

Beckett Ridge Professional Building

4896 Wunnenberg Way
West Chester, OH 45069

Office Suite For Lease
2,584 SF


NORTH RIDGE
REALTY GROUP
COMMERCIAL REAL ESTATE



AVAILABLE:

2,584 SF

USES:

Medical/Therapy/Professional office

OFFERED AT:

\$15.75 PSF NNN

\$4.55 PSF OpEx

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

**4896
Wunnenberg
Way
Office Suite For
Lease**

Year Built:

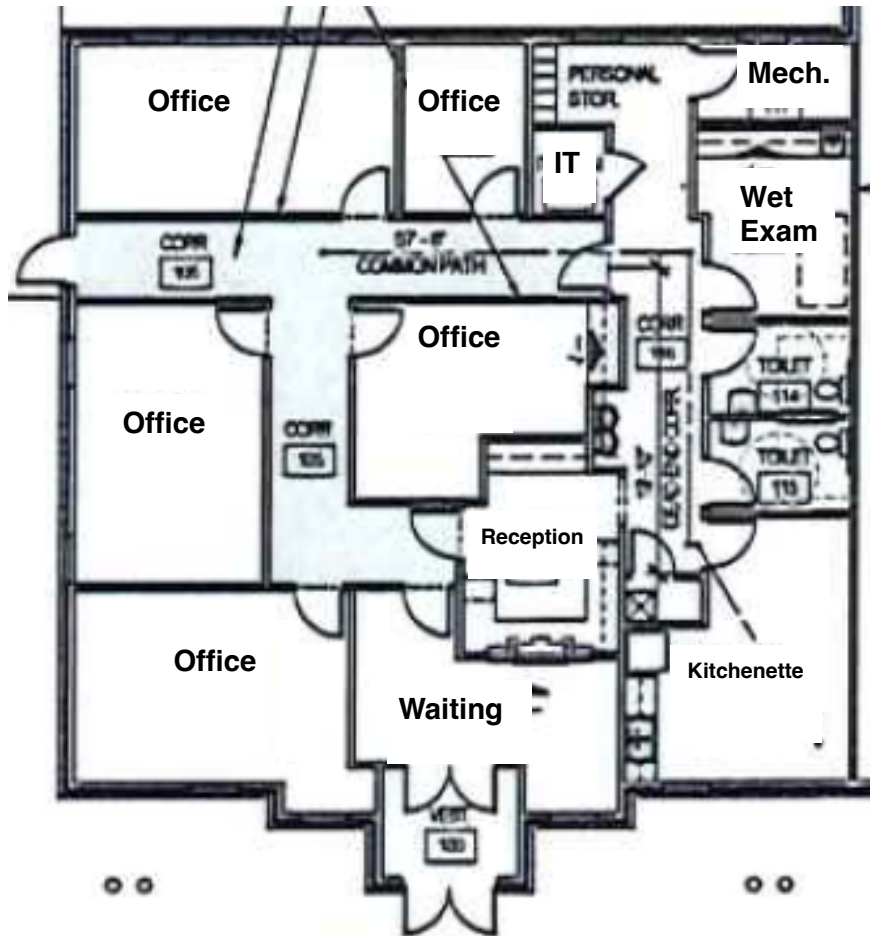
2004 - completely renovated in 2021

OCCUPANCY:

February 1, 2025

SPACE INFO:

- 2,584 SF end-cap medical/therapy/professional office
- 5 private offices & 1 wet exam, reception and waiting room, kitchenette & two ADA restrooms
- 10' ceilings
- Windows throughout w/ abundance of natural light
- Two individual secured private entries - one with ADA doors
- LVT throughout
- Separately zoned HVAC



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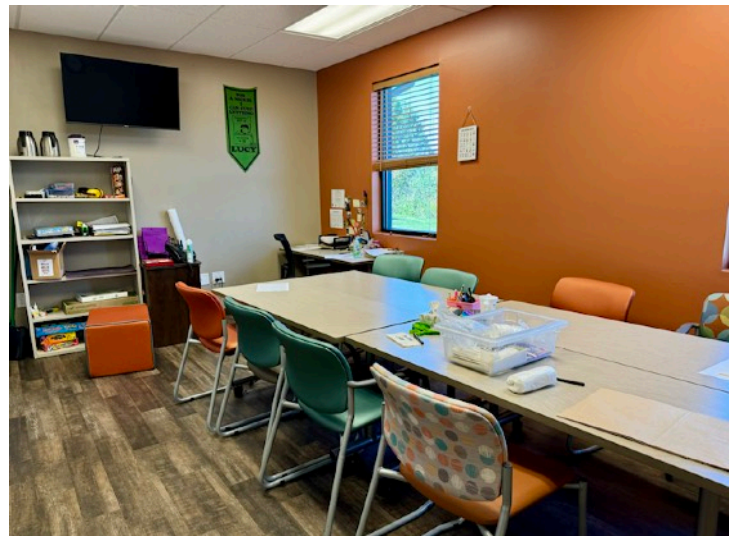
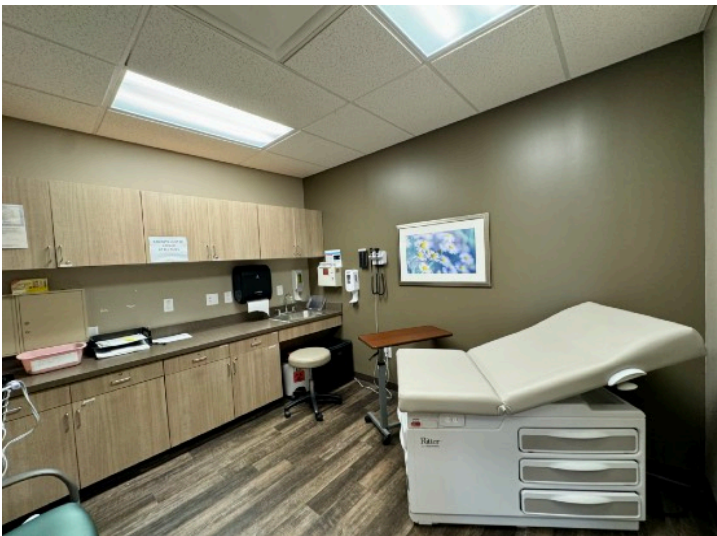
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PROPERTY PHOTOS

