



Crest
Commercial Realty

Office / Medical

FOR LEASE

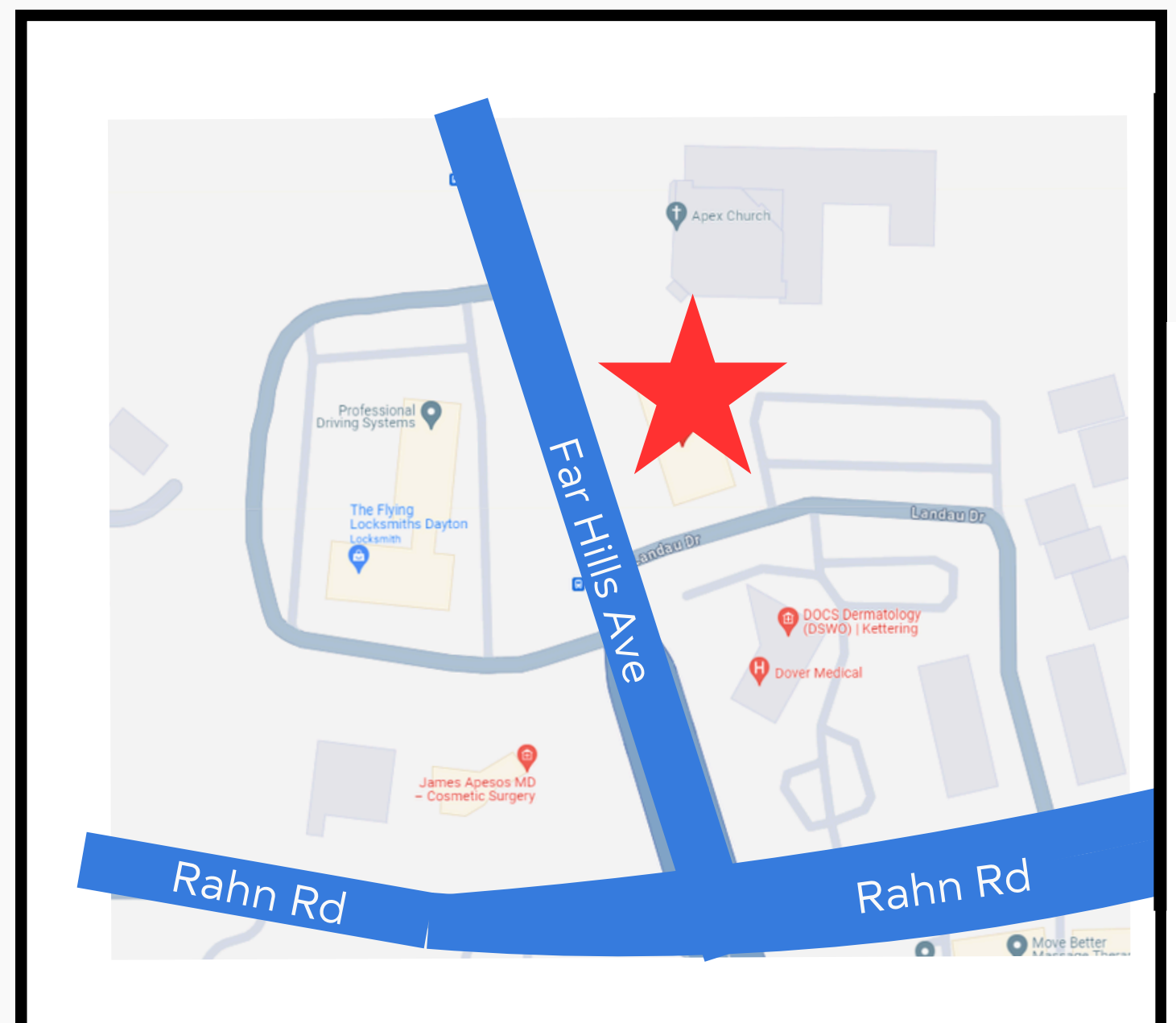
First Floor Suites!

