

**NEW PRICE !**



## 8045 Washington Village Drive

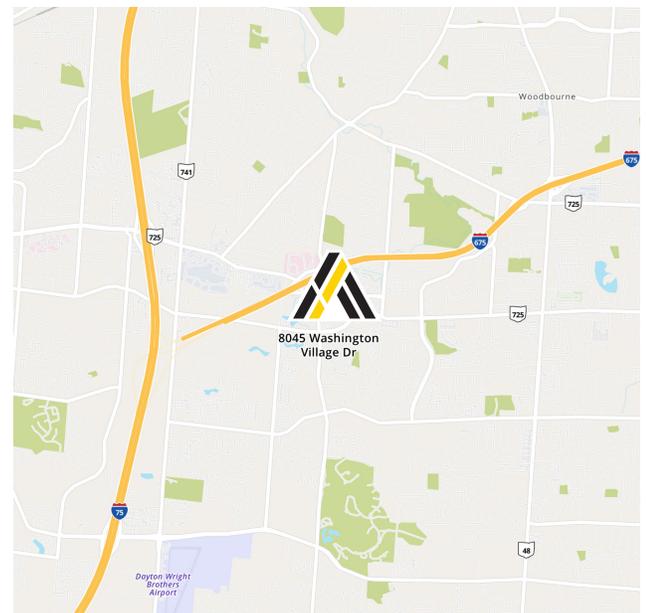
Washington Township, Ohio 45458

**SALE PRICE:**

**\$996,000**

### Property Highlights

- 6,704± SF Prime Class A+ Office building for sale
- **Exceptional Finishes:** Unmatched office finishes offering a mixture of open space, private offices and support amenities
- **Flexible Space for Multi-Tenant Use:** Easily demised to accommodate multiple tenants, offering high flexibility for investors or businesses. Currently divided into 2 suites - 4,241± SF and 2,463± SF.
- **Premium Features:** Equipped with a fully sprinklered fire protection system and separate men's and women's restrooms, both featuring showers for added convenience.
- **Strong Investment Opportunity:** An attractive investment with potential for high returns, located in a growing and dynamic area.
- **Prime Location:** Situated in amenity-rich Washington Township, offering convenience without city income tax.



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## Photos

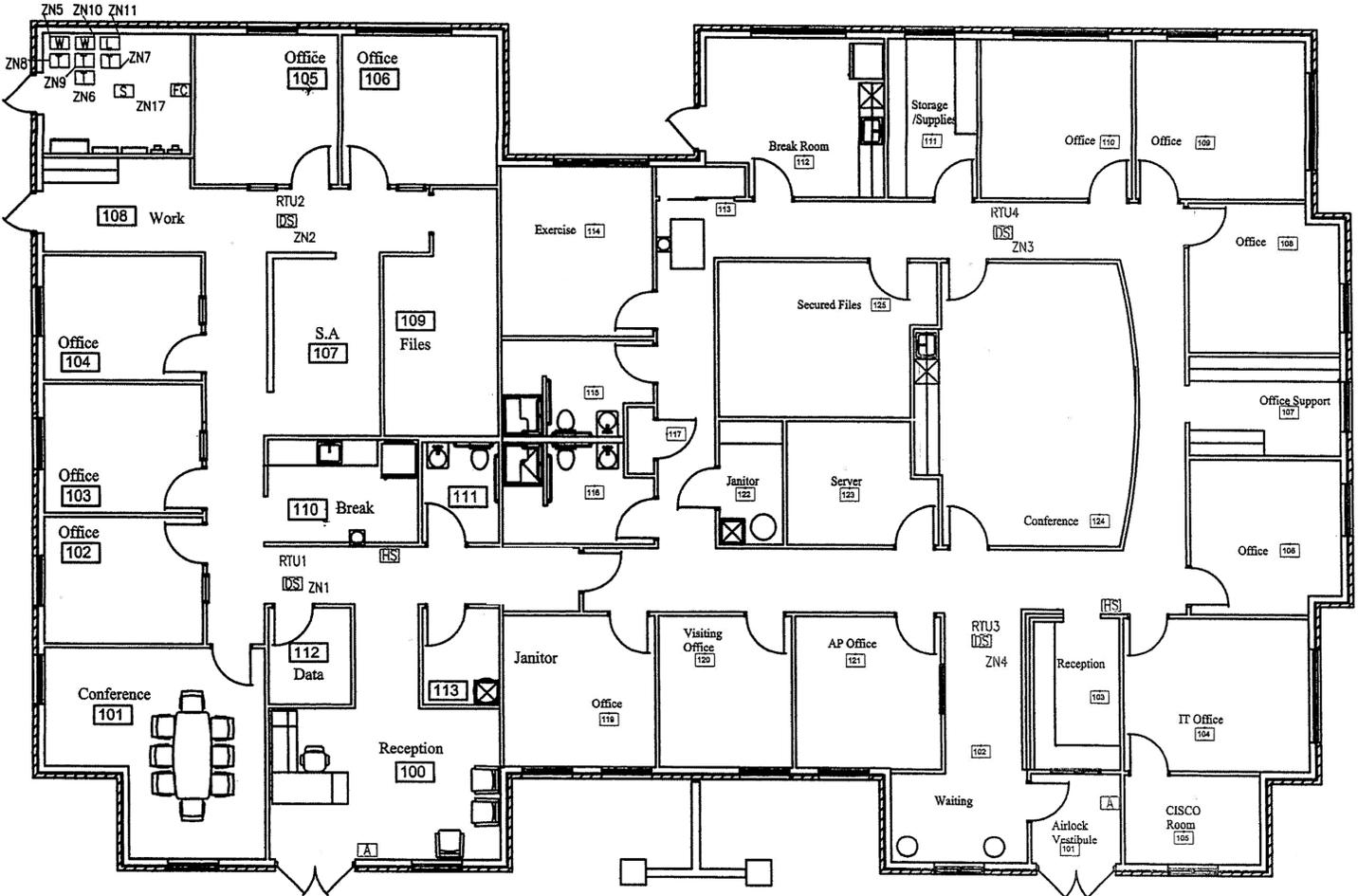


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## Floor Plan



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## Area Overview



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