



5448 WEST CHESTER RD.

WEST CHESTER, OH 45069

AVAILABLE FOR LEASE

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[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



PROPERTY HIGHLIGHTS



4,000 SqFt with 100% office finish

- Minutes to I-75 at Union Centre Blvd exit
- West Chester Township: no employee earnings tax
- Window-Lined Frontage along West Chester Rd
- 100% office: private offices, conference room, break area, kitchenette, and open office area
- Multiple entrances along West Chester Rd.
- Professionally owned & managed
- Available 12/1/2026
- Lease rate: \$10.50/SqFt NNN + \$3.26/SqFt OpEx/CAM



[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	4,000
Office SqFt:	4,000
Year Built:	1997
Type Construction:	Tilt-Up Concrete
Sprinkler:	Yes - Wet system
HVAC:	100% HVAC throughout
Restrooms:	Two (one set)
Signage:	Building fascia with prominence along West Chester Rd and street pylon
Frontage:	130+ ft of frontage on West Chester Rd



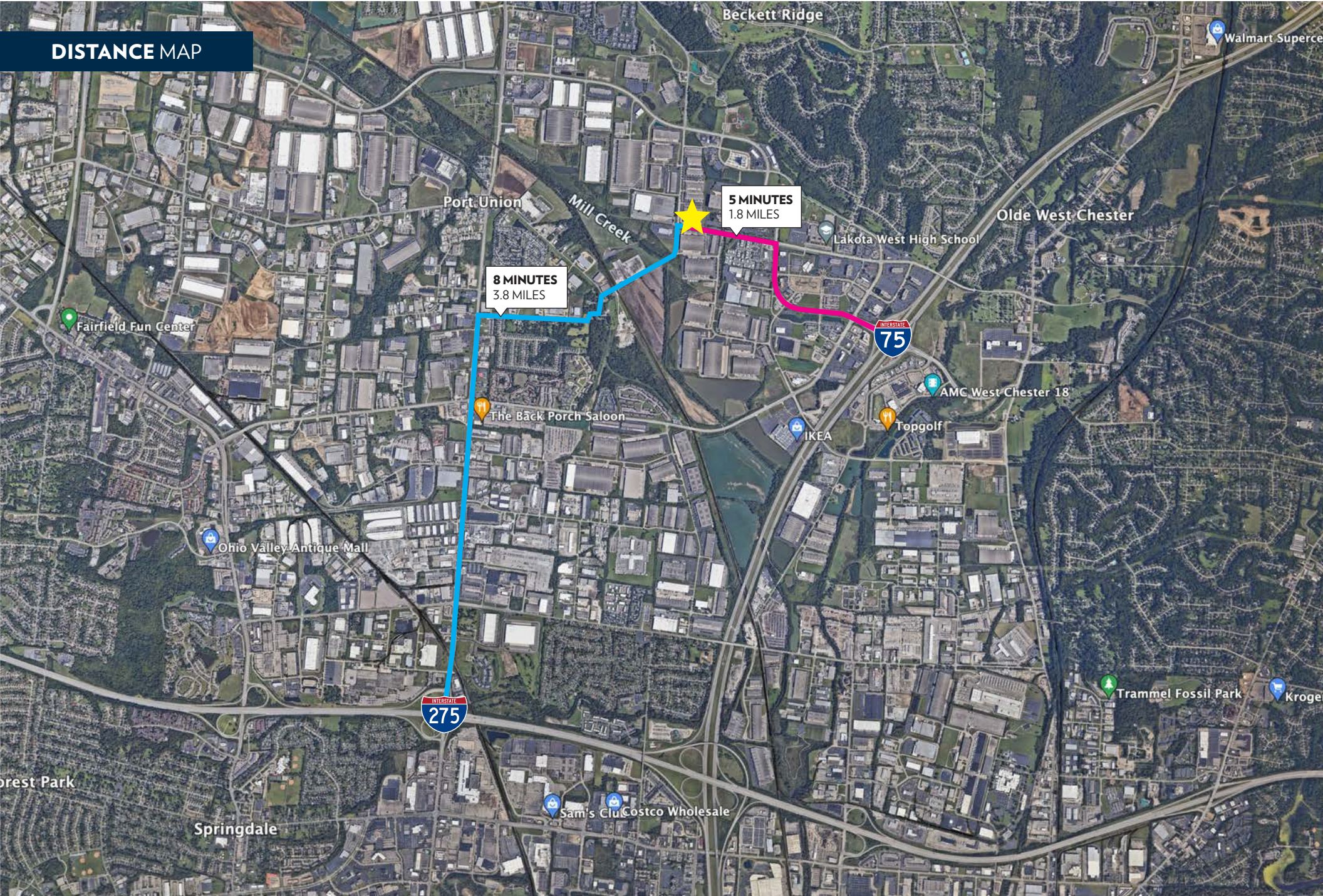
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DISTANCE MAP



