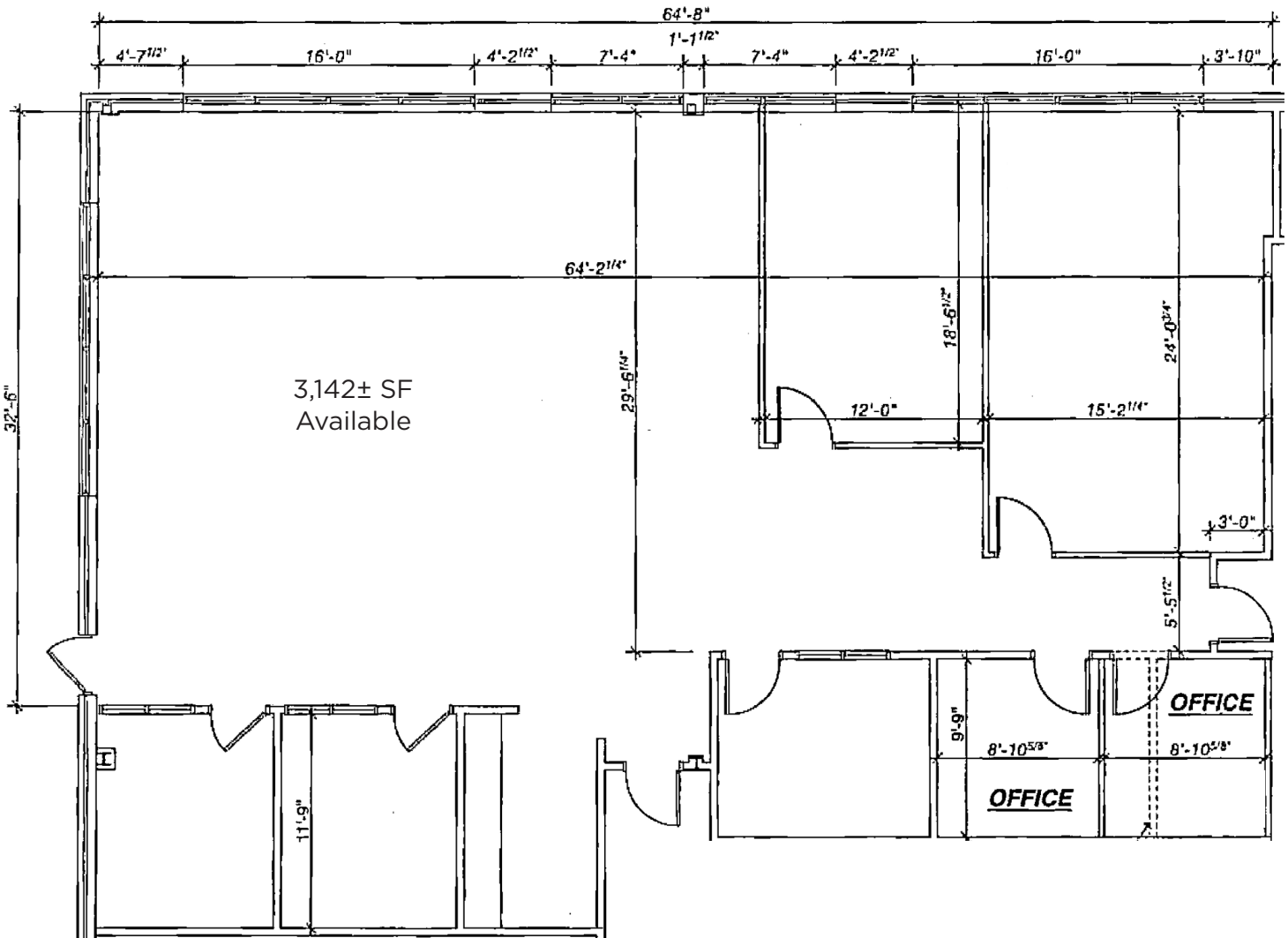


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Floor Plan - 3615 Newmark Drive