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AERIAL MAP

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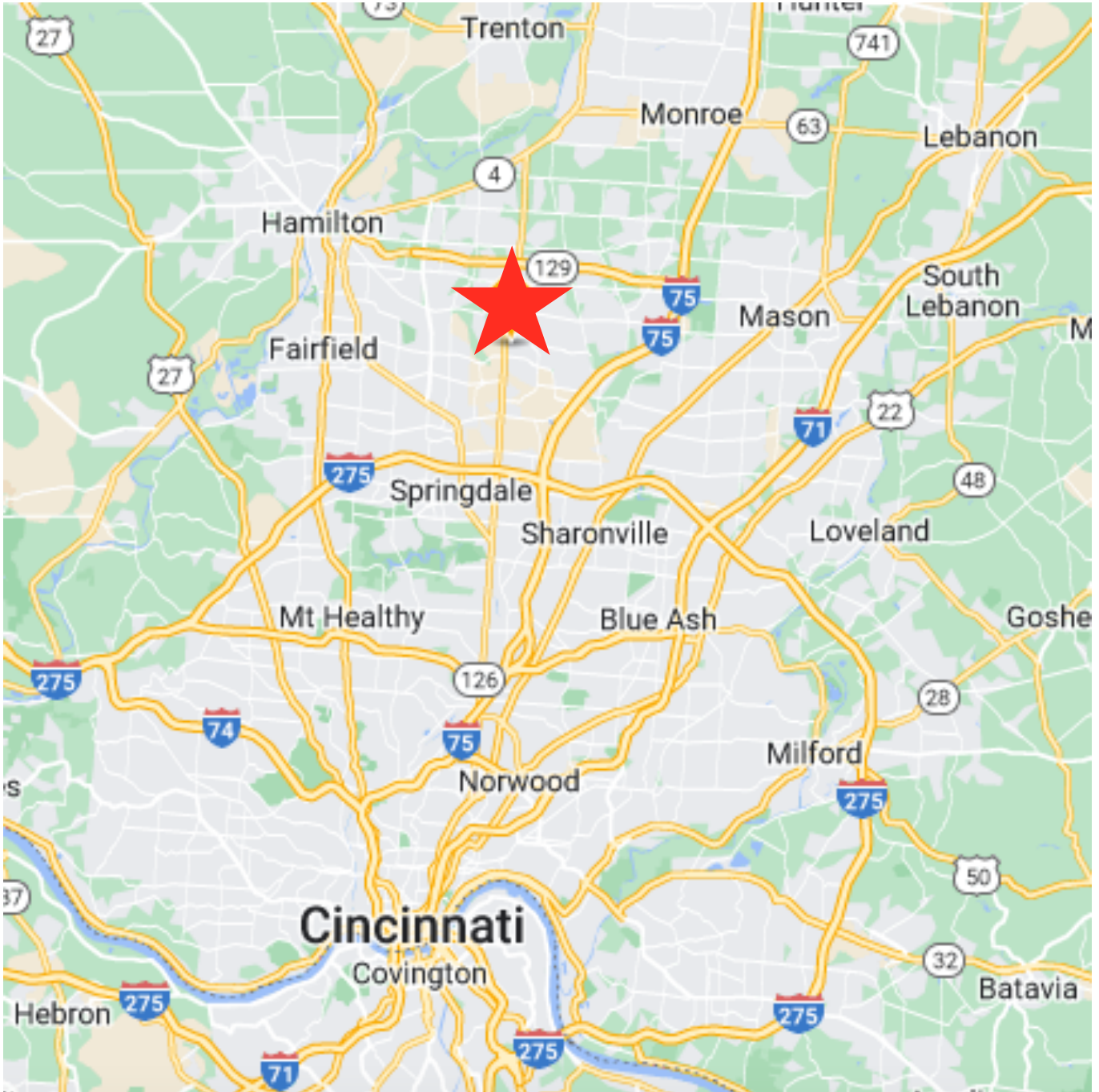
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STREET MAP

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