5250 Far Hills Ave., Kettering, OH 45429



Building Highlights

- Excellent location with proximity to Kettering, Oakwood and Centerville.
- Established medical building fronts busy Far Hills Ave near Rahn Road.
- Well-traveled thoroughfare averages 25,634 VPD (2022).
- Recent improvements include new flooring in common areas and updated bathrooms.
- Tenant improvement allowance + placement on front sign available!
- Two suites available:
 - Suite 110 - 1,060 SF, \$18/SF, FS.
 - Suite 150 - 3,357 SF, \$17/SF, FS.



Nick
Miller-Jacobson

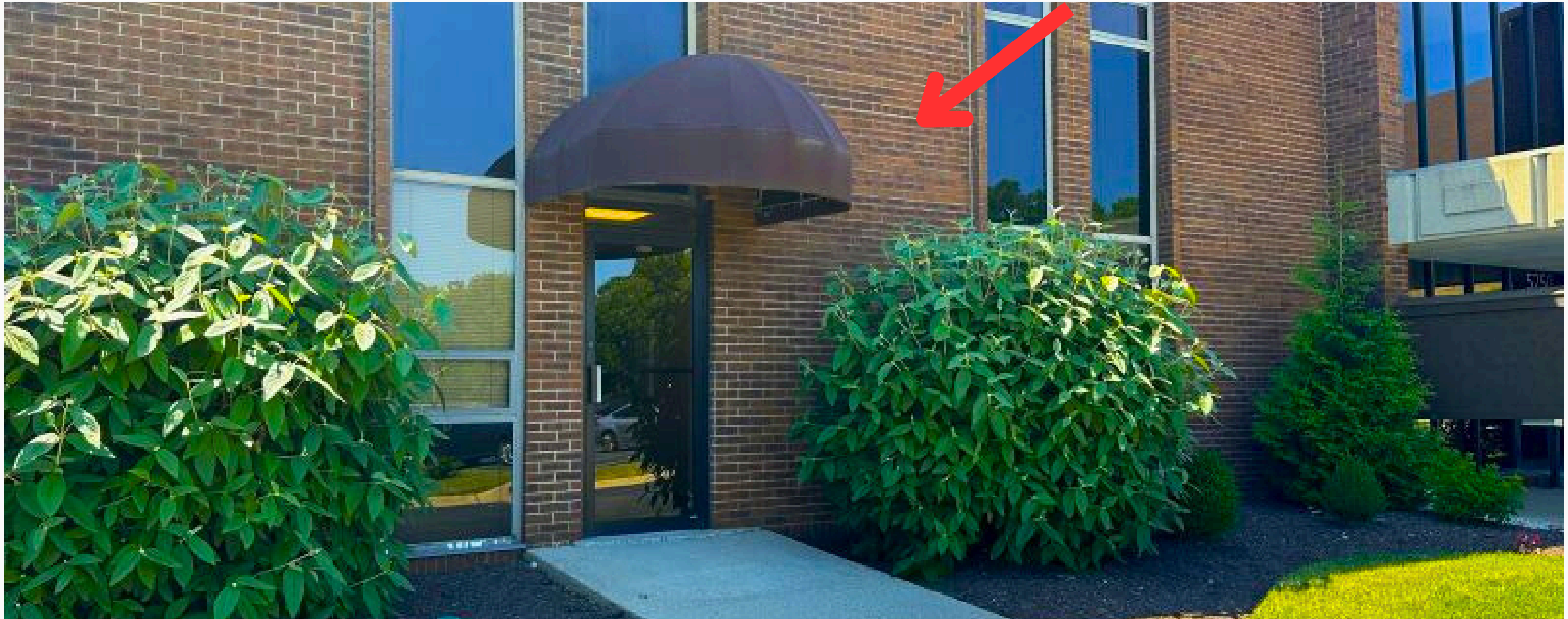
937-222-1600, ext 105
nick@crestrealtyohio.com