Newmark XI

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Photos - 3571 Newmark Drive

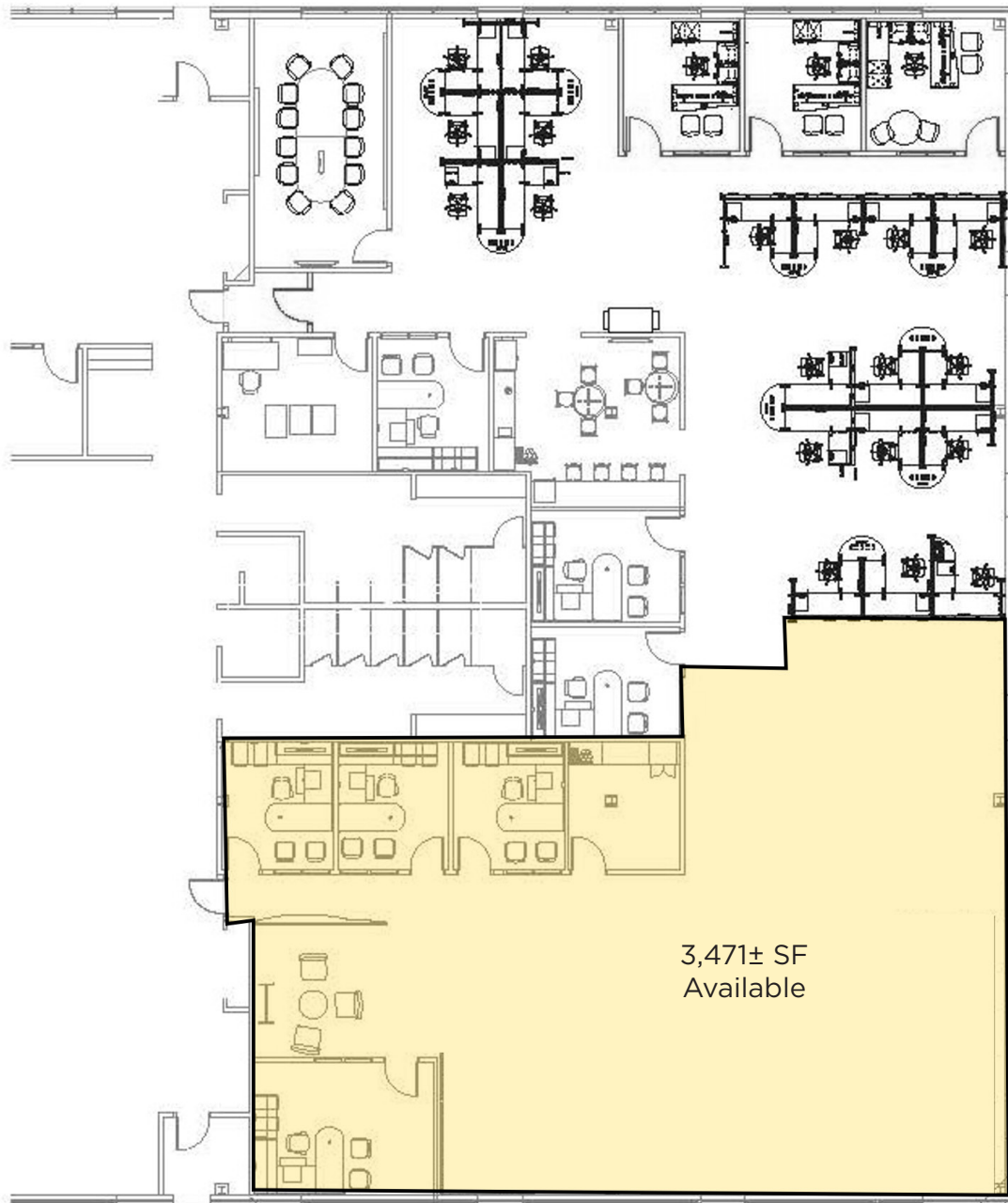


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Floor Plan - 3571 Newmark Drive



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Photo



Aerial



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Aerial

