

FOR LEASE Office

LEASE RATE:

MODIFIED GROSS

\$13.00 PSF



4001 Old Salem Road

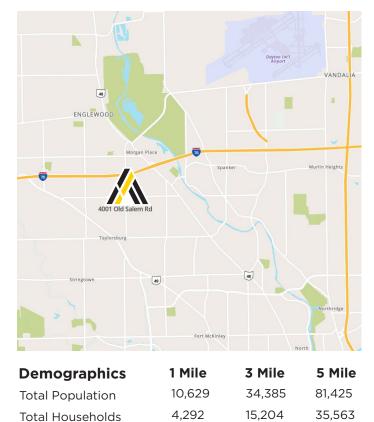
Englewood, Ohio 45322

Property Highlights

- 5,225± SF of Office space Available 10/1/2024
- Tenant responsible for utilities, janitorial, landscaping and snow removal
- Property contains 13± private offices, 3 conference rooms, 3 restrooms and a large kitchenette
- Space has multiple windows throughout providing an abundance of natural light
- 38+ Parking spaces
- Visible to more than 8,400 cars per day on Old Salem Road and 10,500 cars per day on Taywood Road
- In close proximity to multiple amenities such as retail, restaurants, banks, grocery stores and Miami Valley Hospital, and surrounded by residential areas



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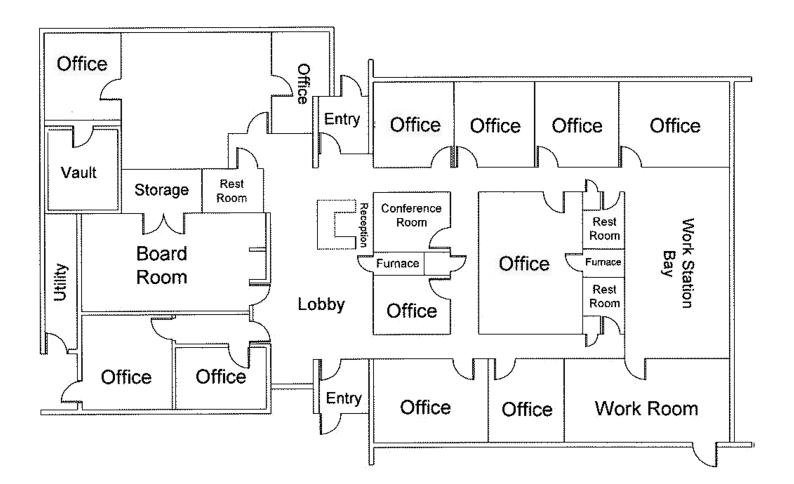
Photos



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Floor Plan



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