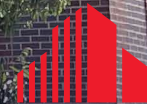


13,000 SF AVAILABLE FOR SUBLEASE

AUSTIN LANDING

10170 PENNY LANE • MIAMISBURG



**CUSHMAN &
WAKEFIELD**

AUSTIN LANDING

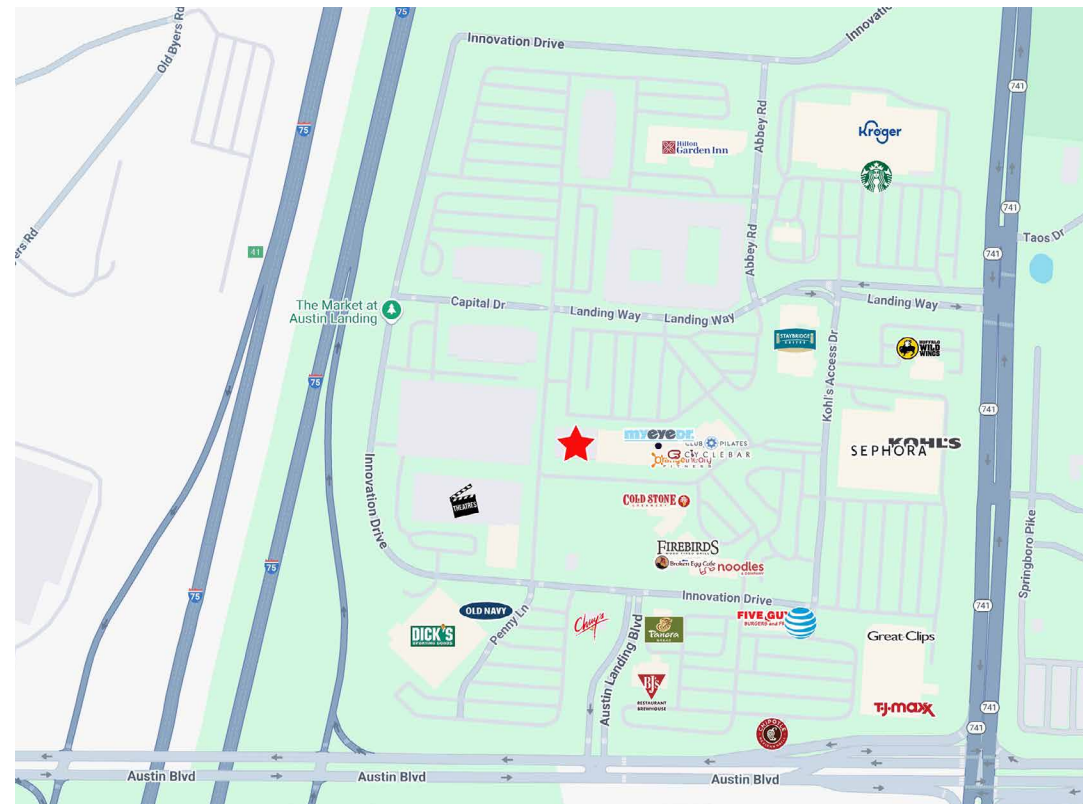
10170 Penny Lane



PROPERTY HIGHLIGHTS

Austin Landing is the “go-to” hub for entertainment, shopping and dining in the Cin-Day corridor. The development is conveniently located off Interstate 75 and attracts clients, employees and customers from both the Cincinnati and Dayton markets.

10170 Penny Lane is an exceptional Class A office building that sits among some of the most renowned office tenants in the region.