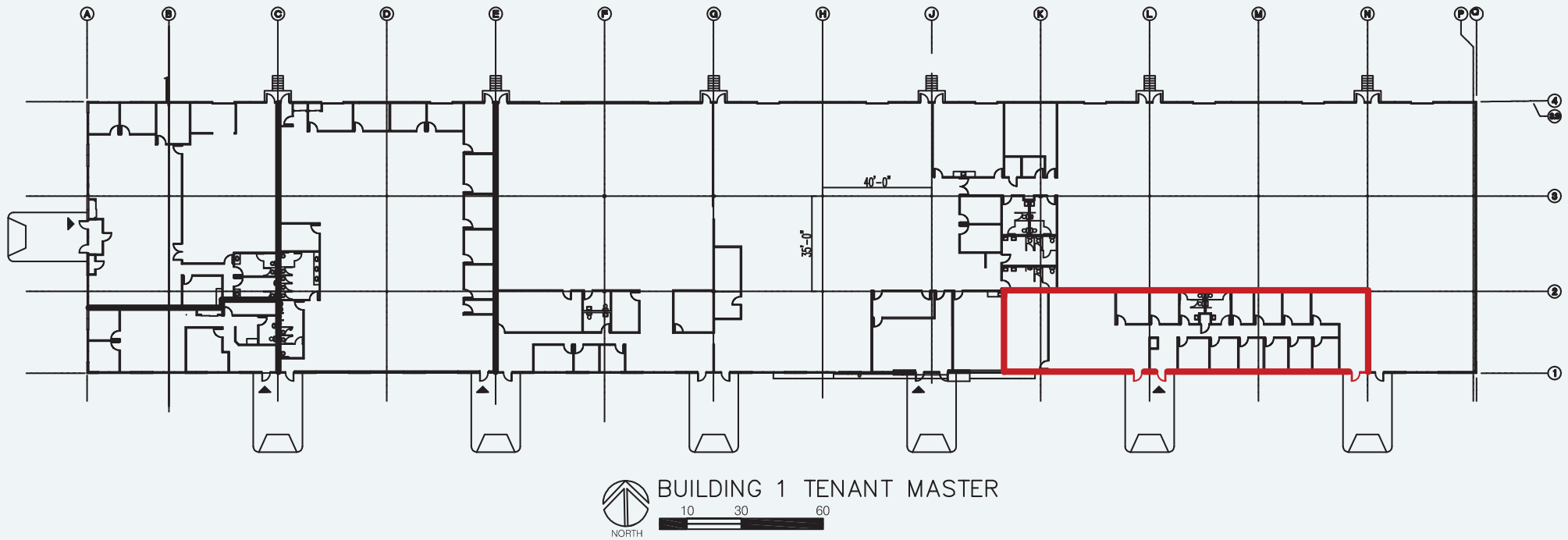
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FLOOR PLAN



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PARCEL OUTLINE

4,000 SQFT
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