

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

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch

Broker / Owner
513.623.6505 Mobile
john@nrrg.com

OVERVIEW

4866
Wunnenberg
Way
Office Suite For
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YEAR BUILT:

2004

OCCUPANCY:

Negotiable

PARCEL ID:

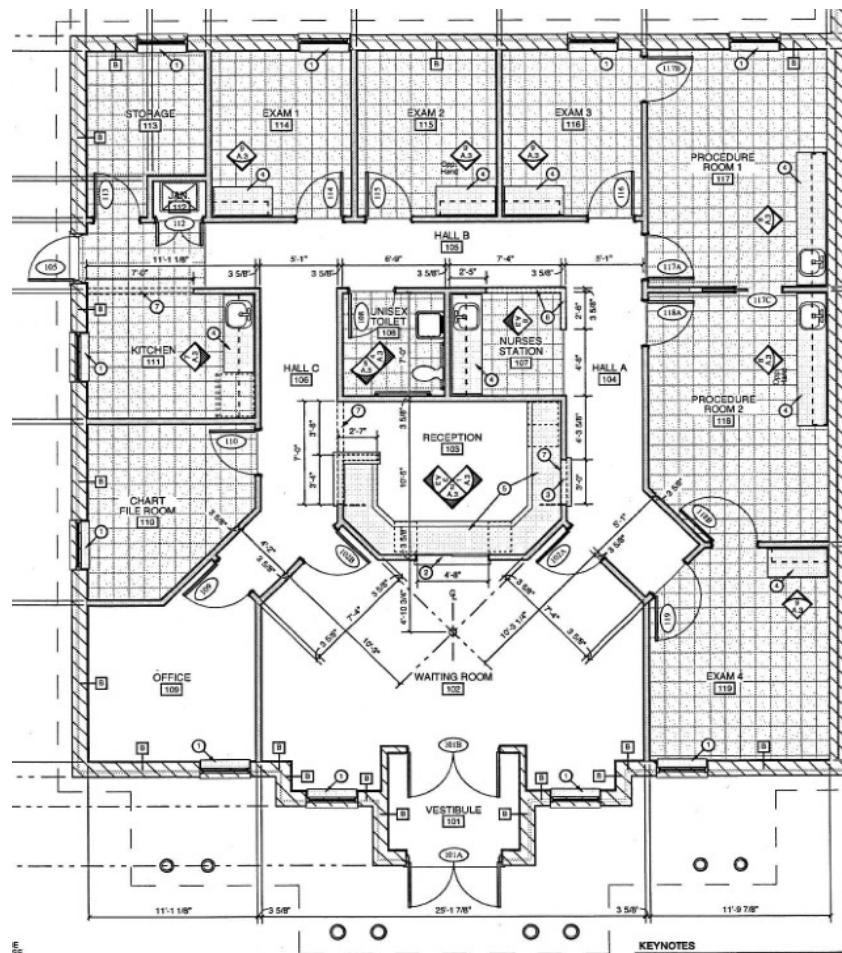
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TAXES:

\$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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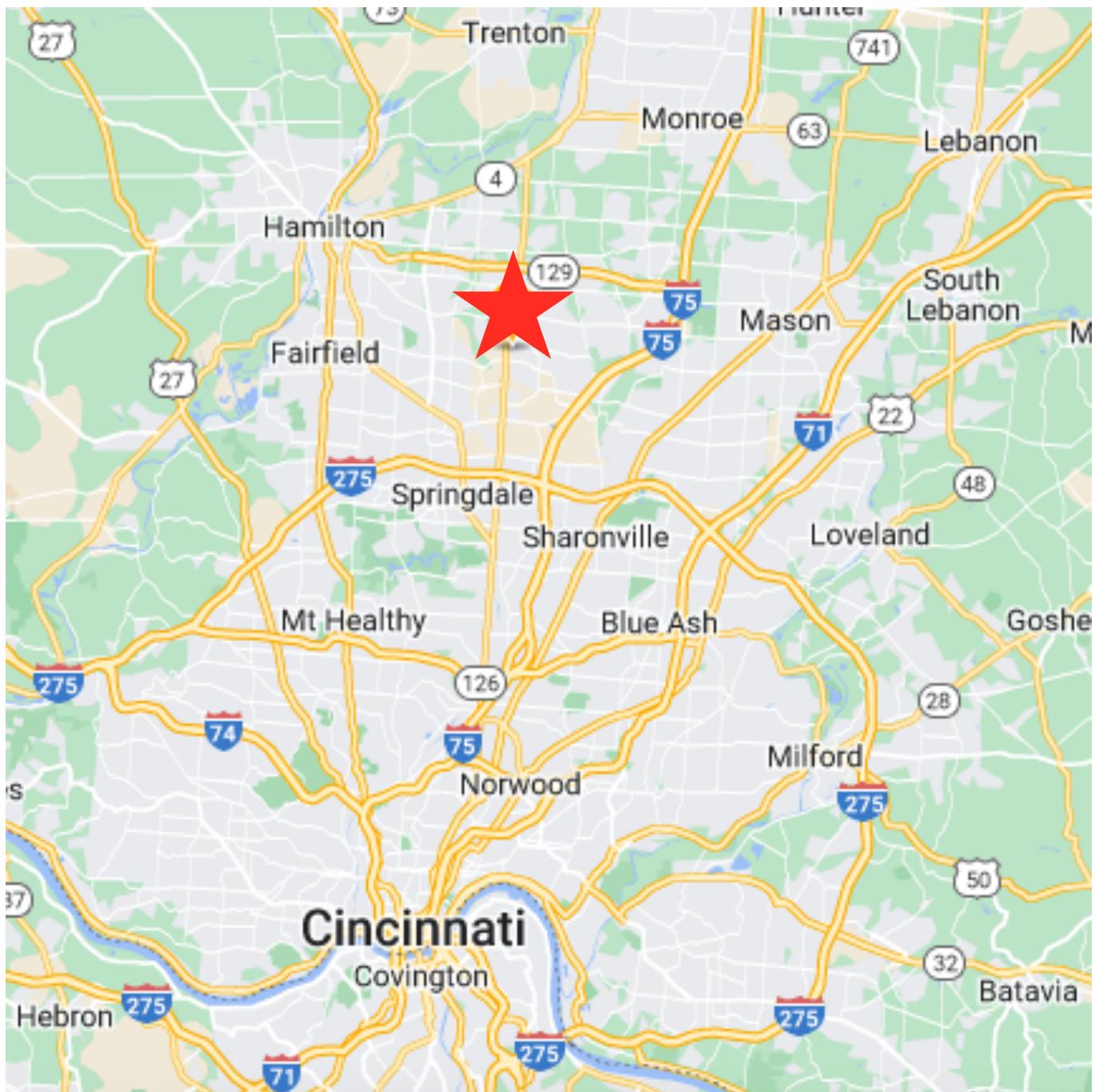
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STREET MAP

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