

# FOR LEASE- MEDICAL OFFICE!



**8934 Kingsridge Dr.  
Dayton, OH 45458**

## PROPERTY FEATURES:

- Miami Township- No Local Earnings Tax
- 2745 SF + 372 SF Common Waiting Area
- \$12/SF Annually + Condo Fees
- 11 Individual Patient Rooms to accommodate many patients at once



- Commercial
- Investment
- CRE

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## Fact Sheet

<b>Price:</b>	\$12/SF/Year
<b>Condo Fees:</b>	\$1,146.00/Month
<b>County:</b>	Montgomery
<b>City:</b>	Miami Township
<b>Building Size:</b>	2745+ 372 Common Waiting Area
<b>Ceiling Height:</b>	8 ½ Square Feet
<b>Zoning:</b>	B-3
<b>Parking Spaces:</b>	70+
<b>HVAC:</b>	Yes
<b>Electric:</b>	Three Phase
<b>Restrooms:</b>	1 Full, 1 Half

### Property Description:

Located near the Dayton Mall, in Miami Township, which has no local earnings tax. Space Includes: 7- 10x9 Wet Exam Rooms, 4- Large Offices, Business Office, Storage, 2 Sets of Restrooms, And a Private Lounge for Staff.

Landlord is willing to make aesthetic renovations to accommodate tenants. Space is ideal for a medical professional, but could be used as a traditional office, salon, tattoo parlor, etc.



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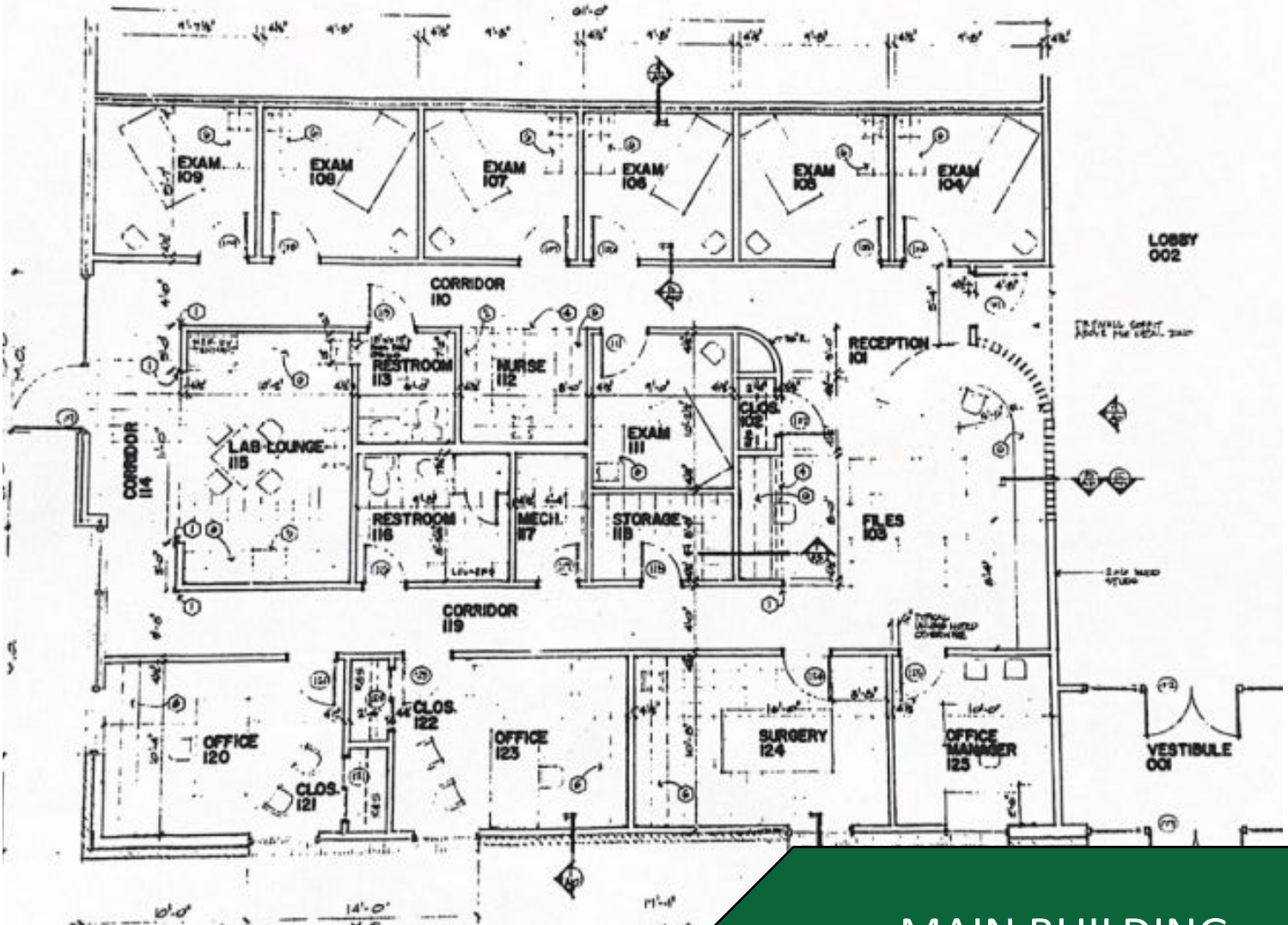




Real Estate Services



SUITE NO. 4



MAIN BUILDING



- Commercial
- Investment
- CRE

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