6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459

5250 Far Hills Ave.

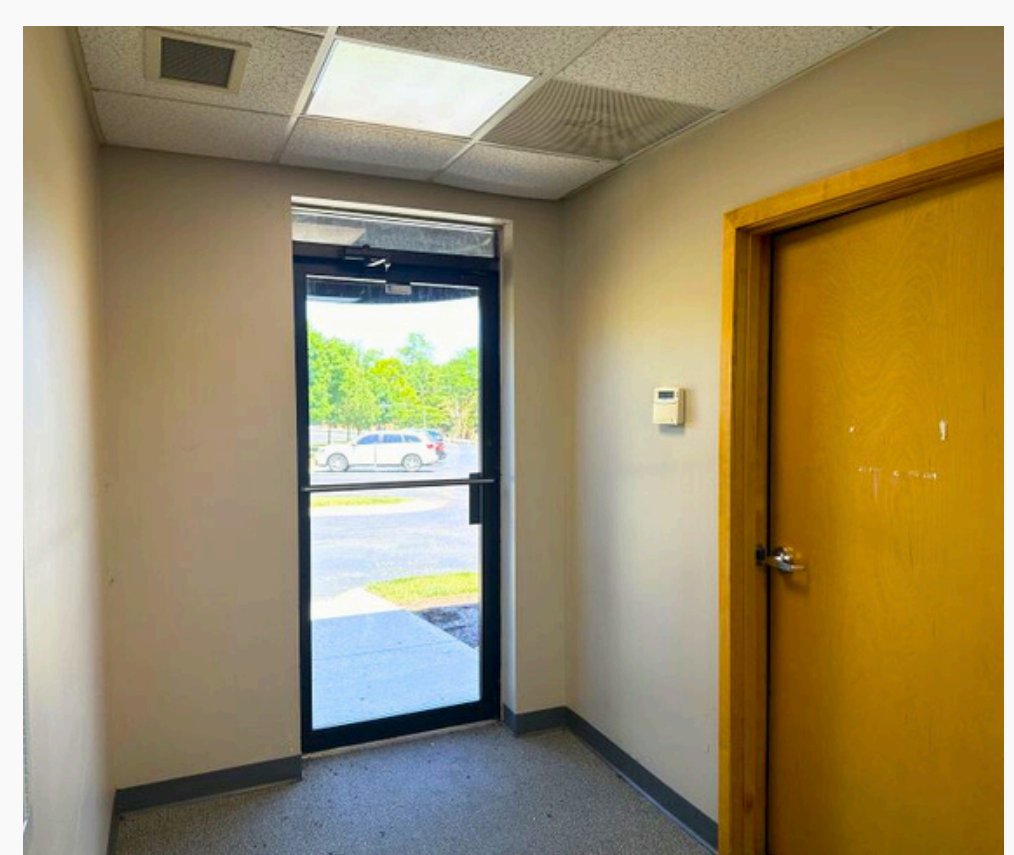
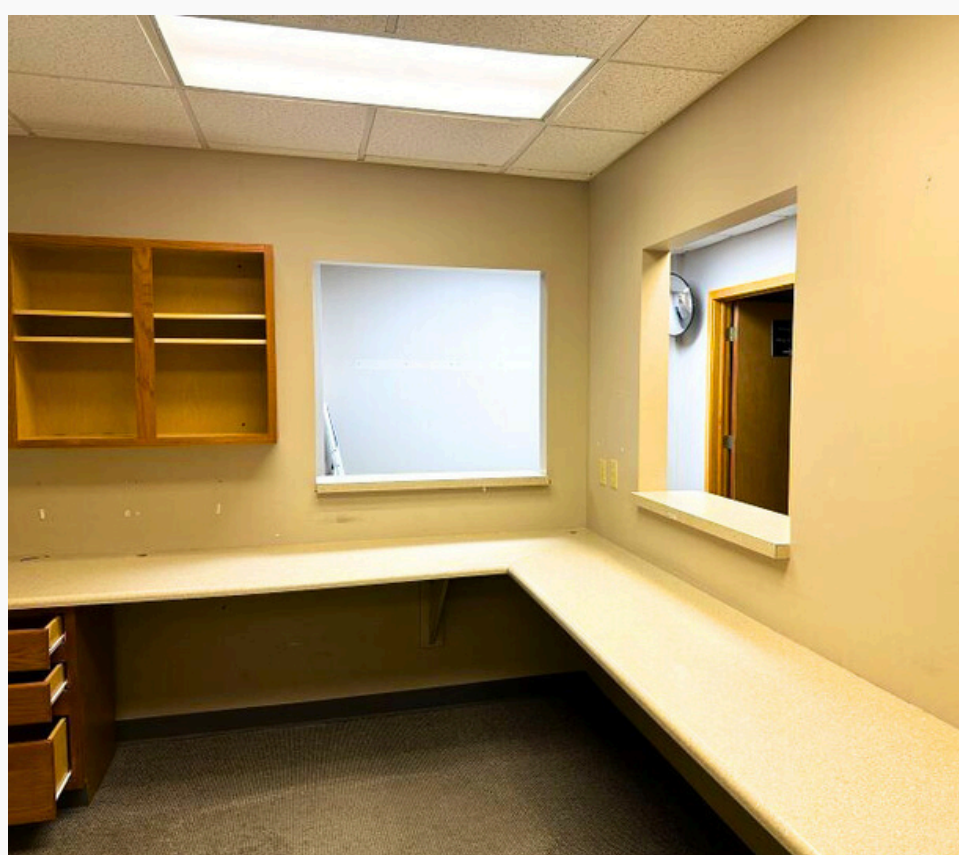
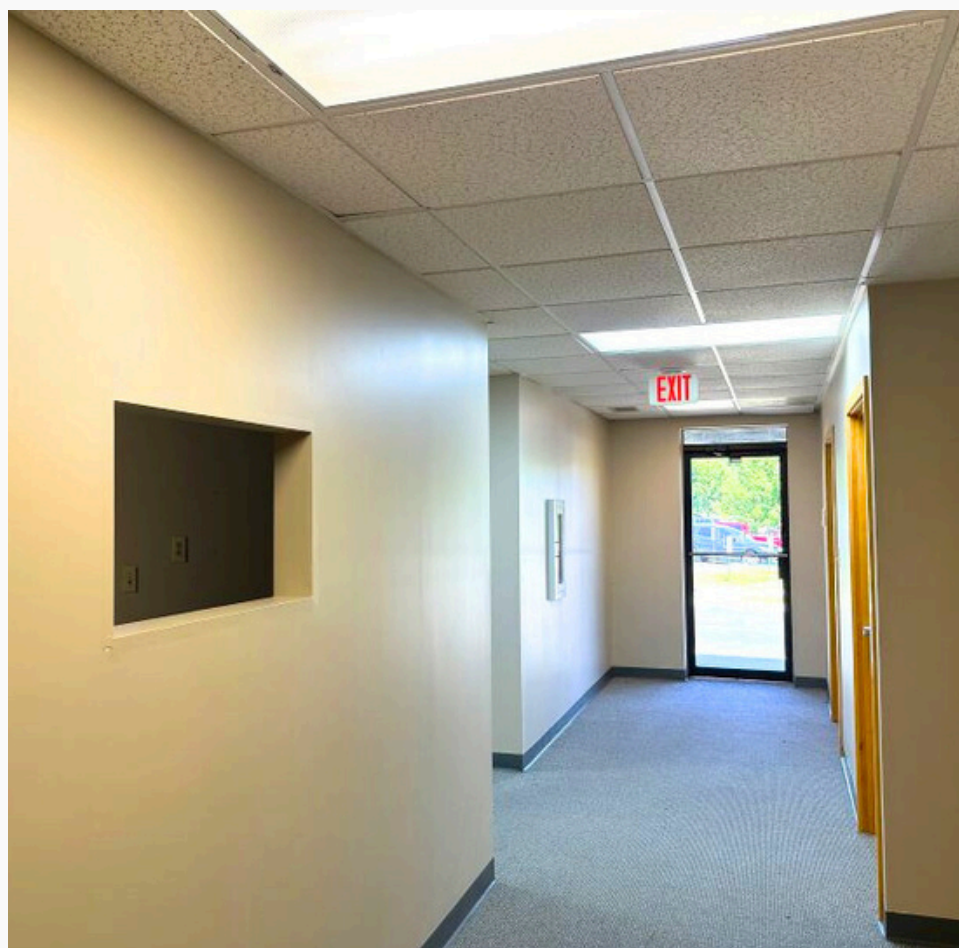
