



FOR LEASE

16 W WENGER RD.
ENGLEWOOD, OH 45322

Property Highlights

Discover this beautifully updated 1,600 SF office suite, fully refreshed in 2023, ready to impress clients and elevate your business presence. Situated along a high-traffic corridor in Englewood, Ohio, the property enjoys excellent visibility and is surrounded by a mix of medical practices, professional offices, retail shopping, and established residential neighborhoods.

The professionally landscaped grounds and well-maintained exterior create an attractive, welcoming first impression that reflects positively on your brand.

Thoughtfully Configured Layout:

- 2 private individual offices
- Dedicated training room
- Spacious conference room
- Convenient kitchenette/break room
- Private restroom
- Open/flexible areas for additional workstations or reception (as currently configured)
- Ample shared parking ensures convenience for employees and visitors alike.

Lease Rate: \$13 SF Modified Gross



Exceptional Accessibility:

Just 0.5 miles from the I-70 interchange, this location provides seamless highway access for out-of-town clients, vendors, and staff. Englewood's strategic position in the Dayton metro area offers quick connections to Dayton International Airport (under 10 minutes), I-75, and major regional routes—making it ideal for businesses serving a broader Southwest Ohio market.

Perfect For:

- Medical & health-related practices (health clinics, physical therapy, massage therapy, home healthcare)
- Professional services (accounting, tax preparation, bookkeeping, payroll, financial consulting, attorneys, insurance agencies, business/IT consulting, property management, graphic design, logistics coordination)
- Wellness and service-oriented businesses seeking a professional, client-friendly environment

This turnkey space combines modern updates, functional design, prime visibility, and unbeatable commuter convenience—position your business for success in a stable, suburban community.





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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	19,860	78,585	283,390
HOUSEHOLDS	8,123	31,782	123,637
HH INCOME	\$93,257	\$80,189	\$68,825

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