

FOR LEASE

Beckett Ridge Professional Building

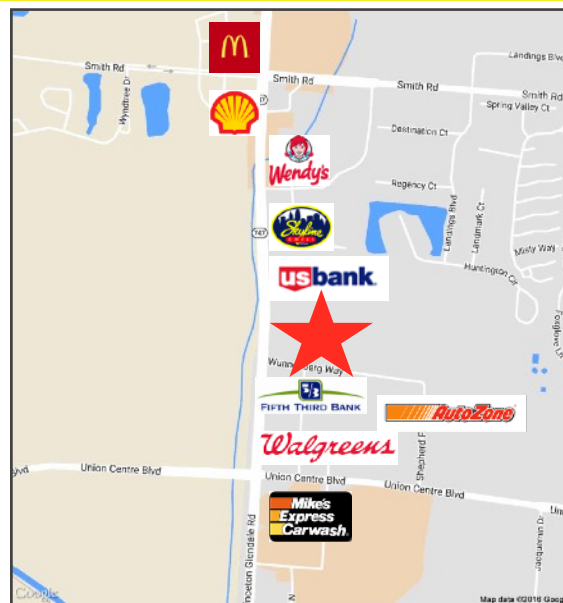
4866 Wunnenberg Way

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
- Occupancy negotiable
- 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



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	Negotiable
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.