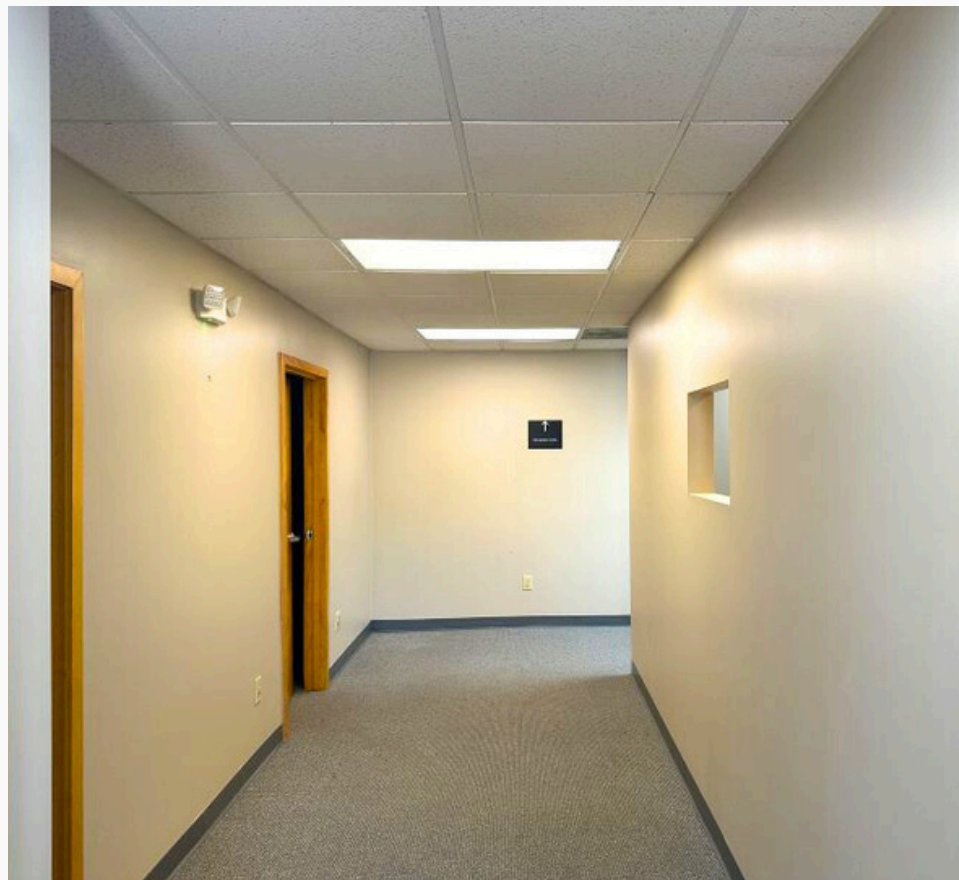
Suite 150 offers additional, separate entrance/exit.



