

FOR LEASE- MEDICAL OFFICE!



8934 Kingsridge Dr.
Dayton, OH 45458

PROPERTY FEATURES:

- Miami Township- No Local Earnings Tax
- 2745 SF + 372 SF Common Waiting Area
- \$12/SF Annually
- 11 Individual Patient Rooms to accommodate many patients at once



- Commercial
- Investment
- CRE

David Nianouris
O: 937-431-6489 C: 937-477-1106
DavidNianouris@HowardHanna.com
DNianouris@Gmail.com



Fact Sheet

Price:	\$12/SF/Year + Utilities
County:	Montgomery
City:	Miami Township
Building Size:	2745+ 372 Common Waiting Area
Ceiling Height:	8 ½ Square Feet
Zoning:	B-3
Parking Spaces:	70+
HVAC:	Yes
Electric:	Three Phase
Restrooms:	1 Full, 1 Half
Year Built:	1990

Property Description:

Located near the Dayton Mall, in Miami Township, which has no local earnings tax. Space Includes: 7- 10x9 Wet Exam Rooms, 4- Large Offices, Business Office, Storage, 2 Sets of Restrooms, And a Private Lounge for Staff.

Landlord is willing to make aesthetic renovations to accommodate tenants. Space is ideal for a medical professional, but could be used as a traditional office, salon, tattoo parlor, etc.



- Commercial
- Investment
- CRE

David Nianouris
O: 937-431-6489 C: 937-477-1106
DavidNianouris@HowardHanna.com
DNianouris@Gmail.com



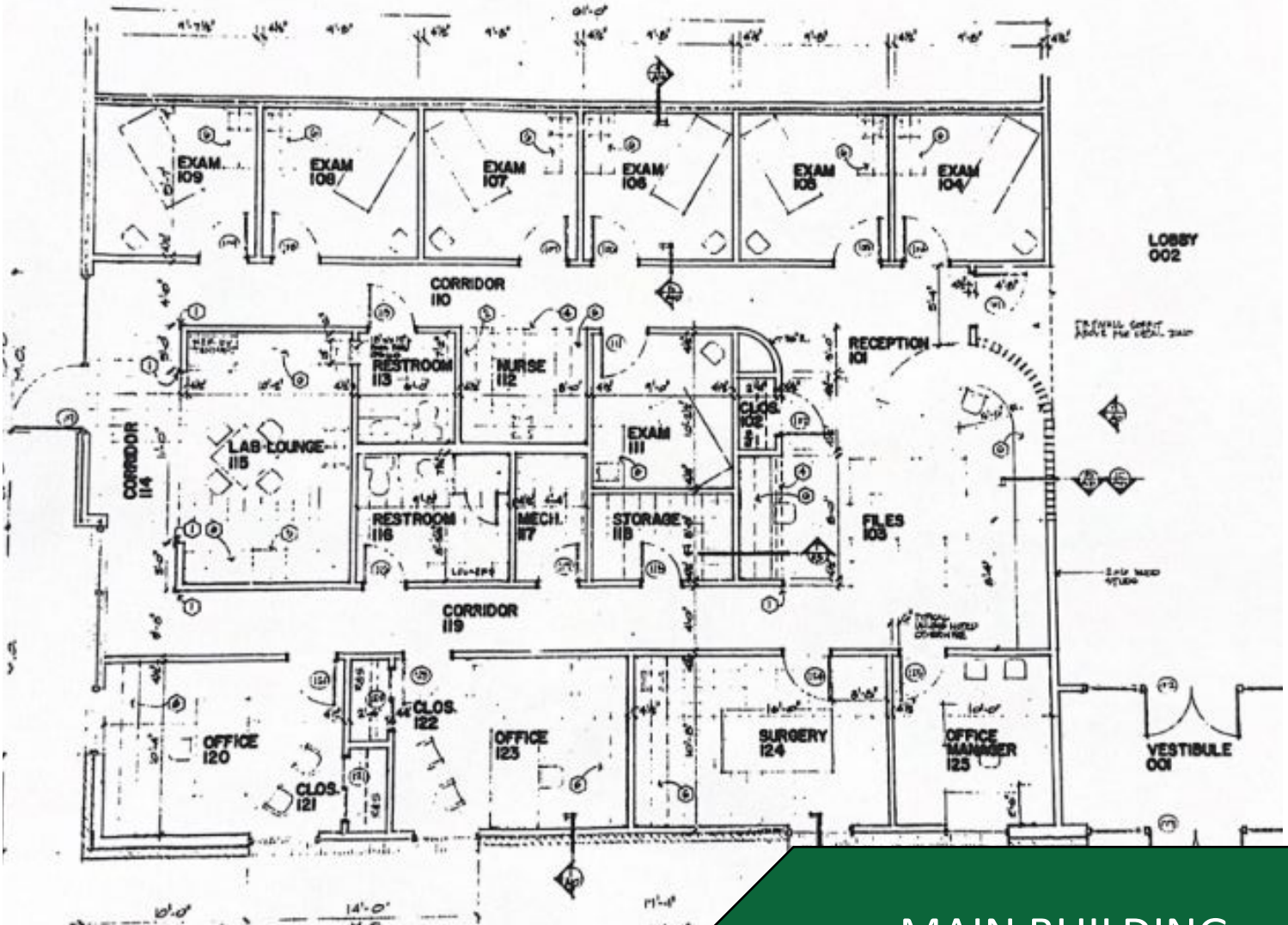




Real Estate Services



SUITE NO. 4



MAIN BUILDING



- Commercial
- Investment
- CRE

David Nianouris
 O: 937-431-6489 C: 937-477-1106
 DavidNianouris@HowardHanna.com
 DNianouris@Gmail.com