



211 Kenbrook Dr

211 Kenbrook Dr, Vandalia, OH 45377

Susie Kentner

Sunshine Properties

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211 Kenbrook Dr

\$13.50 - \$16.00 /SF/YR

This office building is privately owned and managed by the owner, offering three available suites with flexible space options. Each suite includes spacious private offices and 24-hour access to the building. The property features a ground-floor entrance with no steps, a large lobby and waiting area, and a break room equipped with a sink and cabinets for tenants' convenience. The building itself is a freshly painted and updated single-story structure, comprising six suites in total, three of which are currently occupied by long-term professional tenants. Each available suite offers a private entrance, ensuring added privacy, as well as a private, wheelchair-accessible bathroom. Tenants are responsible for the electric, gas, and lease fees, while the owner covers the water bill. There are no additional common area fees....

- Excellent location, 2 miles from Dayton International Airport, 2 miles from the junction of I-75 and I-70.
- Ground floor building



Rental Rate:	\$13.50 - \$16.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	7,820 SF
Year Built:	1993
Walk Score ®:	52 (Somewhat Walkable)
Rental Rate Mo:	\$1.33 /SF/MO

1st Floor Ste 1

Space Available	1,225 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	3,800 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Suites 1 and 2 can be leased out together with a total of 2,400 SF and a rental rate of \$3,140. Minutes from I-70 and I-75 and downtown Dayton. Within this space there is a wall that can be removed to create a conference room if needed. This would result in 3 Private offices and 1 conference room or could be left as is with 4 private offices and no conference room.

1st Floor Ste 2

Space Available	1,225 SF
Rental Rate	\$13.50 /SF/YR
Contiguous Area	3,800 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Suites 1 and 2 can be leased out together with a total of 2,400 SF and a rental rate of \$3,140 plus cleaning. Close to I-70 and I-75 and downtown Dayton.

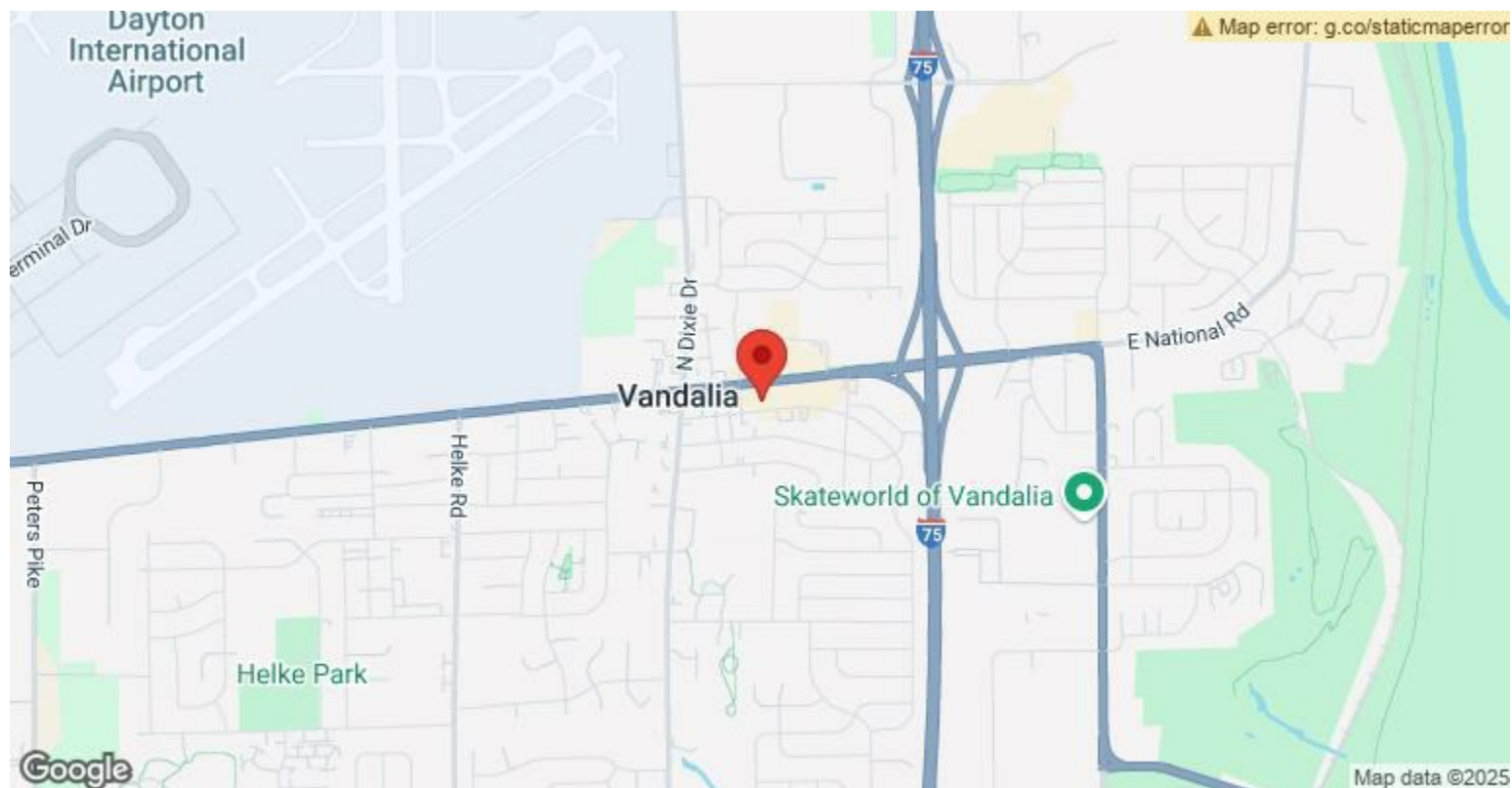
1st Floor Ste 3

Space Available	1,350 SF
Rental Rate	\$15.38 /SF/YR
Contiguous Area	3,800 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Ground floor entrance with no steps. Professional building with desirable tenants. Private grand entry. Break room with cabinets and sink. Natural light. Wheelchair accessible bathroom. Private ownership. Tenant pays lease, electric and gas. There are no additional fees.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Crossroads Massage Therapy	-	
Edward Jones	-	September 2003
Home Instead Senior Care	-	



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Property Photos



Building Photo



Signage 211 Kenbrook Drive

Property Photos



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Property Photos



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A hand-drawn floor plan showing three suites. Suite #2 is at the bottom left, labeled 'Suite #2' and '918 SF'. Suite #3 is in the center, labeled 'Suite #3' and '1,350 SF'. Suite #4 is at the top right, divided into two sections labeled 'Suite #4' and '270 SF' and 'Suite #4' and '200 SF'. The plan includes various rooms, corridors, and dimensions. A large yellow area covers most of the central and right portions of the plan. There are also some blue and green markings. Dimensions are written along the walls and in some rooms. The overall shape is irregular, following the building's footprint.

