

# Beckett Ridge Professional Building

4866 Wunnenberg Way  
West Chester, OH 45069

Office Suite For Sale or  
Lease  
2,584 SF



#### AVAILABLE:

2,584 SF

#### USES:

Medical/Therapy/Professional office

#### OFFERED AT:

\$15.75 PSF NNN

\$4.55 PSF OpEx

\$375,000.00 (\$145 PSF)

#### LOCATION:

Well located office just off SR 747 near Union Centre and minutes to I-75 & I-275. In a highly developed commercial and residential area with a great mix of retail, food, & service in the area.

#### SUMMARY:

- Professional office & medical condo complex
- Zoned B-2 (click for zoning ordinance)

#### North Ridge Realty Group

7182 Liberty Centre Drive, Suite M  
West Chester, OH 45069  
[www.nrrg.com](http://www.nrrg.com)

#### Marshall Stretch

VP Sales & Leasing  
513.504.8232 Mobile  
[marshall@nrrg.com](mailto:marshall@nrrg.com)

#### John Stretch

Broker / Owner  
513.623.6505 Mobile  
[john@nrrg.com](mailto:john@nrrg.com)

# OVERVIEW

## 4866 Wunnenberg Way Office Suite For Sale or Lease

**YEAR BUILT:**

2004

**OCCUPANCY:**

Negotiable

**PARCEL ID:**

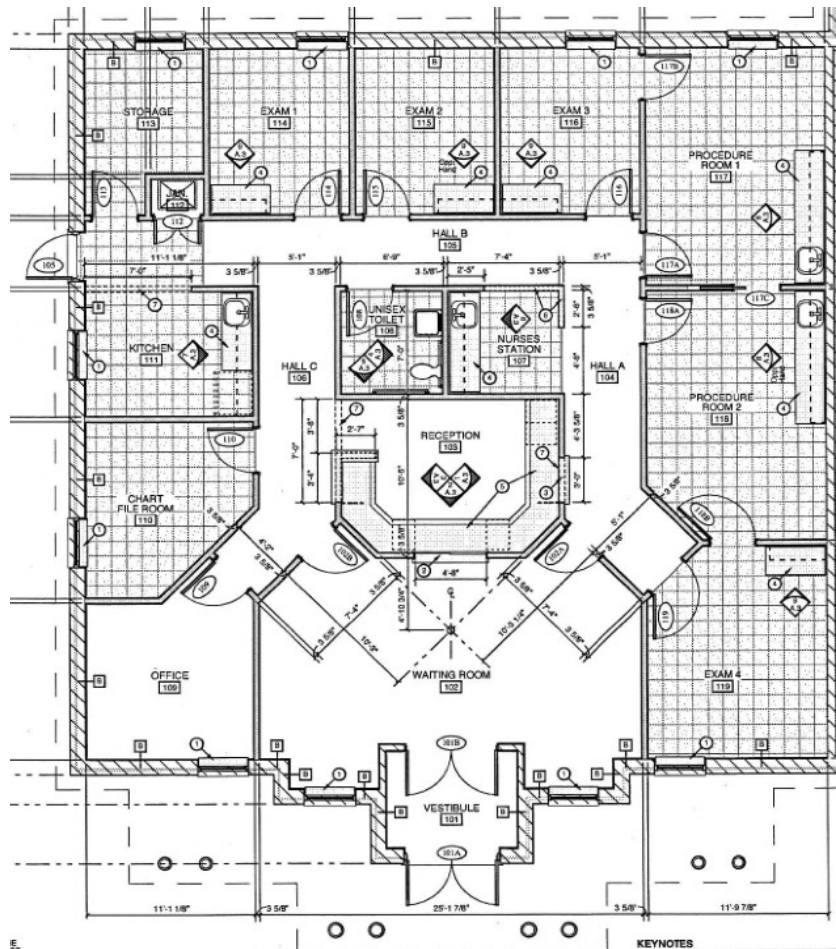
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**TAXES:**

\$2,266.28/half

**SPACE INFO:**

- 2,584 SF end-cap medical/therapy/professional office
- 4 exam rooms, up to 3 offices, 2 procedure rooms w/ water, nurses station, reception and waiting room, chart storage, kitchenette, ADA restroom, & storage/mechanical closet
- 10' ceilings
- Windows throughout w/ abundance of natural light
- Two individual secured private entries - one with ADA doors
- Street marquis signage