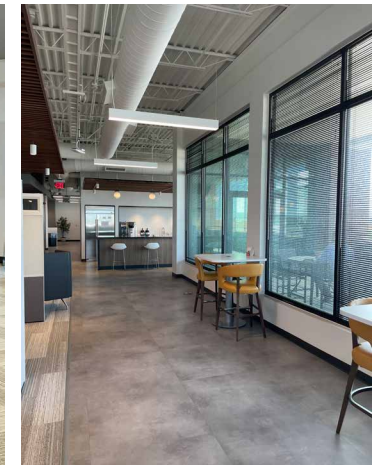
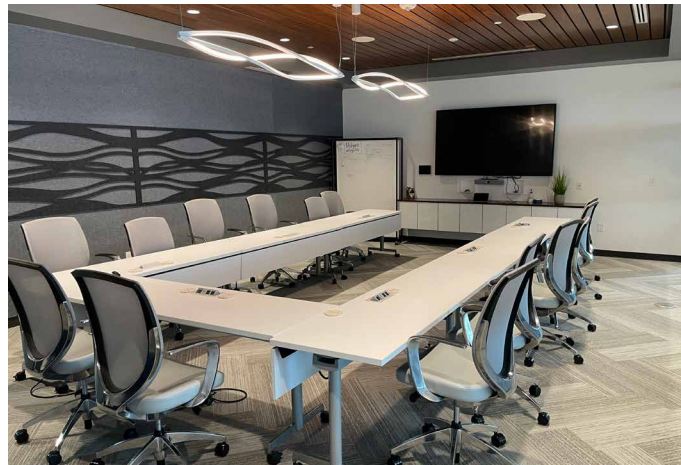
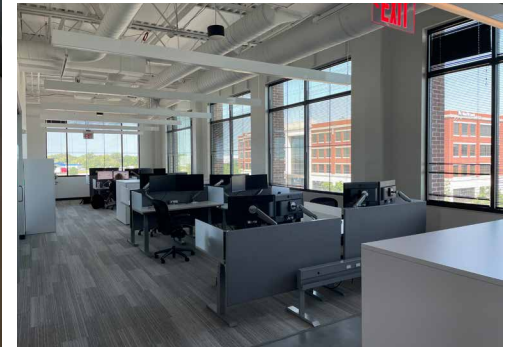
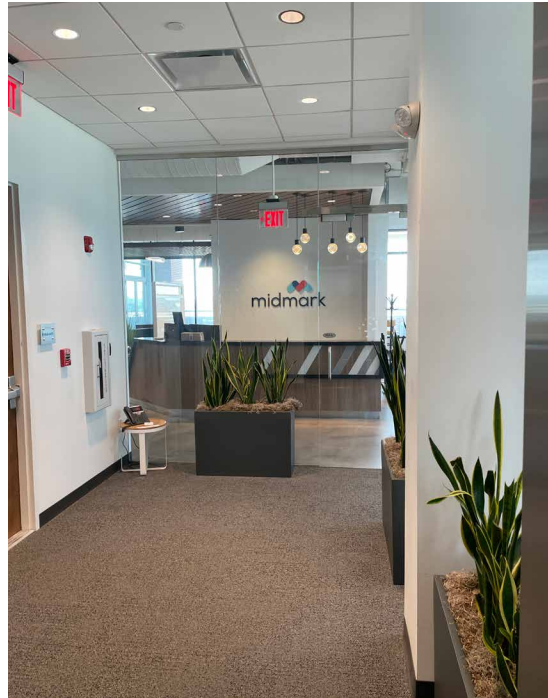


AUSTIN LANDING SUBLEASE

10170 Penny Lane

PROPERTY FEATURES

Building Size:	39,000 SF - 3 Story
Space Available:	13,000 SF
Furniture:	Available
Signage:	Building signage available
Year Built:	2018
Parking:	Surface lot
Parking Ratio:	7.6/1,000 SF
Municipality:	Miami Township - no income tax
Sublease Expiration:	4/30/2029
Sublease Rate:	\$24.00/SF FSG