6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459

Suite 150 - 3,357 SF

- Excellent flow offers common work areas and private offices/rooms.
- Features include a reception desk, two (2) waiting rooms, work stations, break room and additional storage.
- First floor location includes second entrance/exit directly to parking lot.
- Tenant improvement allowance available.
- Suite 150 - 3,357 SF, may be divided
- Lease rate: \$17/SF, FS.



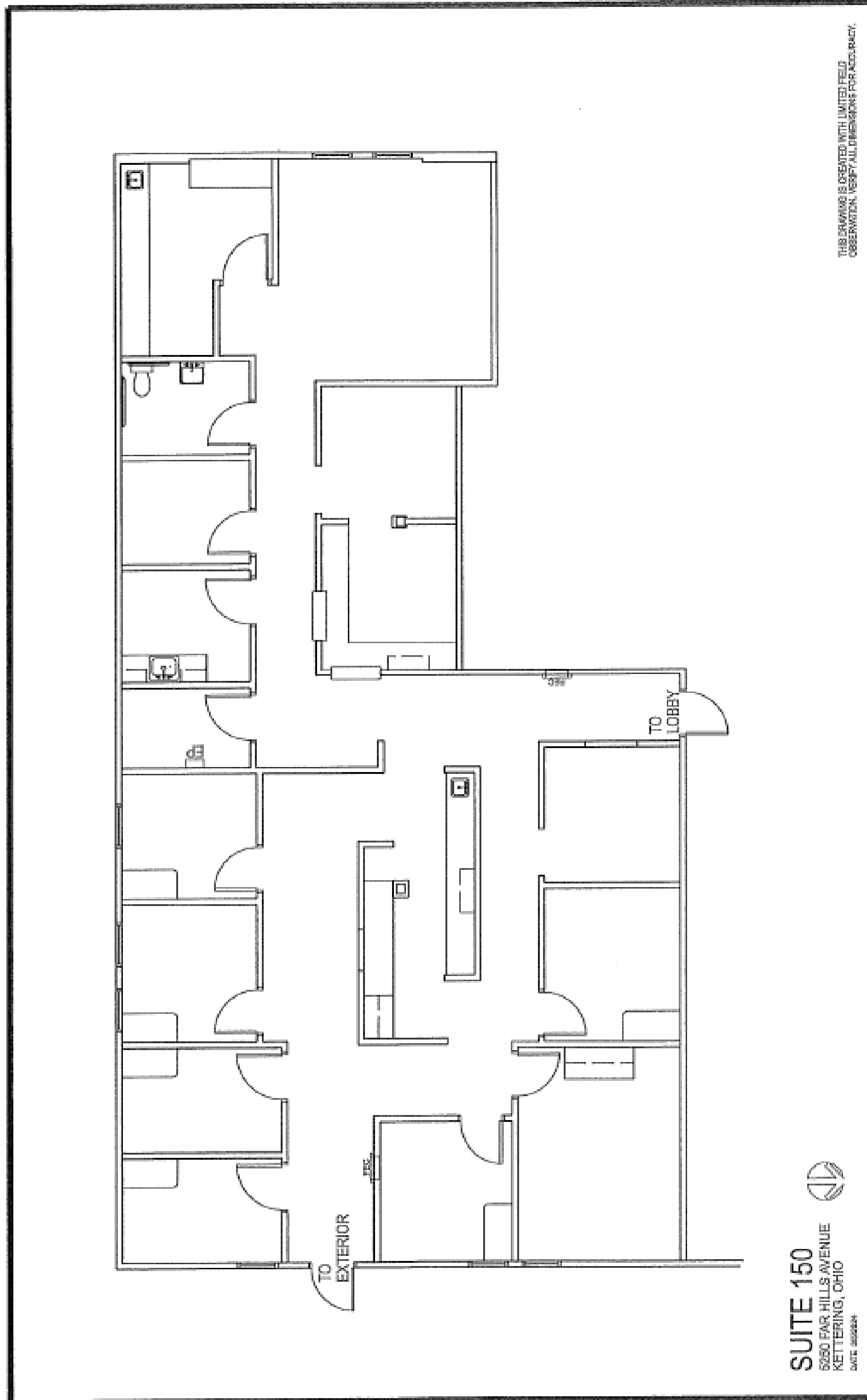
Floorplan

