



For sublease

8745 Gander Creek Drive
Miamisburg, OH

43,468 RSF Available

Lease expires 7/31/2029

jll.com

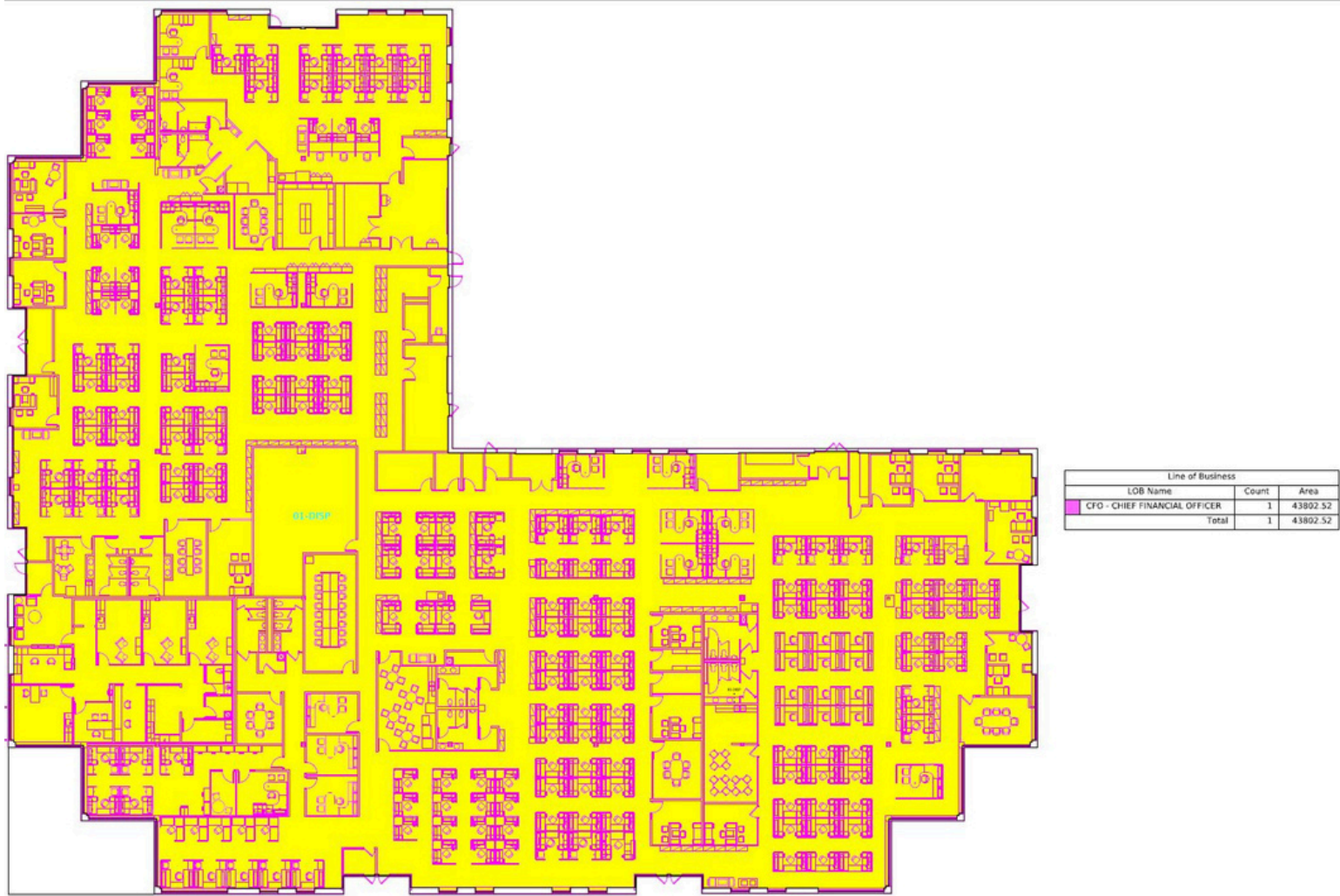


Incredible opportunity for flexible working environment

- Entire building available - 43,468 total square feet
- Approximately 3,000 s.f. currently demised with own entrance
 - Reception, conference room, 4 offices, private restroom, and kitchenette included
- Will consider demising larger space
- Large open spaces with high ceilings
- Plenty of restrooms and break areas
- Additional storage space/office options
- Ample parking and easy access
- Furniture can be included
- No earnings tax
- Located near a wealth of amenities
- Master lease expires 7/31/2029
- Lease rate: \$12 / s.f. MG (tenant responsible for utilities and janitorial)

