



FOR LEASE

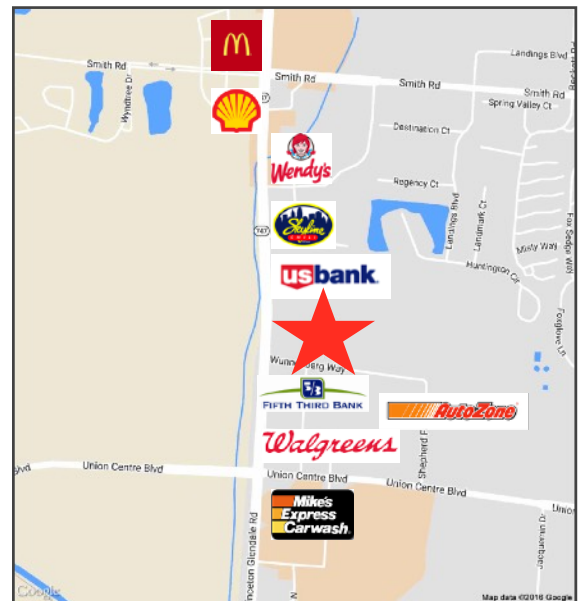
Beckett Ridge Professional Building

4896 Wunnenberg Way
West Chester, OH 45069



Property Highlights

- 2,584 SF office condo
- End cap unit
- Lots of windows for natural light
- Currently used as a physical therapist office
- Convenient location- just off SR 747 near Union Centre and minutes to I-75 and I-275
- User friendly, private suite entrance
- Excellent build-out
- Street marquis
- Ample parking
- Available for occupancy February 2020
- Asking \$14.50 PSF NNN (OpEx \$4.55 PSF)



North Ridge Realty Group

5430 West Chester Road | West Chester, OH 45069 | www.nrrg.com

John Stretch | c: 513.623.6505 | o: 513.860.5050 | john@nrrg.com
Susan Stretch | c: 513.315.8522 | o: 513.860.5050 | susan@nrrg.com

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.



Property Details

| | |
|---------------|---|
| Location | West Chester, OH |
| Building Type | Multi-tenant professional office condo complex |
| Year Built | 2004 |
| Available SF | 2,584 |
| Amenities | Private, user friendly access, ample parking |
| Tenant Finish | Office (currently used as a PT office) |
| Signage | Marquis, fascia |
| Utilities | Separately metered |
| Occupancy | February 2020 |
| Rate | \$14.50 PSF NNN \$ 4.55 PSF (condo fee & property taxes) |
| Lease Term | Negotiable |

*The assurance of expertise.
The reputation for results.*

www.nrrg.com



Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.