5250 Far Hills Ave.

Suite 150 - 3,357 SF

Far Hills Ave

Access from Far Hills

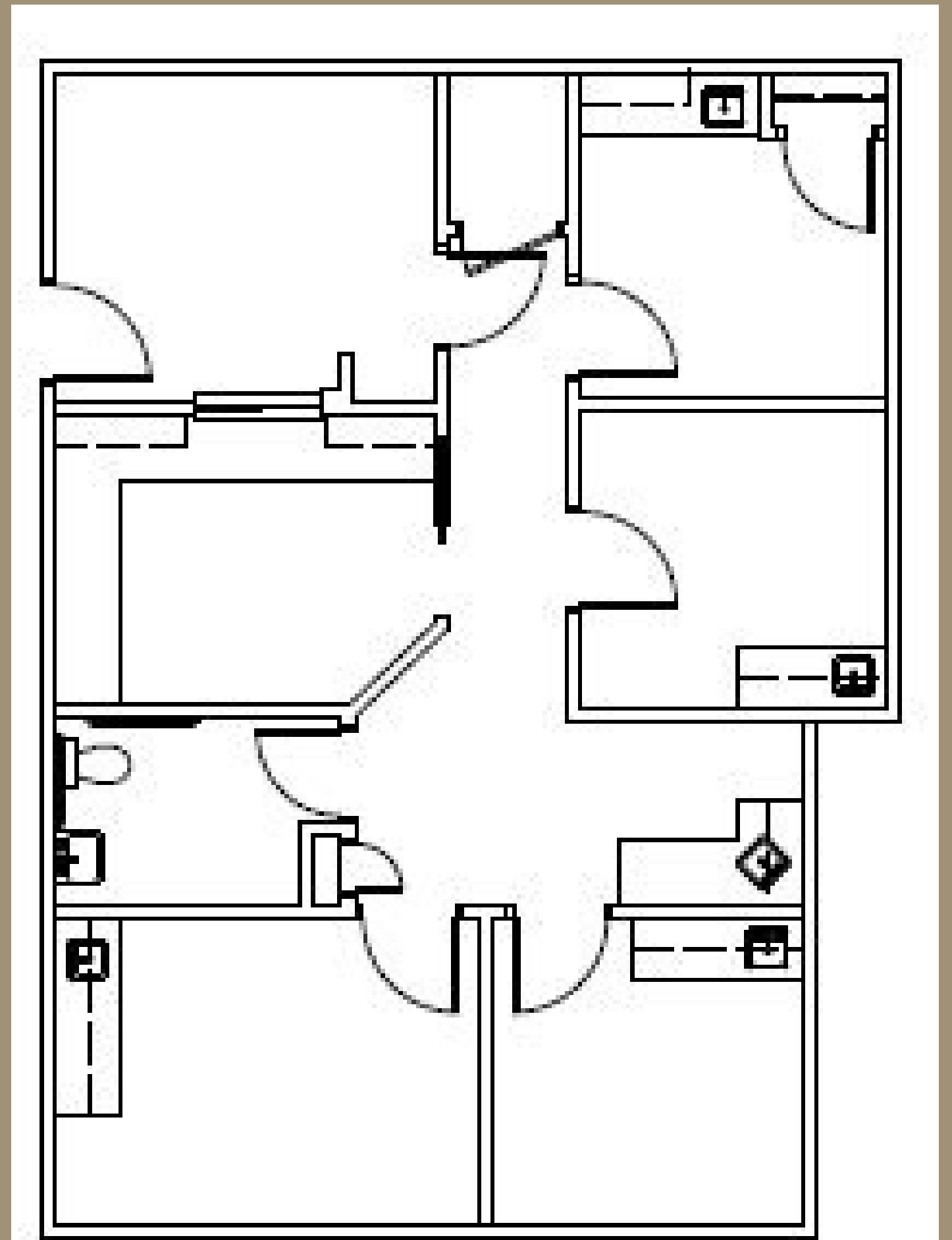


Parking Lot

6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459

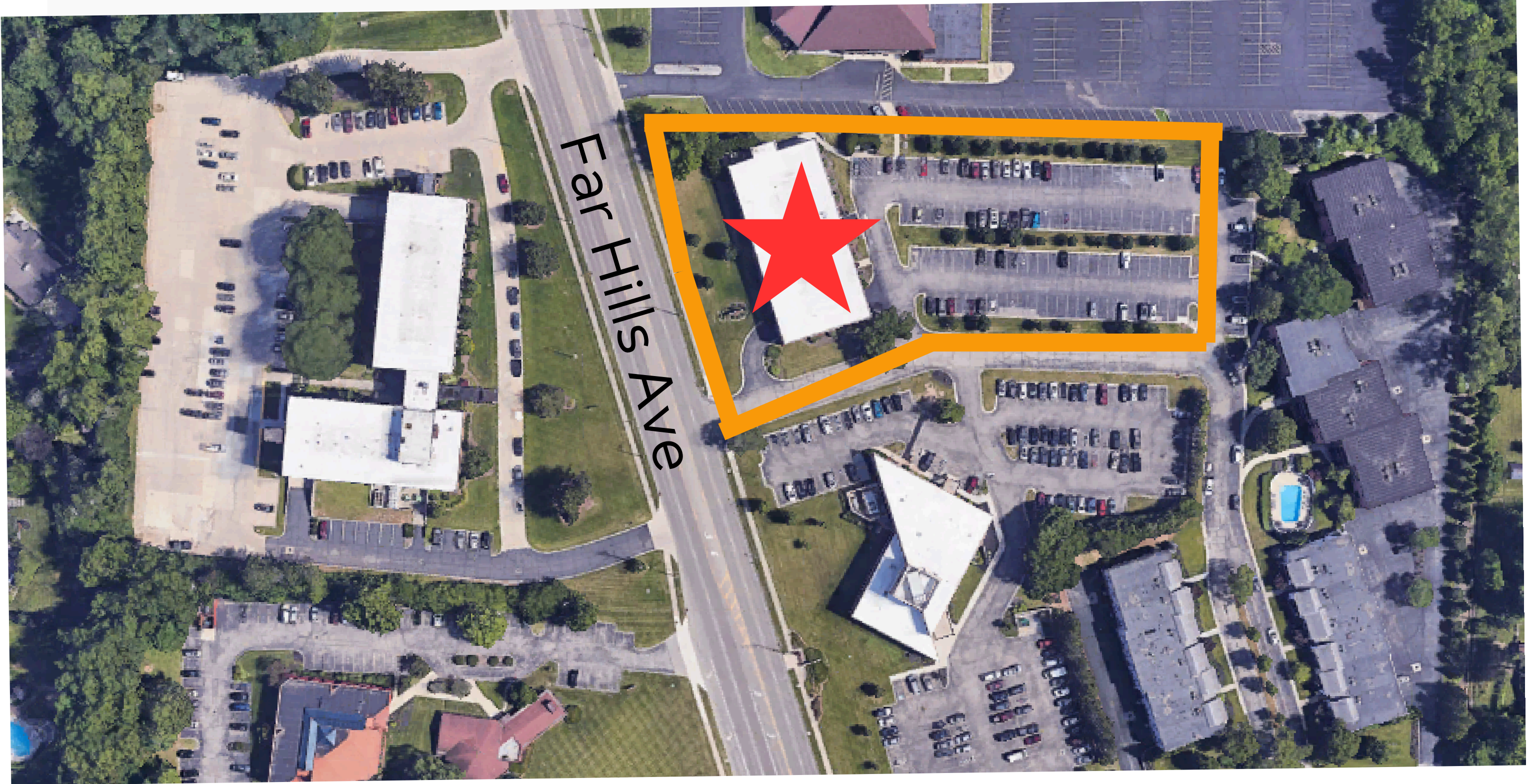
Suite 110 - 1,060 SF

- Features include a reception/waiting rooms, work stations and additional storage space.
- Former Preferred Plastic Surgery & Skin Care office.
- Tenant improvement allowance available.
- Lease rate: \$18/SF, FS.



Location

5250 Far Hills Ave.



Demographics

	2 miles	5 miles	10 miles
2023 Population	30,553	195,222	419,319
2028 Projected Population	30,772	196,781	497,449
Average Home Value	\$190,619	\$170,758	\$160,854

Other Tenants Include:

- Keller Williams Real Estate Company
- Preferred Plastic Surgery & Skin Care
- Allied Eye Physicians & Surgeons, Inc.
- Back and Body Works by Roxanne
- Infinite Trichology Center
- Ankle & Foot Care of Kettering
- Pham & Lui LLC.
- Kettering Pediatric & Family Care

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