



FOR LEASE!
\$12.75/SF



7056 Corporate Way
Washington Township, OH 45458

Pristine Office Space in Washington Township!

PROPERTY FEATURES:

- **Pristine Office with Glass Lobby**
- **Common Area Break Area, Kitchen, and 2 Restrooms**
- **Extensive Glass; Layout Maximizes Natural Light**
- **Credible Location Surrounded by Office Buildings**
- **1700 SF Available: Wide Open with Two Private Offices**
- **No Local Earnings Tax!!**



- **Commercial**
- **Investment**
- **Land**

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Fact Sheet

Price:	\$12.75/SF MG + \$2.75/SF CAM
County:	Montgomery
City:	Washington Township!!
Space Size:	1,700 SF
Year Built:	Second Floor New Build Out 2021
Zoning:	Office
Levels:	2 Story
Cooling:	Central Air
Baths:	Men's and Women's Restrooms

Property Description:

This **Class-B office space** offers a professional and welcoming environment with its stunning all-glass lobby and **1,700 SF of versatile space**. Located on a **quiet street**, the second-floor suite features a wide-open layout, two executive offices, and the opportunity to create additional private offices or workstations. Abundant natural light flows through the extensive glass design, creating a bright and inspiring atmosphere.

Tenants will appreciate the **common area amenities**, including a kitchenette, men's and women's restrooms, and spacious rooms with windows. Additional conveniences include a large reception lobby, a mailroom, and a computer room. The property is surrounded by other professional office buildings, offering a **credible location** with **ample private parking**.

With a competitive rate of **\$12.75/SF plus \$2.75 CAM** and the advantage of **No Local Earnings Tax**, this space provides an outstanding opportunity for your business to thrive. Contact us today to schedule a tour!



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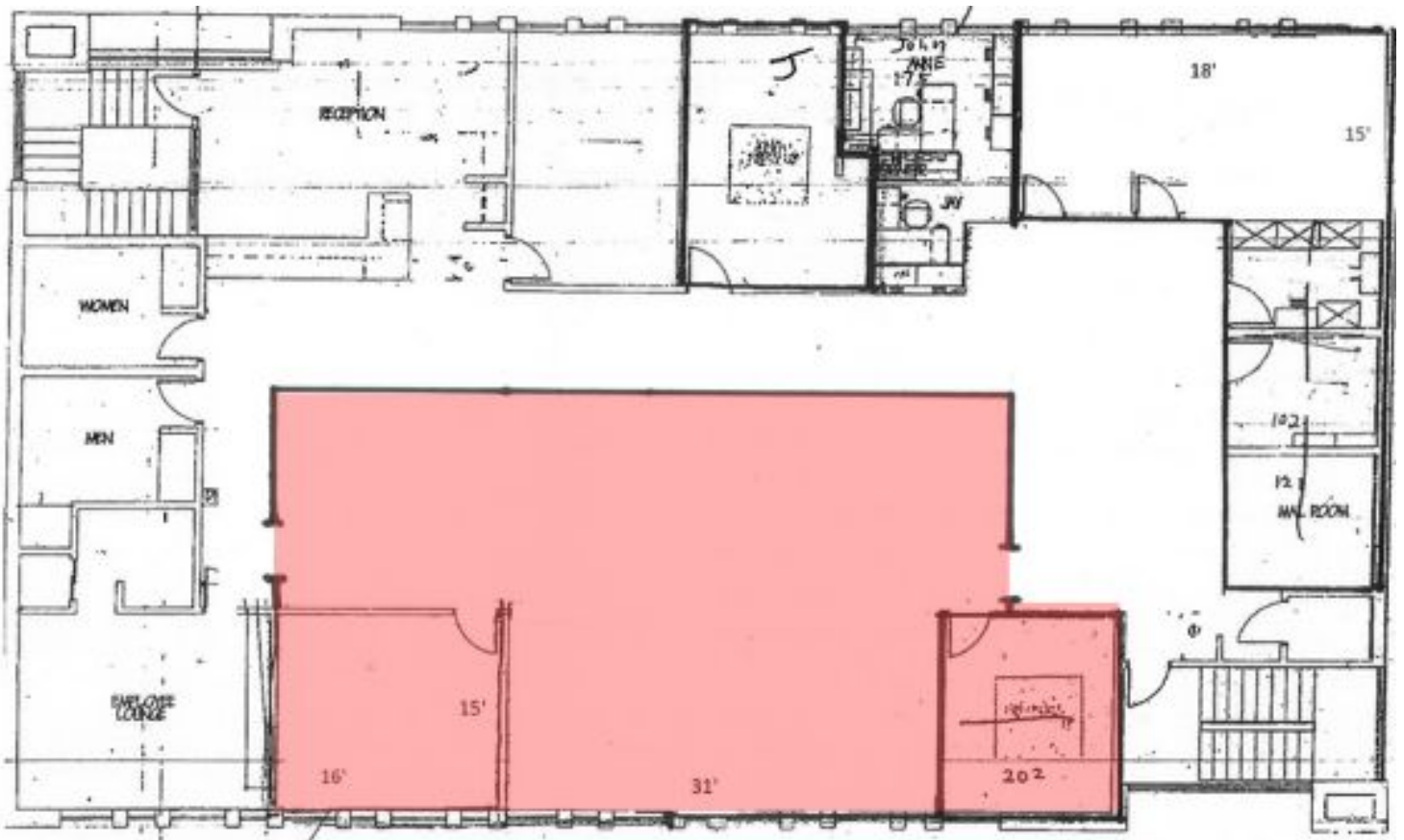








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INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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