

PRICE REDUCED!



3075 Governors Place Blvd. Suite 120

Kettering, Ohio 45409

SALE PRICE:

~~\$375,000~~

\$342,000

LEASE RATE:

~~\$12.00 PSF NNN~~

\$11.00 PSF NNN

Property Highlights

- **3,110± SF Class A Office Space Available:** Ideal for businesses seeking a professional and modern environment.
- **Flexible Floor Plan:** Designed to accommodate various business types or medical office needs, offering the versatility to tailor the space to your requirements.
- **Ample Parking:** Convenient parking options for both employees and clients, ensuring ease of access.
- **Prime Location with Nearby Amenities:** Located in Governors Place, one of Kettering's premier office parks, situated within walking distance of popular restaurants, grocery stores, retail shops, and more, offering convenience for your staff and visitors.
- **Convenient Access to Major Highways:** Just minutes from I-75, I-675, and Downtown Dayton, providing excellent connectivity for easy commuting and client access.



Demographics

	1 Mile	3 Mile	5 Mile
Total Population	5,691	67,711	211,918
Total Households	2,494	28,139	92,741



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Photos

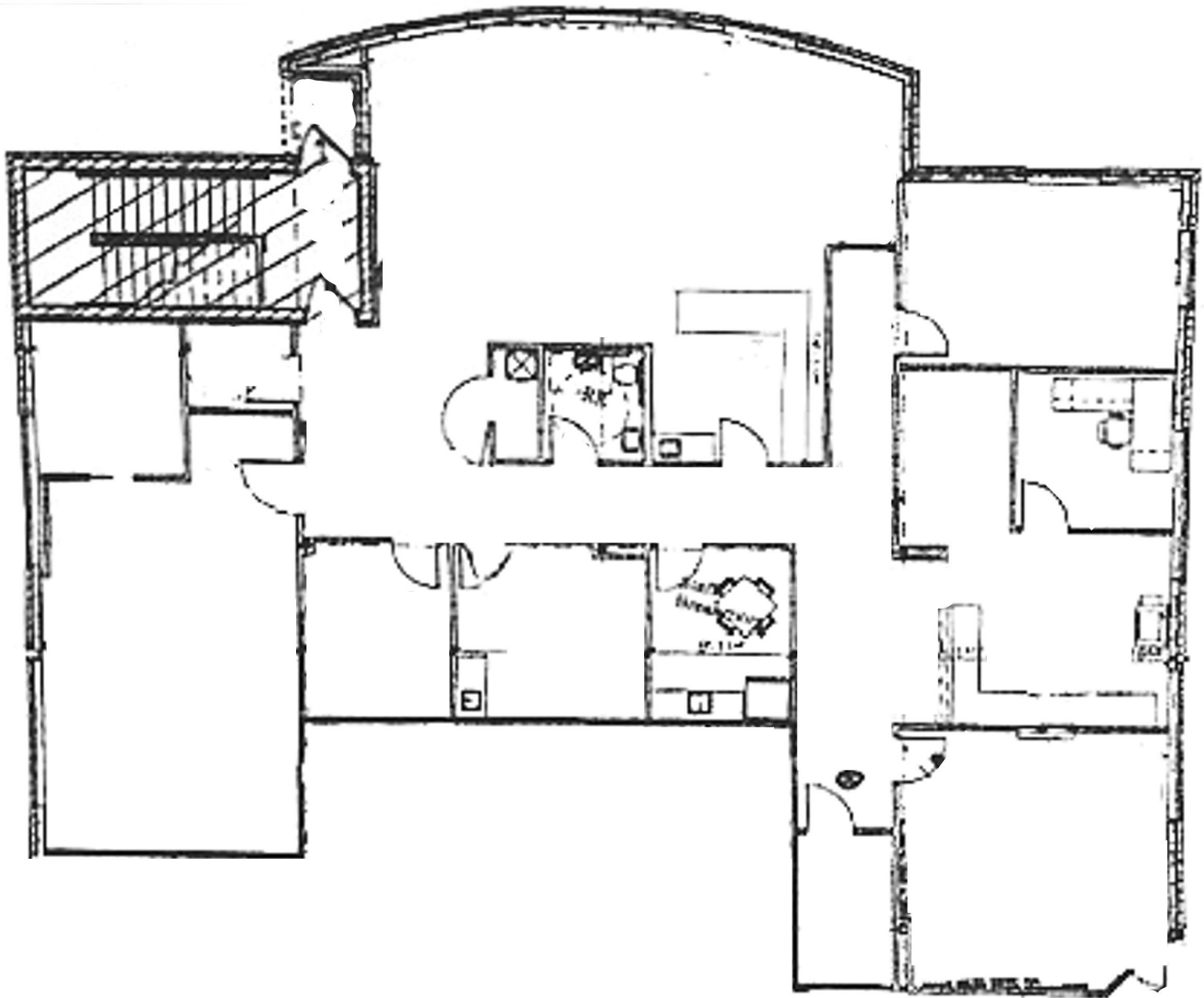


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Floor Plan



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