



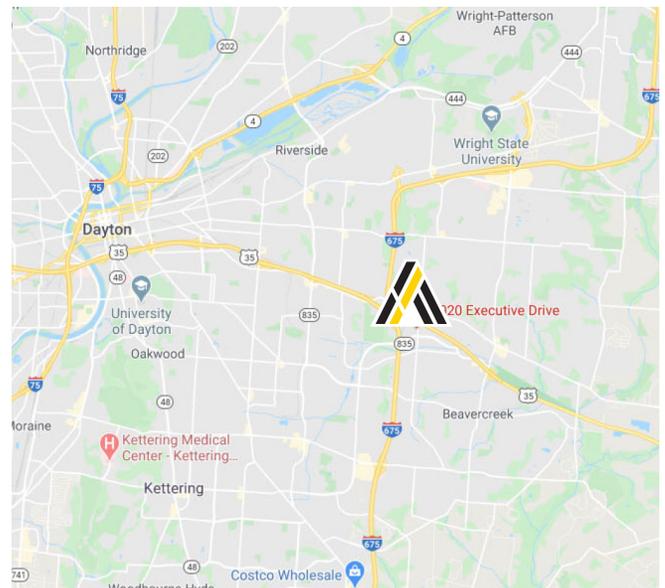
4020 Executive Drive

Beavercreek, Ohio 45430

LEASE RATE:
\$21.95 RSF
FULL SERVICE

Property Highlights

- Up to 15,000± SF second floor office space now available! Planned upgrades coming Q1 2026.
- Situated in an office park setting within Apple Valley Business Park
- Recently renovated 1st floor lobby with all new LED lights, flooring, paint, and furniture
- Excellent window lines with abundant natural light
- Abundant parking
- Within the City of Beavercreek - No City Personal Income Tax
- Exterior signage available with excellent visibility on Grange Hall Road
- Close to Wright Patterson Air Force Base, Restaurants, Hotels, Shopping, The Mall at Fairfield Commons, The Greene, and other key amenities



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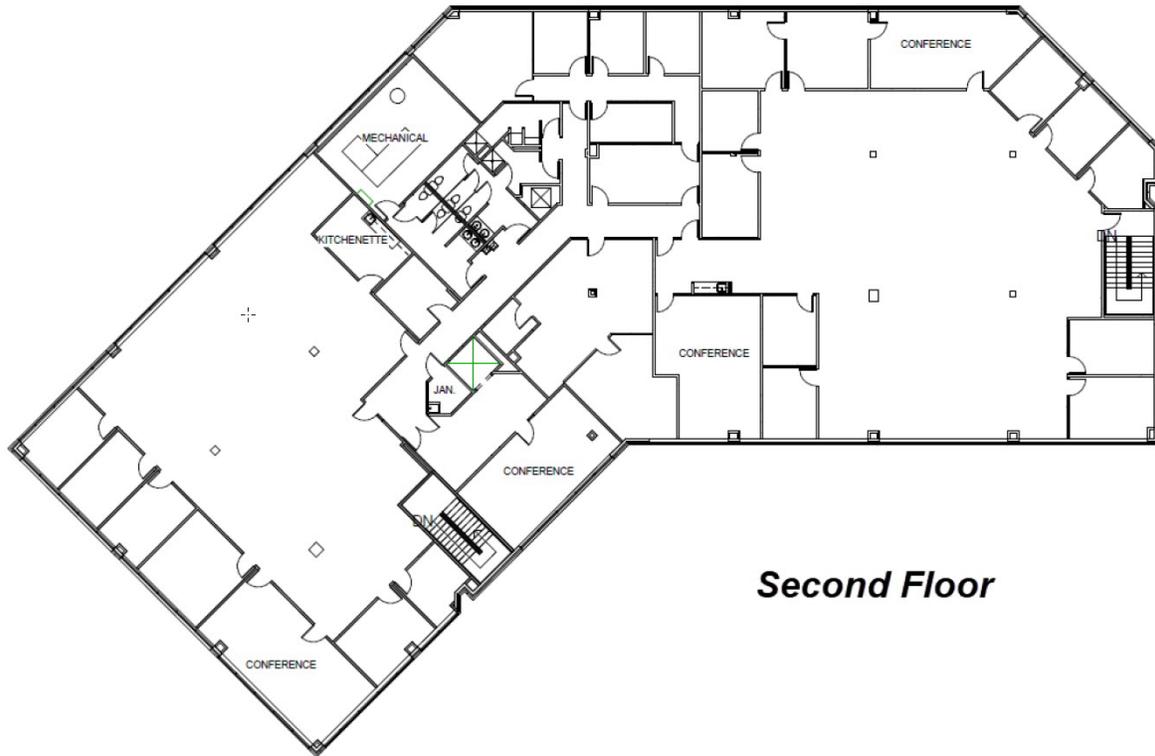
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Floor Plans



Second Floor