



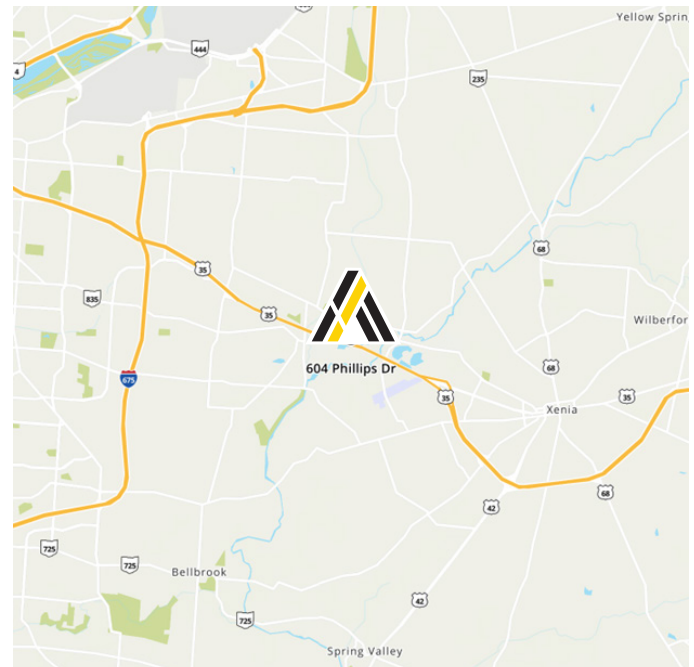
606-608 Phillips Drive

Beavercreek, Ohio 45434

LEASE RATE:
\$12.00 PSF + UTILITIES

Property Highlights

- 4,800± SF Office/Flex space available
 - 4,440± SF Office and 360± SF Warehouse
 - 10' Clear height in warehouse
 - One 10' x 10' OH door
- Open office plan featuring multiple private offices, a conference room, reception area, two large ADA-compliant restrooms, a kitchenette, and a large open area ideal for cubicles or a showroom
- Additional storage available in an adjacent facility for added convenience
- Electric: 100 amp, 120/208V, 3 phase
100 amp, 480/277V, 3 phase
- Wet fire suppression system throughout
- Prominent pylon signage with exposure to over 42,000 vehicles per day on US-35
- Prime location in Beavercreek Township - No city income tax



Joe Krug

Senior Associate

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Demographics

	2 Mile	5 Mile	10 Mile
Total Population	12,298	79,389	344,692
Total Households	4,519	32,853	146,581

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Pictures



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Architectural floor plan of the second floor, showing various rooms and dimensions. The plan includes the following rooms and areas:

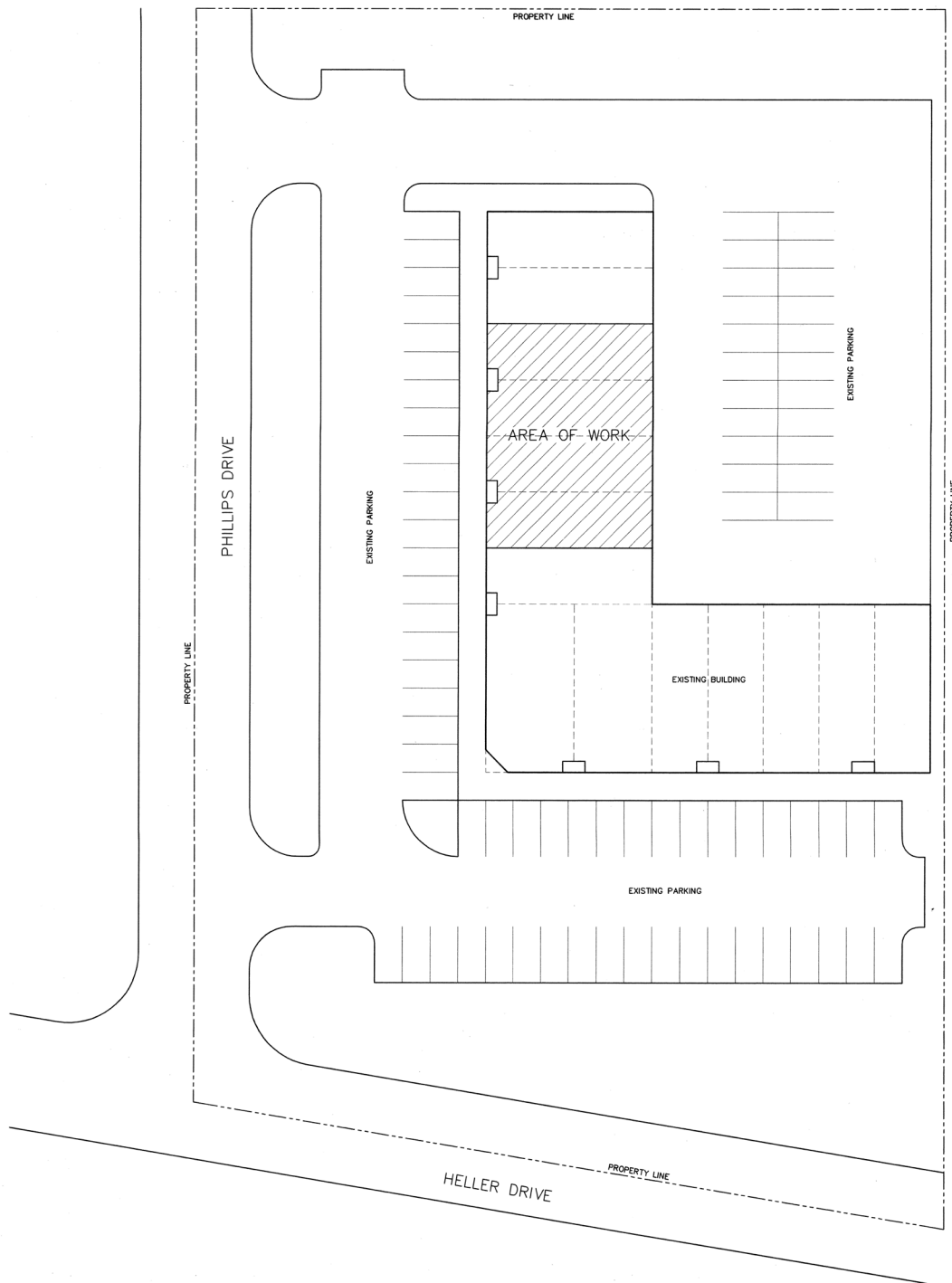
- OFFICE 113
- MEN'S TOILET 114
- WOMEN'S TOILET 116
- OFFICE 117
- OFFICE 118
- OFFICE 119
- CONFERENCE ROOM 109
- OPEN OFFICE 121
- FILES 112
- ENTRY 101
- RECEPTION 102
- BREAK ROOM 103
- COPY AREA 100
- OFFICE SUPPLY 104
- TELE / SERVER 105
- SURVEY EQUIPMENT 106
- CLOSET 115