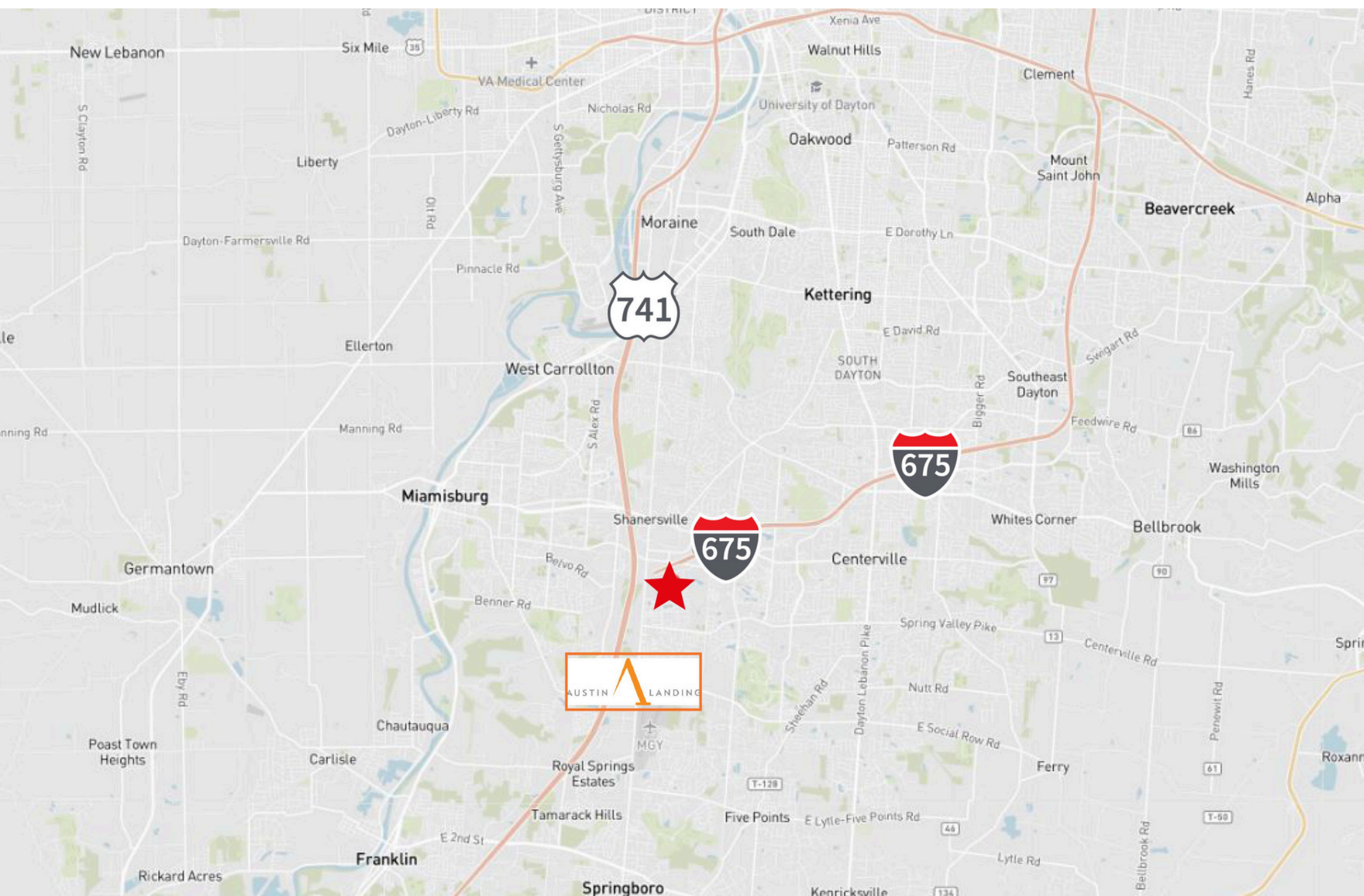


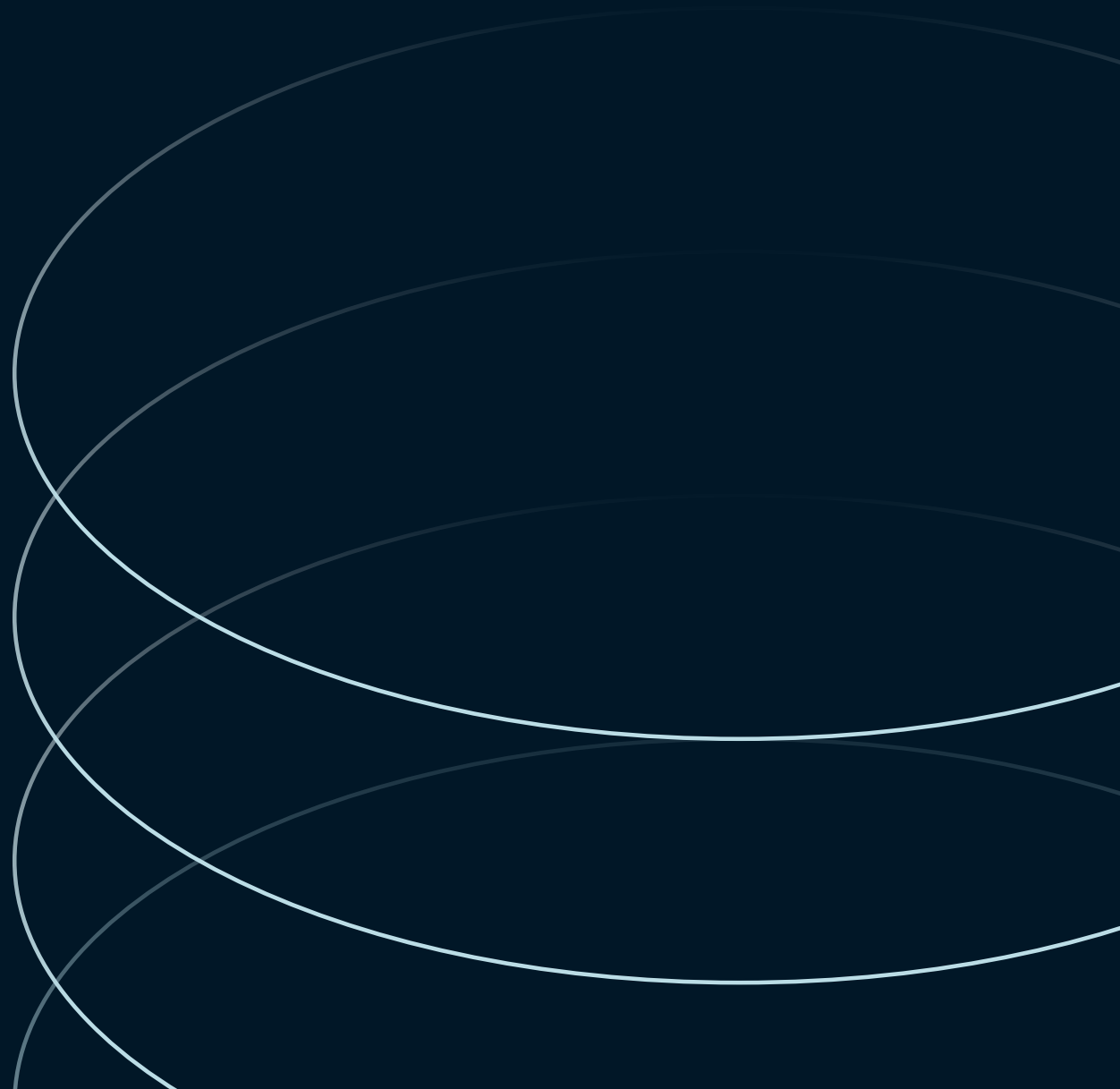
Floorplan



Miamisburg - Bldg 3
YM08 - 1st Floor

Location



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