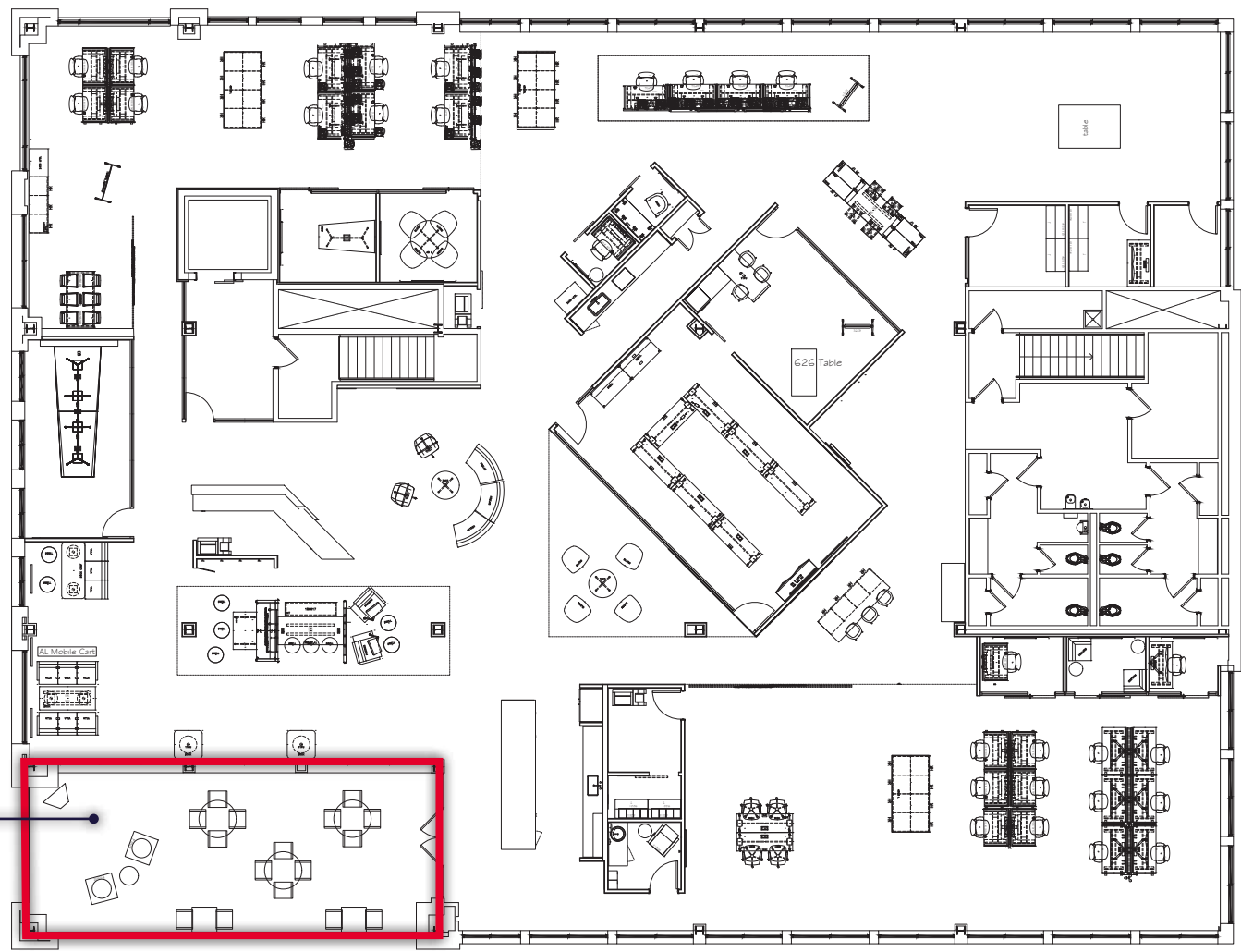
AUSTIN LANDING

10170 Penny Lane

FLOOR PLAN

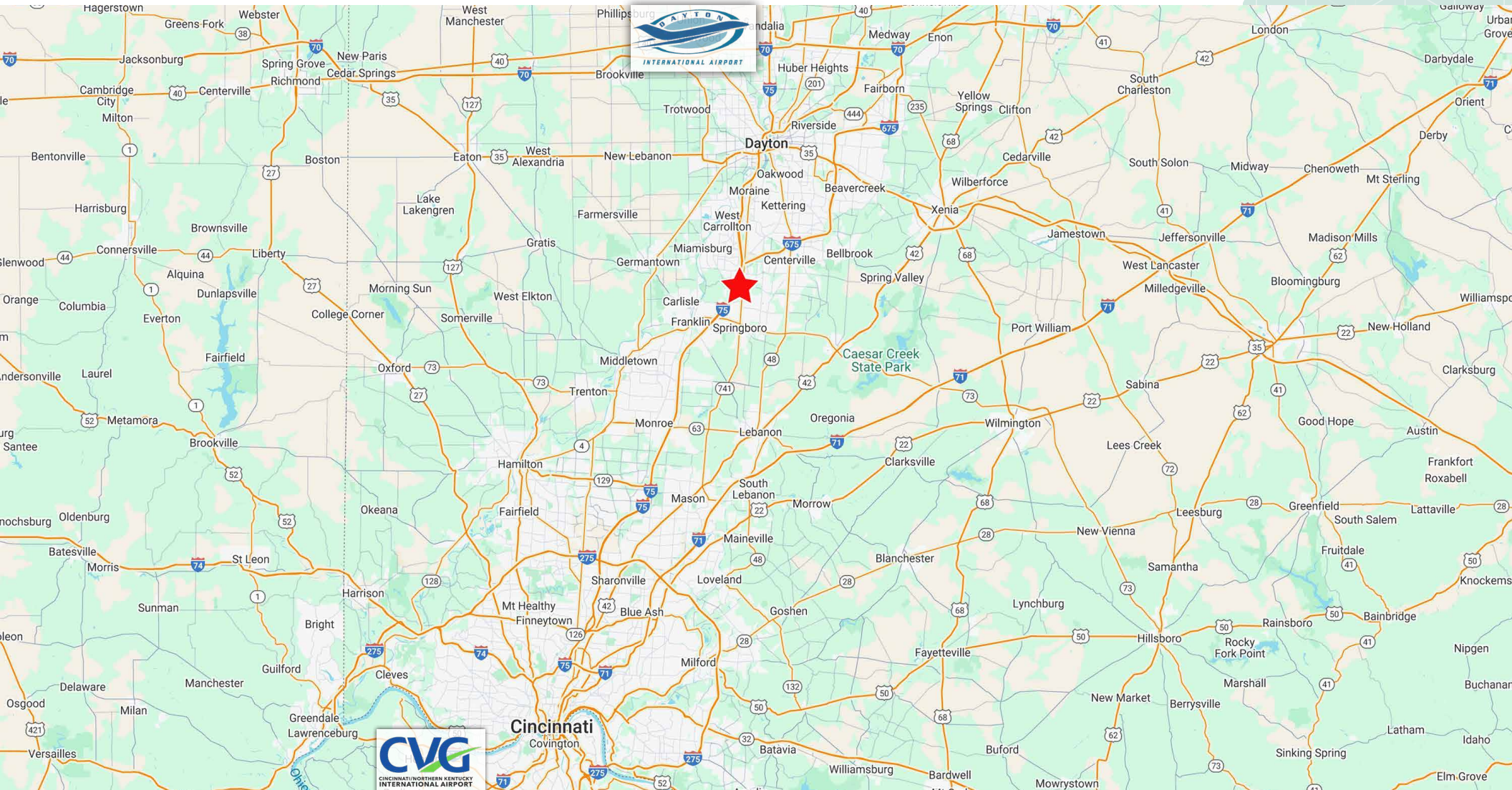
Floor 3
13,000 SF

Outdoor covered balcony



AUSTIN LANDING

10170 Penny Lane



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