Dimensions and notes are provided throughout the plan, including "VERIFY IN FIELD" for several areas. The plan also shows restrooms, a closet, and a files area.

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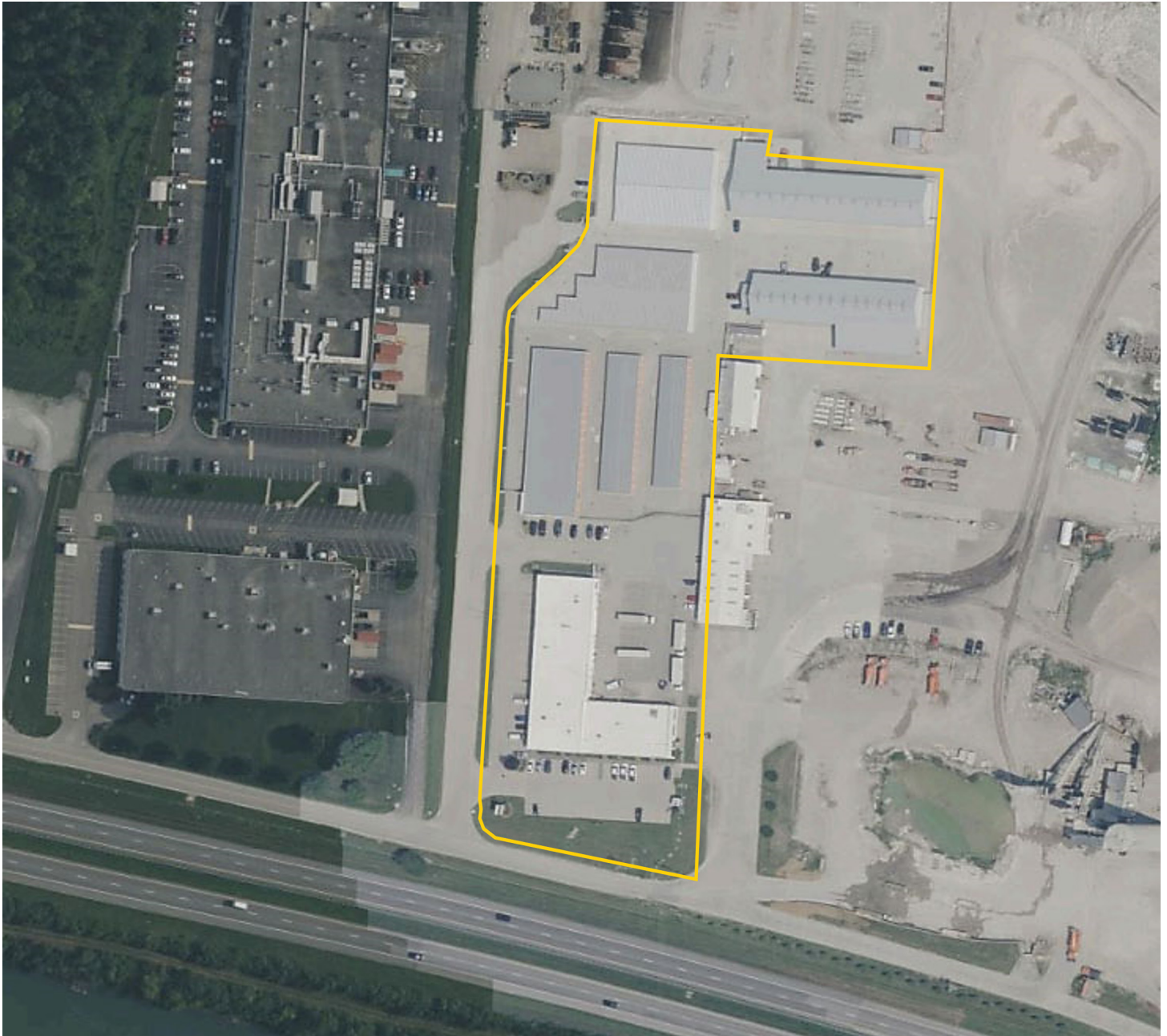
Site Plan



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Aerial



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