



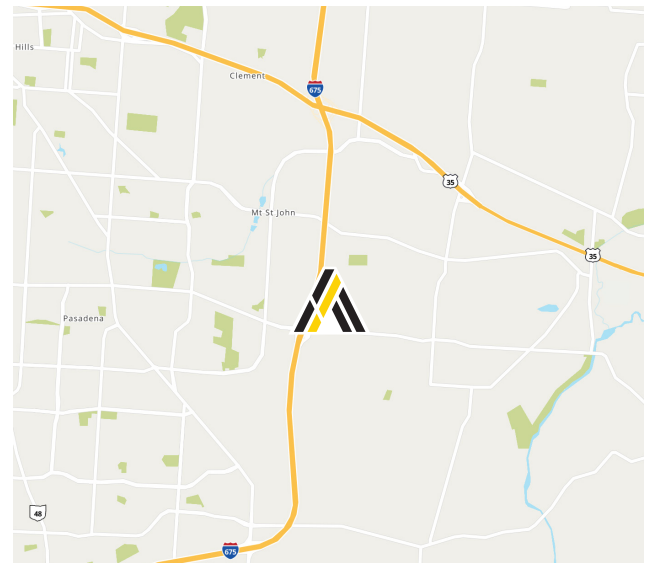
38 Woodcroft Trail

Beavercreek, Ohio 45430

LEASE RATE:
\$24.95 PSF PLUS UTILITIES

Property Highlights

- **Move-in Ready Medical Office:** 4,053± SF located within a freestanding building and in excellent condition. Mostly private exam rooms with sink, large waiting room and reception area, nurses station, and various labs.
- **Recent Upgrades & Ongoing Improvements:** New ownership in 2026 with significant recent capital improvements and parking lot upgrade. Additional planned enhancements include exterior cleaning and refreshed landscaping.
- **Prime Location & Regional Connectivity:** Excellent accessibility just off I-675, and located minutes from The Greene Town Center, a premier mixed-use destination with a strong mix of dining, retail, and entertainment amenities.
- **Convenient Parking & Easy Access:** Ample on-site parking with direct access to the building entrance, providing a convenient experience for both employees and clients/patients.
- **Signalized Intersection Access:** Positioned at a signalized intersection, allowing for easy, efficient ingress and egress.
- **Prime visibility:** Located immediately off Indian Ripple Road with signage visible to more than 21,300 cars per day.
- **Tax Advantage Location:** Situated in Beavercreek with no city income tax, offering a financial advantage for tenants and employees.
- **Established Medical & Office Environment:** Surrounded by a dense concentration of healthcare providers and professional office users, making the property ideal for medical, dental, wellness, therapy, or general office users seeking synergy, referrals, and an established business environment.



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Photos



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Floor Plan

