



FOR SALE - CLASS A FREESTANDING MEDICAL BUILDING

2200 Miami Valley Drive, Centerville, Ohio 45459



Property Overview

Apex is pleased to present a rare opportunity to acquire a three-story, 33,759± SF Class A move-in ready medical building located at 2200 Miami Valley Drive in Centerville, Ohio, situated on Premier Health's Miami Valley South campus. Originally constructed for Pure Healthcare, a palliative care medical facility, the property was purpose-built to support a wide range of medical uses and features hospital-style patient rooms, rehabilitation and therapy spaces, dedicated medical office areas, and a full-service commercial kitchen. The existing improvements provide a highly functional medical layout that significantly reduces both capital investment and time to occupancy - making it a compelling alternative to ground-up construction in a supply-constrained medical market.

Located near the Wilmington Pike retail corridor and in close proximity to Cornerstone North and the upcoming Cornerstone South development. The surrounding area features a dense concentration of national and regional retailers, restaurants, and service providers, creating a strong amenity base for patients, staff, and visitors. Immediate access to Interstate 675, providing excellent regional connectivity.



Property Highlights

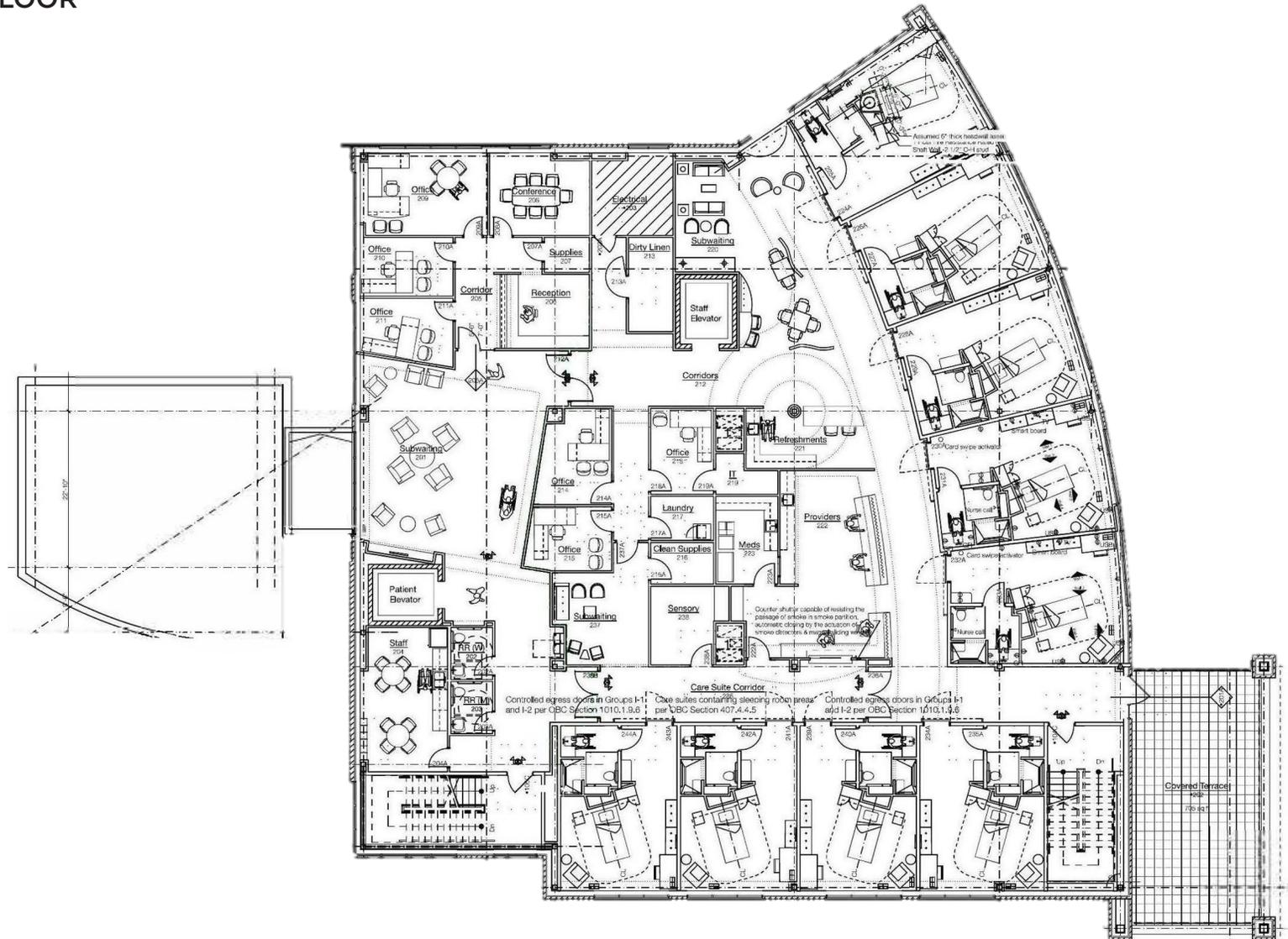
Building Type:	Medical Office
Total SF:	33,759± SF (11,253± SF per floor)
Land Acres:	1± acre
Floors:	Three (3)
Year Built:	2019
Parking:	30 Dedicated spaces + 290 shared spaces
Roof:	2019
HVAC:	Six rooftop units - 2019
Fire Suppression System:	Wet system throughout
Land Lease:	50-year initial term, commenced in 2019 with five, 5-year renewal options.
Land Lease Rent:	\$100,000 per year for years 1-23 \$1.00 per year for years 24-50
Exterior Patios:	Three (3)
Generator:	Full building backup; Diesel fuel
Unique Features:	Second and third floors have 18 patient rooms that are built out to support HillRom (Nurse Call System) and RTLS (Real Time Location Services) and patient room beds feature sit/stand assist function.
Website:	Click HERE to see more pictures





