



THE  
PAUL HOWE  
GROUP

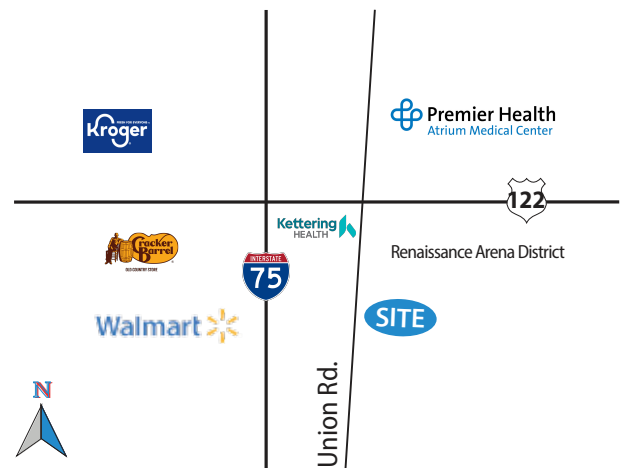
# FOR LEASE OR FOR SALE

## 5900 Long Meadow Dr. Middletown, OH 45005



### PROPERTY HIGHLIGHTS

- **PRIME MODERN OFFICE BUILDING** with 11,315 SF in the Renaissance Professional Development
- **BUILT** in 2008
- **CONVENIENT LOCATION** just minutes from Atrium Medical Center, SR 122 and I-75
- ADA compliant with elevator
- **AMPLE FRONT PARKING** for clients
- **PRIVATE EMPLOYEE PARKING LOT** in rear
- Quiet, wooded surroundings with easy access to dining, retail, and major roadways



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COMMERCIAL** | HERITAGE



**PAUL HOWE**

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## Main Floor



- 11 exam or treatment rooms with central workstation hub
- 4 check-in/check-out bays
- 2 spacious waiting areas for patient flow
- Multiple private offices
- 4 private single-user restrooms
- Direct main-level entry and client access
- Dedicated X-ray room (can also be additional office or exam room)
- 2,000 sq ft open-concept rehab or flex space — perfect for a therapy gym, collaborative workspace, or training room

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## Second Floor Suites (100 sq ft and up)



- Flexible private office or group-use layouts
- Large men's and women's restrooms with private stalls
- Conference room with mounted projector screen
- Separate second-floor reception and waiting area
- Employee break area and laundry hookups
- Elevator access from main entry
- Perfect for administrative teams, consulting, or back-office operations

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## First Floor Therapy Space

