



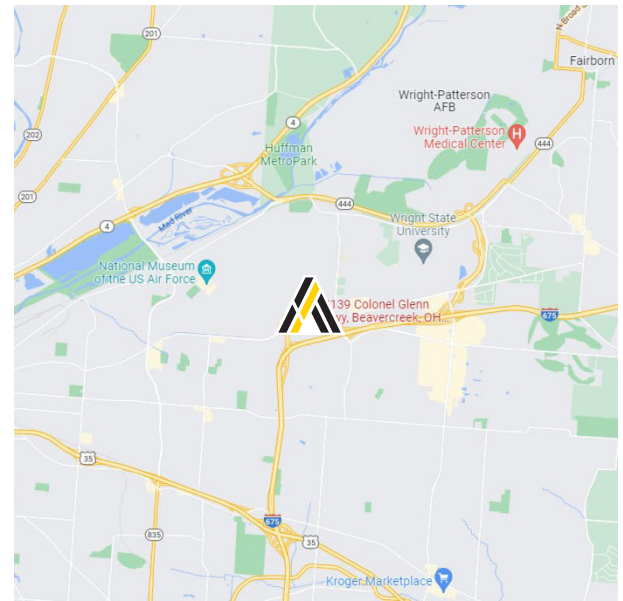
## 4139 Colonel Glenn Highway

Beavercreek, Ohio 45431

**LEASE RATE:**  
**\$18.00 RSF**  
**+ UTILITIES & JANITORIAL**

### Property Highlights

- 6,765± RSF Office space available in a freestanding building with excellent visibility on Colonel Glenn Highway
- Space is in excellent condition and offers a good mix of private offices and open office area
- Exterior signage available
- Abundant parking available right outside entrance to building
- Conveniently located within the City of Beavercreek offering no city income tax
- Located directly across from Wright Patterson Air Force Base, less than 1/2 mile from Gate B to base



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## Floor Plan

