



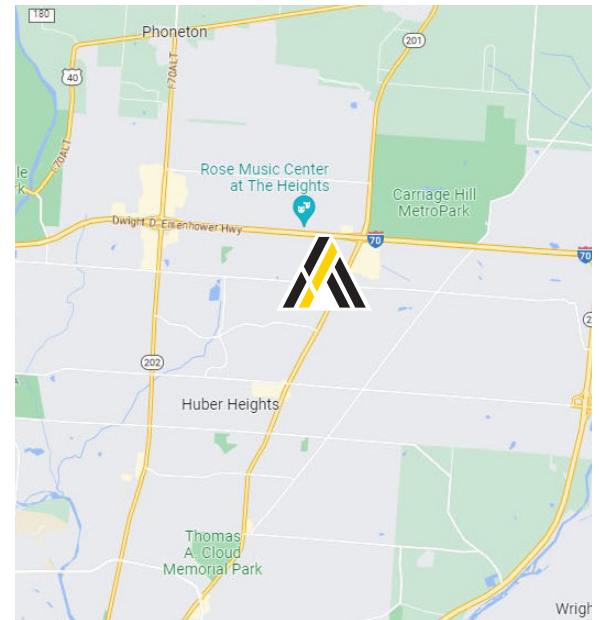
7371 Brandt Pike, Suite B and D

Huber Heights, Ohio 45424

LEASE RATE:
\$15.95 PSF
MODIFIED GROSS

Property Highlights

- 1,524± SF up to 4,524± SF Available for lease
- Move-in ready medical office space in excellent condition
- Suites feature a waiting room, a large reception area, exam rooms and office space, an employee break room and ADA compliant restrooms
- Abundant parking
- Highly visible to over 20,780 cars per day on Brandt Pike
- Conveniently located less than 1 mile from I-70
- Exterior signage available on the building as well as on monument sign located at entrance of building



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Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,540	46,177	75,500
Total Households	3,305	17,564	29,194

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Photos - Suite B



Photos - Suite D



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Aerial & Amenities



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