

AVAILABLE OFFICE/FLEX SPACE



1395 Research Park Dr. Beavercreek, OH

6,200+ sf building, formerly used as optical company corporate office, optical lab space and retail optical shop. 7-9 offices, reception area, 2 open/flex areas, 3 restrooms, break room/kitchenette and storage areas. Reconfiguration possible. 26 primary parking spaces with overflow spaces available.

Located just off Dayton-Xenia Road near Beavercreek Post Office, City Hall and Police Department. Easy access to US 35.

Property Highlights:

- **Office/lab/flex space**
- **Two tenants possible**
- **No city income tax**
- **Quiet setting**
- **Easy accessibility**
- **Centrally located**
- **5 minutes to US 35**

Asking \$495,000

For more info contact:

Al Cummings: 937-241-9047

acummings@hricommercial.com

2288 Grange Hall Rd.
Beavercreek, OH. 45431
Office: 937-429-4344



AREA MAPS

The subject property is located directly off one of the major thoroughfares in Beavercreek. The location provides easy access to many amenities as well as close proximity to Interstate 675, Wright Patterson Air Force Base, Mall at Fairfield Commons and State Route 35.