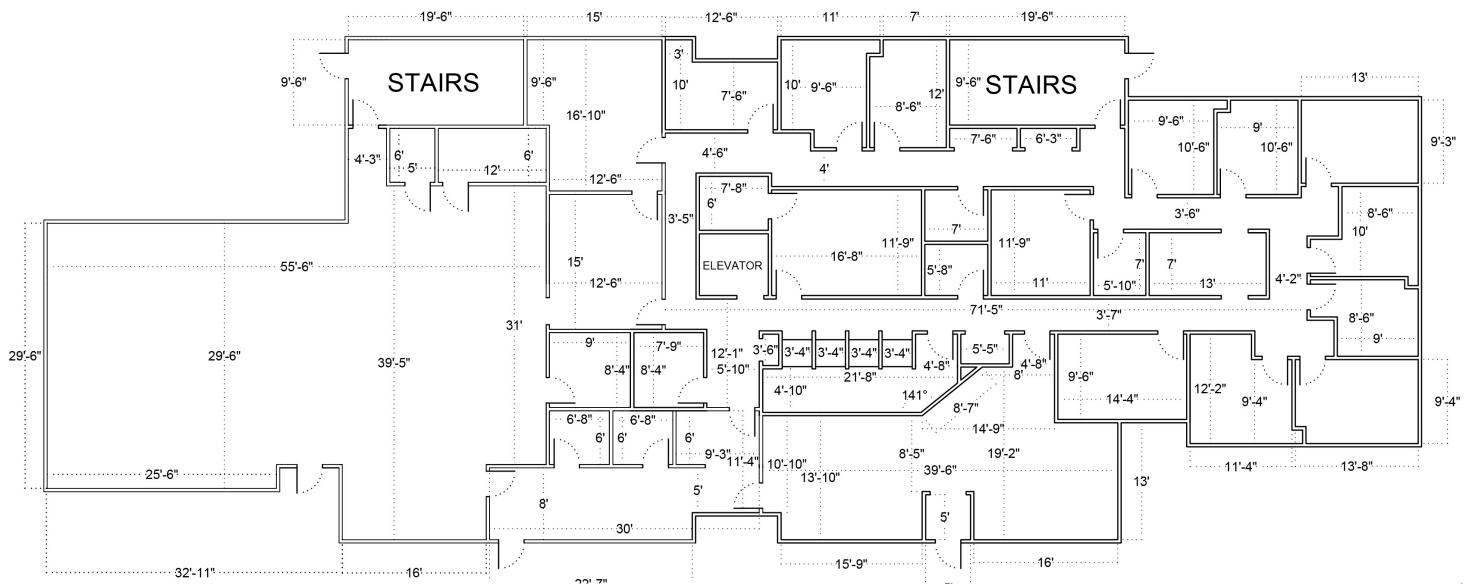
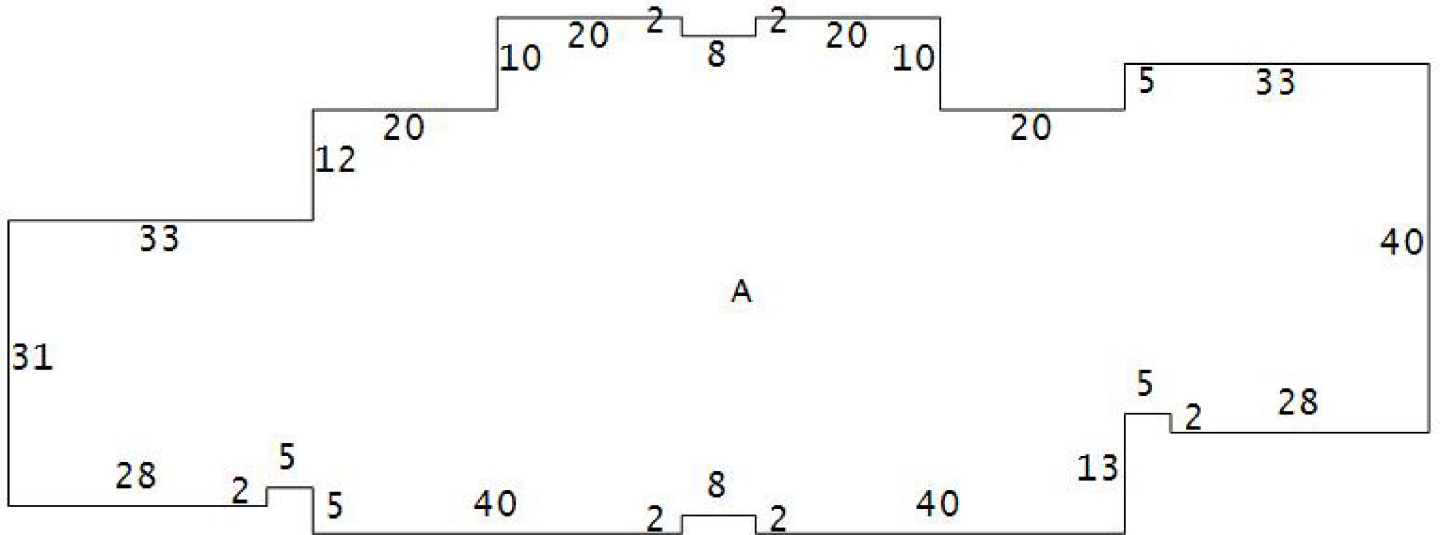


