

FOR LEASE

8250-B Beckett Park Drive

West Chester, OH 45069



Property Highlights

- 1,850 SF office space
- Rate includes turn-key with full office furnishings
- 5 private offices or conference rooms, kitchenette & restroom
- Outstanding location minutes to I-75 and I-275 in highly developed retail and residential area
- Immediate occupancy
- Private suite entrance
- Ample parking
- No earnings tax
- Marquis and fascia signage
- Asking: \$13.00 PSF NNN (fully furnished)

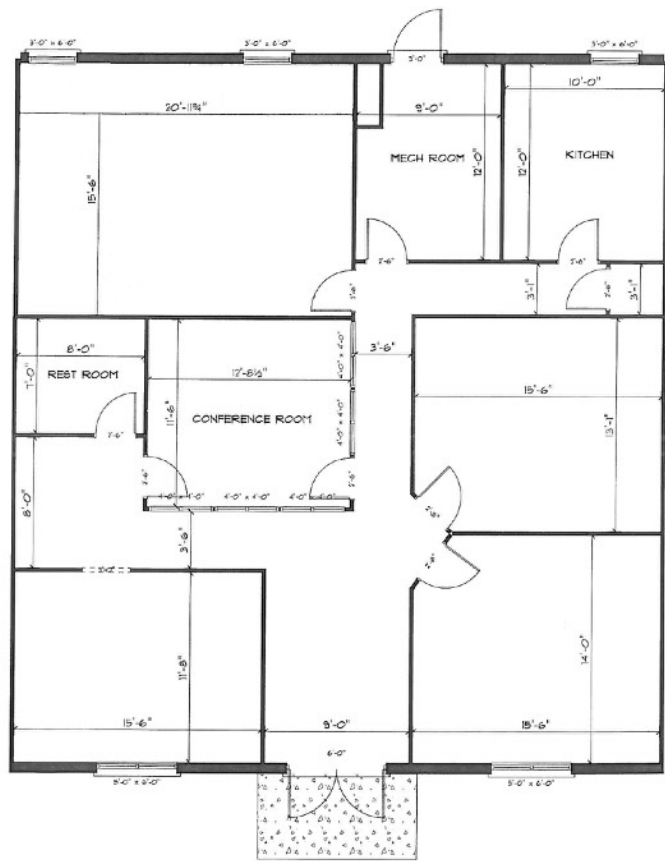


North Ridge Realty Group

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Property Details

Location	West Chester, OH (Butler County)
Building Type	Multi-tenant professional office
Available SF	1,850 SF
Utilities	Separately metered
Amenities	Fully furnished, ample & convenient parking, great location
Parking	Ample
Occupancy	Immediate
Term	3-5 years
Lease Rate	\$13.00 PSF NNN
Operating Expenses	\$3.51 PSF (\$2.55 PSF taxes & insurance, \$1.26 PSF CAM)

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