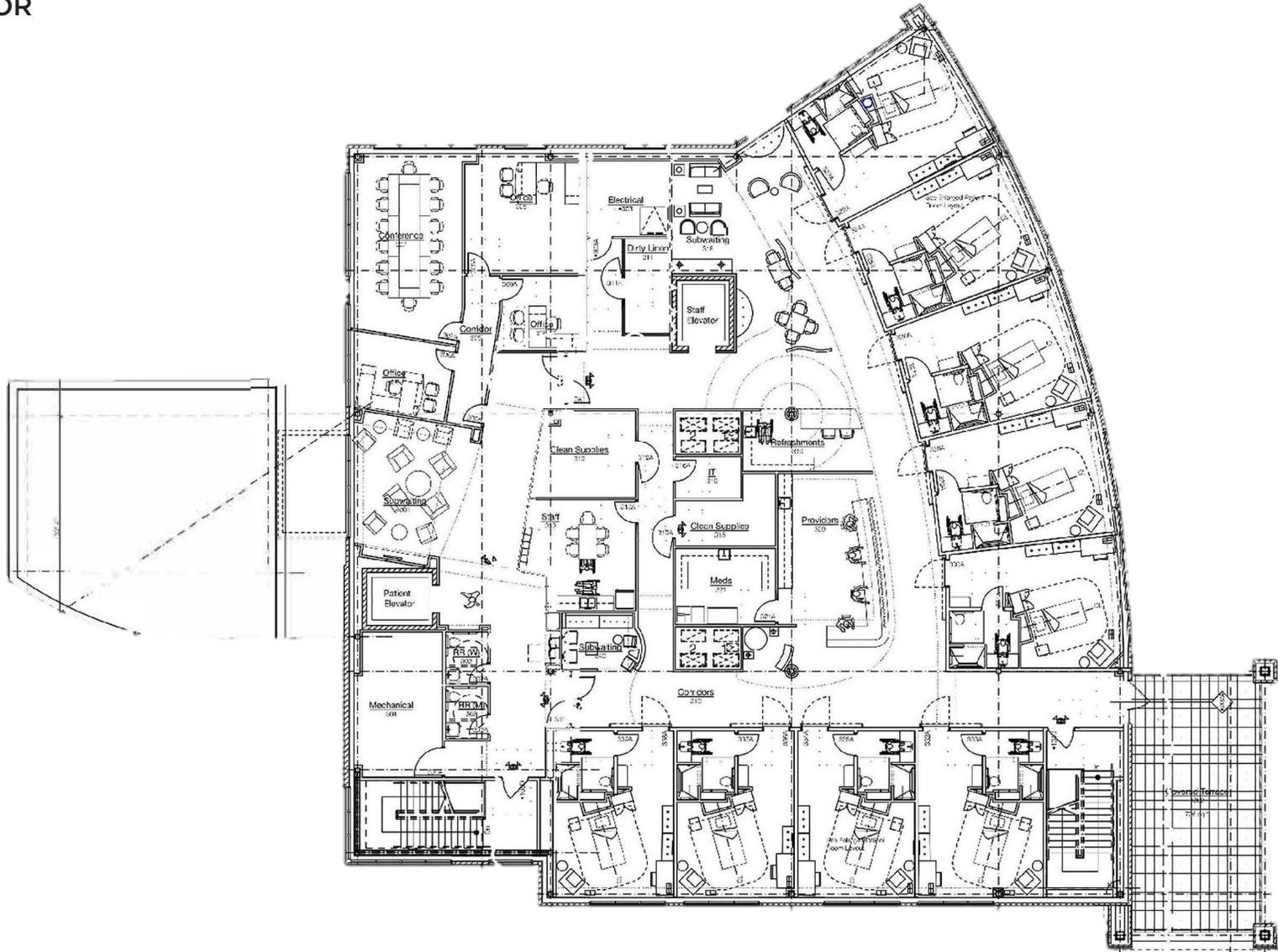
FLOOR PLANS

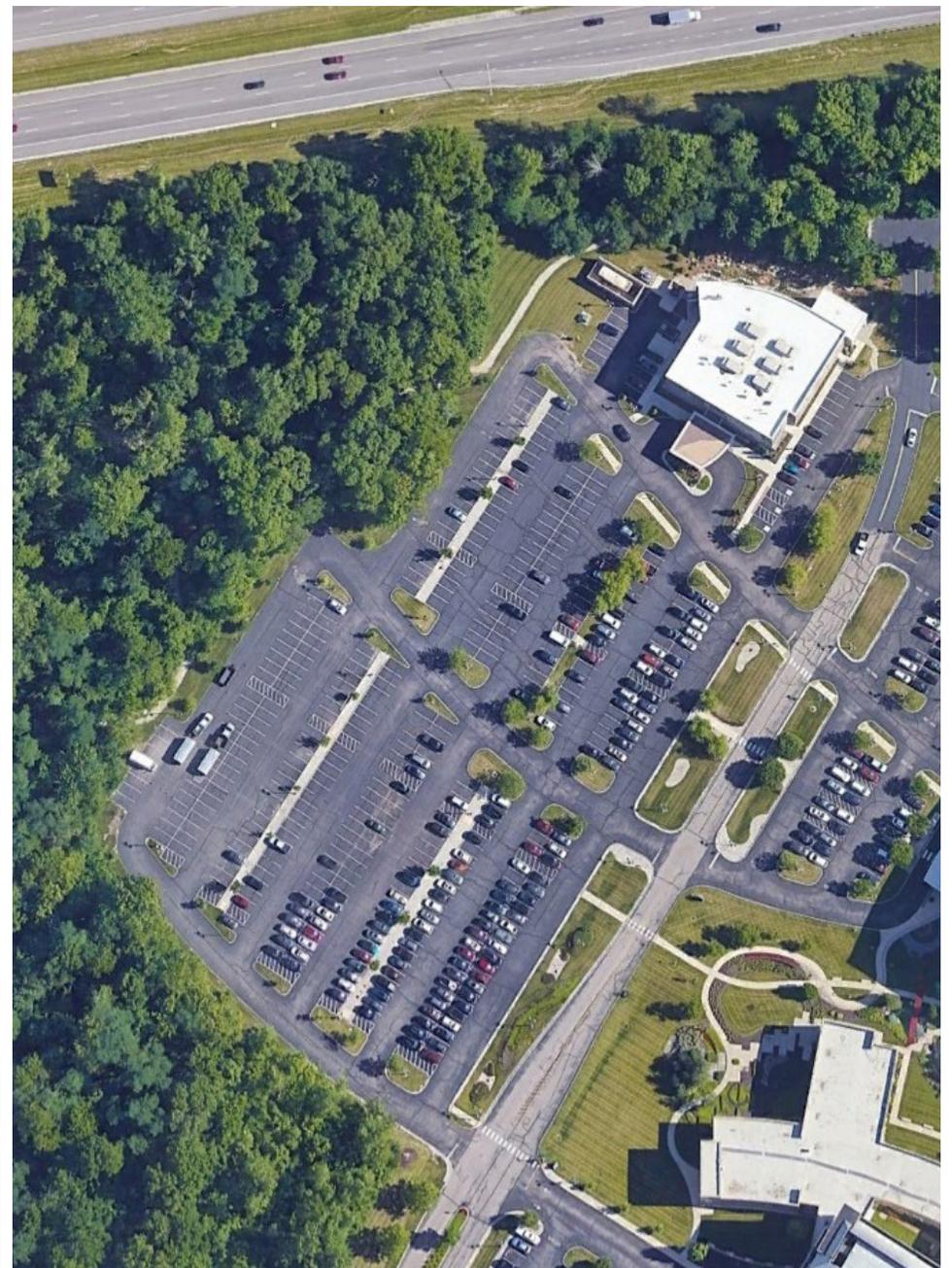
SECOND FLOOR



FLOOR PLANS

THIRD FLOOR





AREA MAP