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Account Number = 2434320

Building Number = 1

ABRICK1 STORY 6819

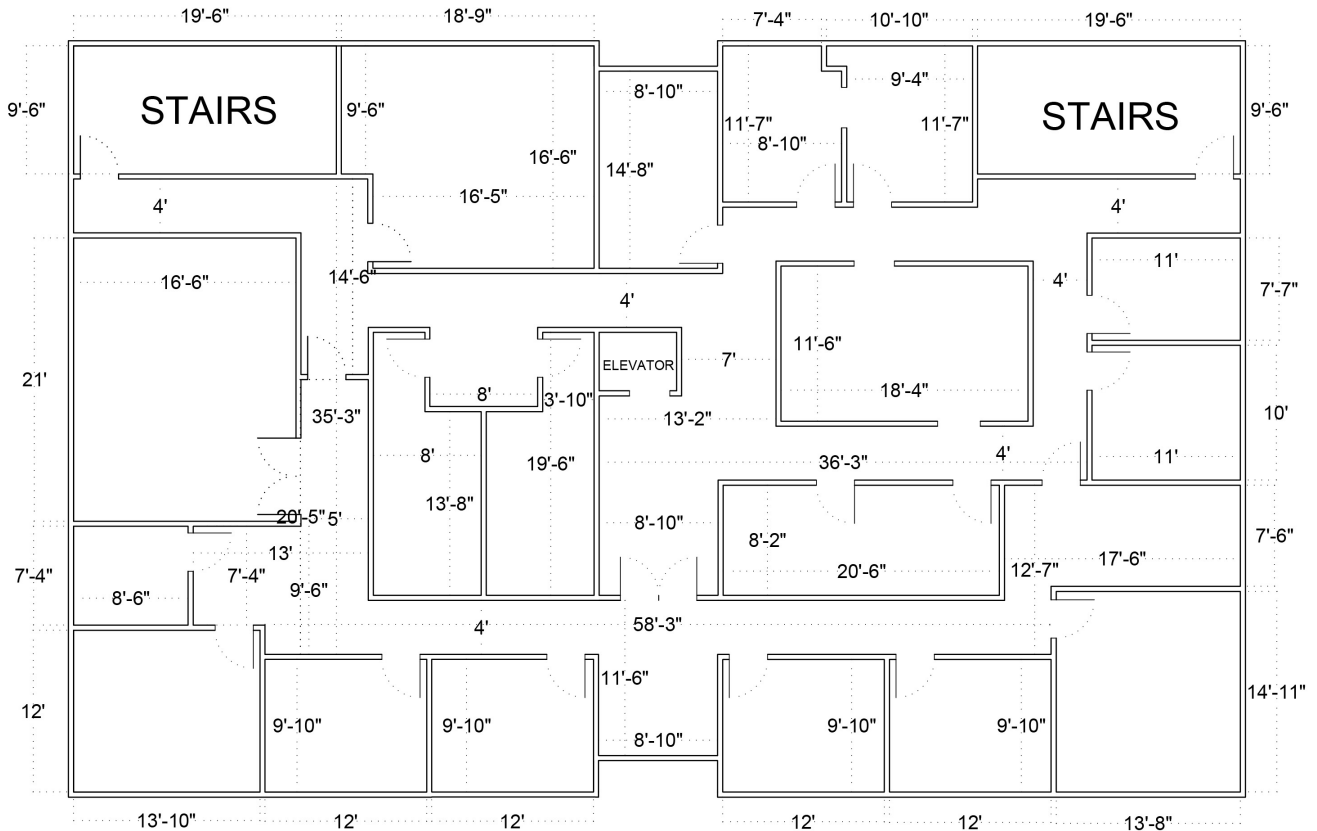
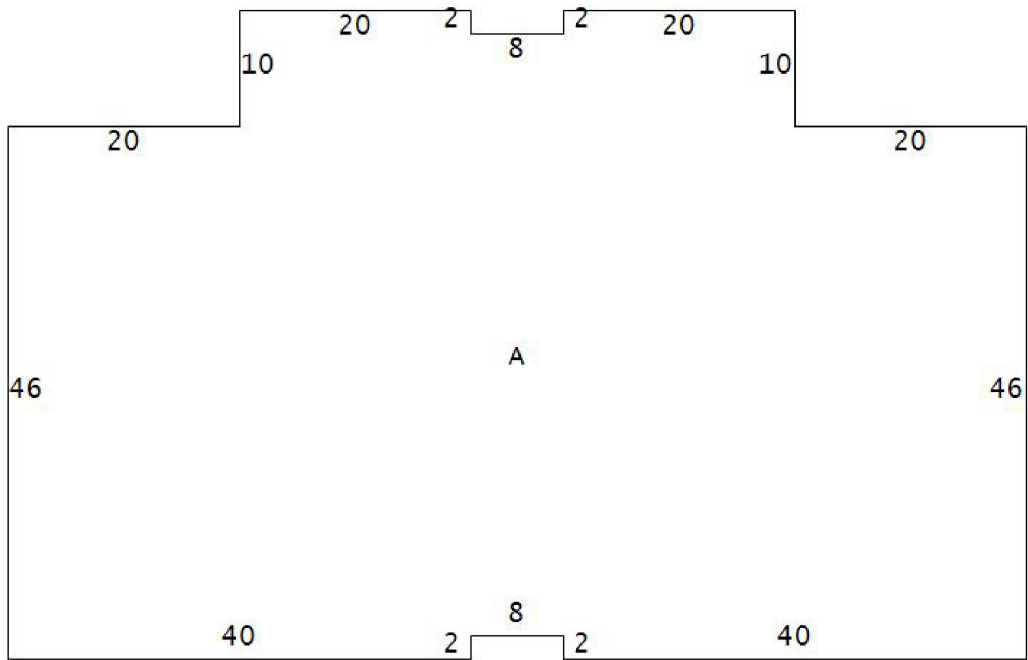
Area = 6819.00 sq. ft.





# WARREN COUNTY

*Property Search*



Account Number = 2434321

Building Number = 1

ABRICK1 STORY 4496

Area = 4496.00 sq. ft.





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