

NEW OWNERSHIP 2026!



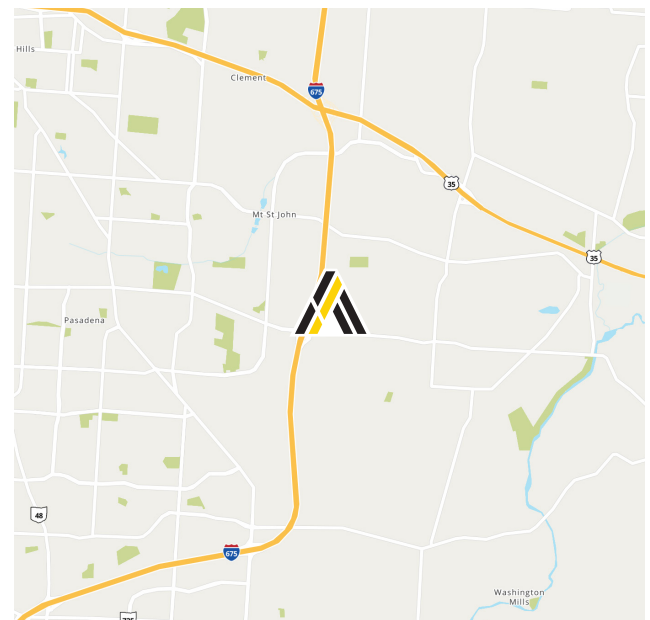
## 42 Woodcroft Trail

Beavercreek, Ohio 45430

LEASE RATE:  
\$22.00 PSF PLUS UTILITIES

### Property Highlights

- **Flexible Suite Options:** Two suites available: 830± SF and 3,188± SF, which can be combined for a total of 4,018± SF to accommodate a variety of users.
- **Recent Upgrades & Ongoing Improvements:** New ownership in 2026 with significant recent capital improvements, including upgraded common areas featuring new flooring, paint, and lighting, along with fully renovated restrooms. Additional planned enhancements include exterior cleaning and refreshed landscaping.
- **Prime Location & Regional Connectivity:** Excellent accessibility just off I-675, and located minutes from The Greene Town Center, a premier mixed-use destination with a strong mix of dining, retail, and entertainment amenities.
- **Convenient Parking & Easy Access:** Ample on-site parking with direct access to the building entrance, providing a convenient experience for both employees and clients/patients.
- **Signalized Intersection Access:** Positioned at a signalized intersection, allowing for easy, efficient ingress and egress.
- **Tax Advantage Location:** Situated in Beavercreek with no city income tax, offering a financial advantage for tenants and employees.
- **Established Medical & Office Environment:** Surrounded by a dense concentration of healthcare providers and professional office users, making the property ideal for medical, dental, wellness, therapy, or general office users seeking synergy, referrals, and an established business environment.



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## Recent Common Area Renovations

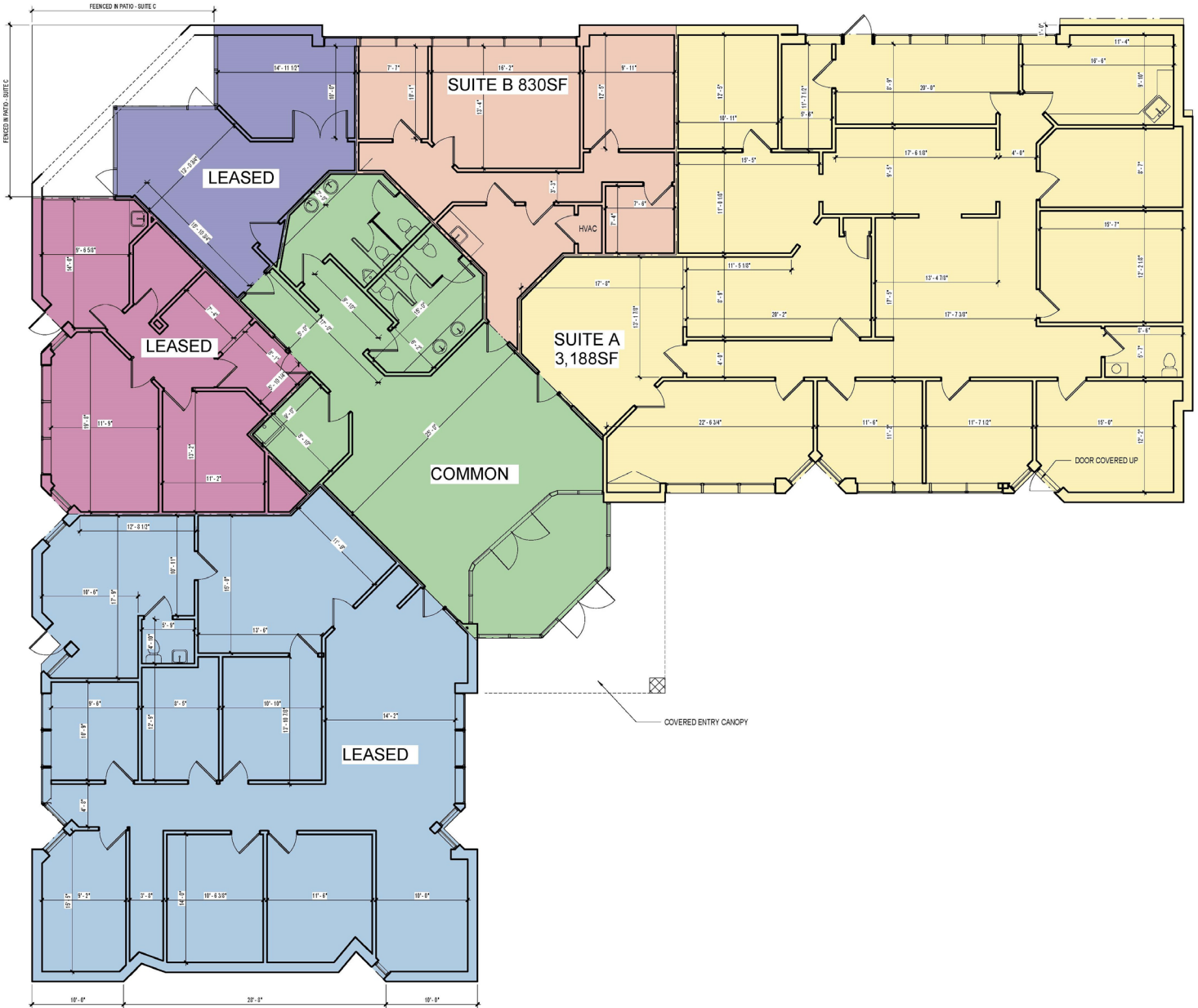


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## Floor Plan



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