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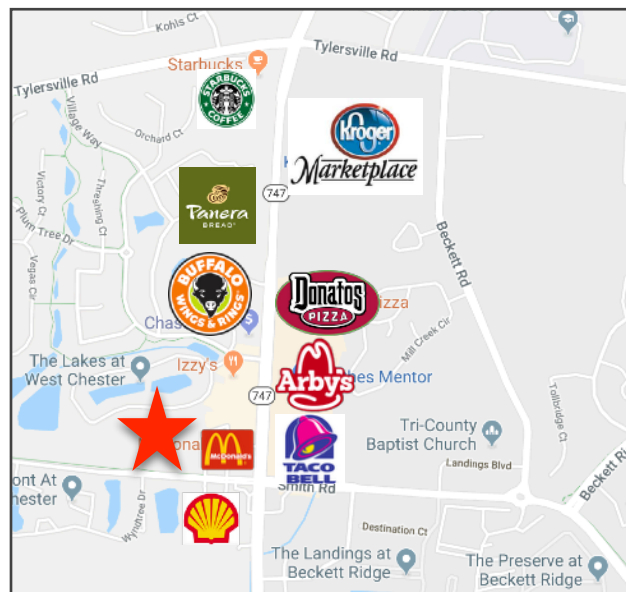
**8240-A Beckett Park Drive**

West Chester, OH 45069

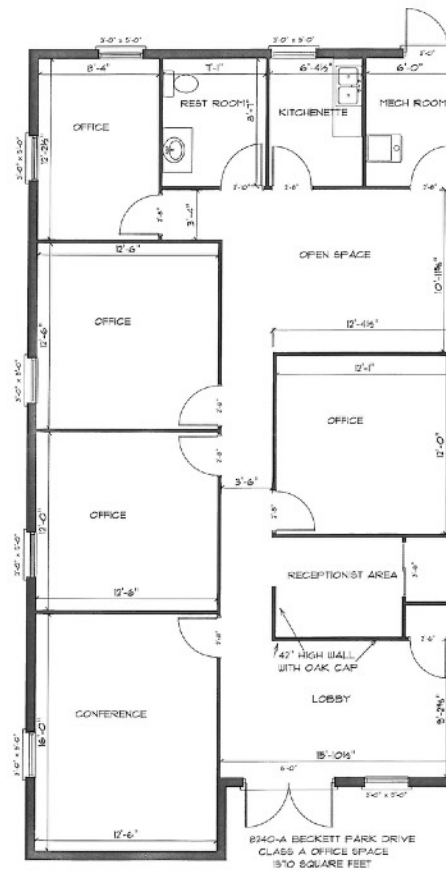


## Property Highlights

- 1,570 SF office space
- Waiting/reception area, conference room, 3 privates, kitchenette, restroom and open area
- Single story with attractive brick facade
- Convenient location minutes to I-75 and I-275
- Private suite entrance
- Ample parking
- Back porch area with pond view
- No earnings tax
- Marquis and fascia signage
- Asking: \$11.00 PSF NNN



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## Property Details

Location	West Chester, OH (Butler County)
Building Type	Multi-tenant professional office
Available SF	1,570 SF
Utilities	Separately metered
Amenities	Pond view, private offices, convenient & ample parking
Parking	Ample
Occupancy	Immediate
Lease Rate	\$11.00 PSF NNN
Operating Expenses	\$3.51 PSF (\$2.55 PSF taxes & insurance, \$1.26 PSF CAM)

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