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# PHOTOS

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# AERIAL MAP

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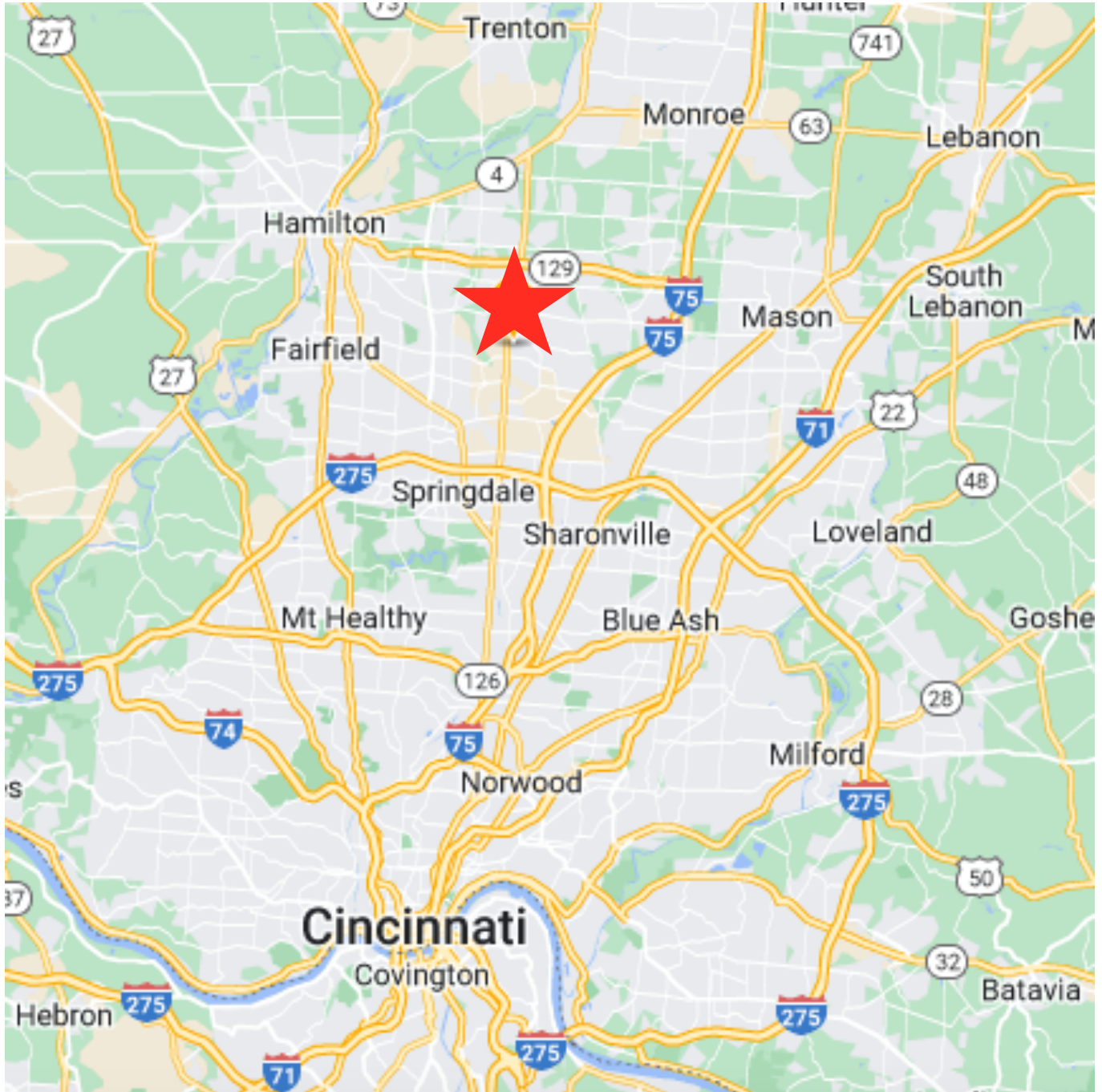
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# STREET MAP

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