

OFFICES FOR LEASE



SUCCESS LANE BUSINESS PARK

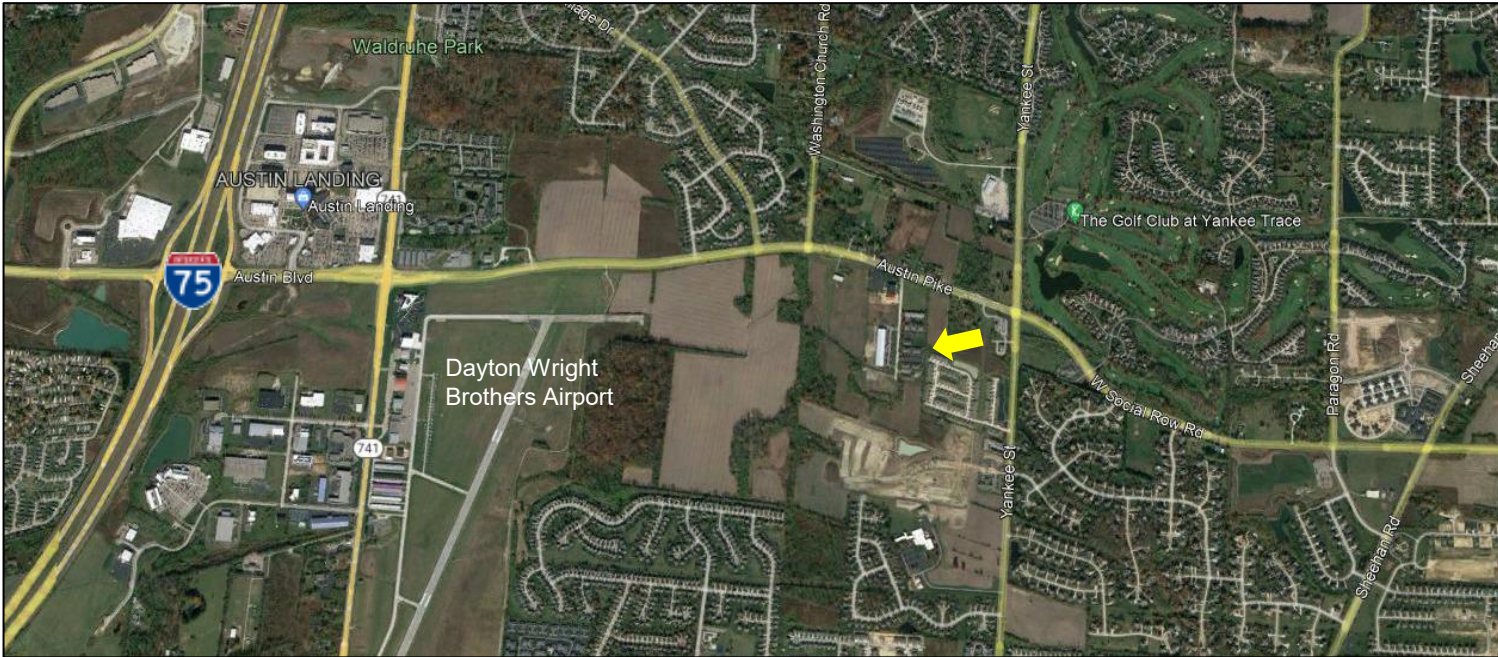
10552-10564 Success Lane Washington Township (Dayton), Ohio 45458

- Flexible Lease Terms
- No Local Earning Tax in Township
- Single Story Buildings
- Large Windows
- 24-Hour Access
- Onsite Management
- Lease rates include utilities, maintenance, property taxes and building insurance.



For more information contact:
Dick Tipton
dtipton@tiptongroupinc.com
937-477-7103

SUCCESS LANE BUSINESS PARK



10552-10564 SUCCESS LANE

- Washington Township
- Dayton, Ohio 45458
- Off Austin Blvd
- 1.7 Miles East of I-75 & Austin Landing
- ¼ Mile West of Golf Club at Yankee Trace
- Across from South Metro Sports
- No Local Earnings Tax in Township



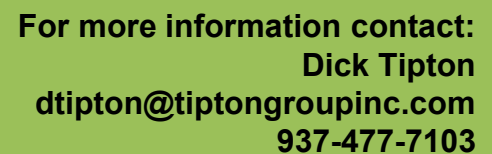
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648 SF \$945.00/Month

The floor plan shows the second floor of the hotel. The layout includes the following areas:

- Suite "E"**: Located in the top left corner.
- Suite "G"**: Located in the top middle-left area.
- Suite "F" Available**: Located in the top middle-right area.
- Suite "C"**: Located in the top right corner.
- Suite "B"**: Located in the middle right area.
- Suite "D"**: Located in the bottom right corner.
- Suite "H"**: Located in the middle left area.
- Suite "A"**: Located in the bottom middle area, highlighted with a yellow border.
- Common Areas**: Located between Suite "H" and Suite "A", including a **Women's** restroom, a **Men's** restroom, and a **Utility** room.

Current Floor Plan



ABOUT TIPTON



Medical Office Building, Union, KY



Surgery Center, Centerville, OH



Community College, Mason, OH



Industrial, Miamisburg, OH

WHO WE ARE

We have been active in all aspects of commercial and investment real estate since 1981.

Our strength is the experience we have acquired, the contacts we've made over the last 40 years, and our ability to adapt the lessons learned to today's business environment.

Our office is strategically located between Cincinnati and Dayton along the I-75 corridor.

WHAT WE DO

CONSTRUCTION SERVICES

We provide design, estimating and construction services for new buildings, renovations, expansions and interior construction.

PROPERTY MANAGEMENT

We provide commercial property management and facility management. Our services include budgeting, administration, financial reporting, tenant relations, 24-Hour maintenance response and capital expenditure or replacement programs.

SALES & LEASING

We have successfully completed numerous Business Office, Medical Office, Retail and Industrial Sale and Lease transactions. Our services include the preparation of marketing materials, posting on popular online commercial listing services, exposure of the property information to the potential prospect market and regional commercial brokers and guidance through the sale or lease process.



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