



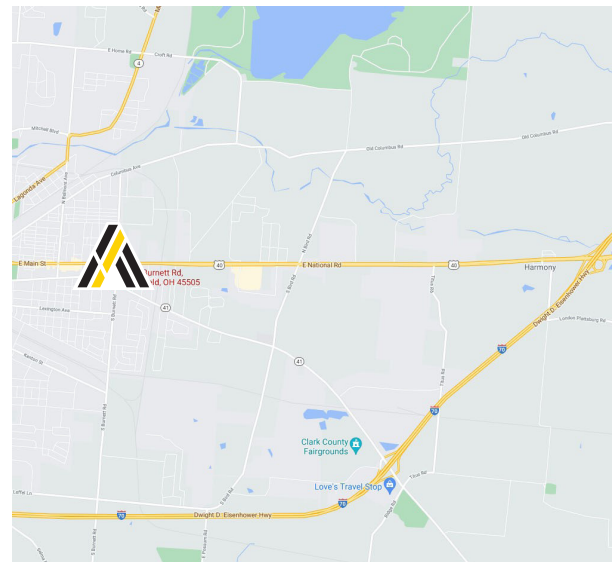
## 247 S. Burnett Road

Springfield, Ohio 45505

**LEASE RATE:**  
**\$12.00 PSF NNN**

### Property Highlights

- Under new ownership! Highly motivated Landlord ready to make deals
- 2,666± RSF and 2,838± RSF Suites available in a recently updated and well-maintained office/medical building
- Flexible floor plans that can be adapted to a medical or office user
- Extensive renovations completed recently including a new roof, exterior siding, interior and exterior LED lighting, remodeled common areas with vinyl plank and new paint throughout, updated restrooms, and elevator modernization
- Floor to ceiling windows offering excellent natural light in all suites
- Abundant parking with over 260+ parking spaces available offering a 9+/-1,000 parking ratio
- Conveniently located at the intersection of S. Burnett Road and E. High Street, within 2 miles of downtown Springfield and approximately 3 miles from the I-70 interchange
- Accessible to numerous amenities such as restaurants, financial institutions, grocery and more



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