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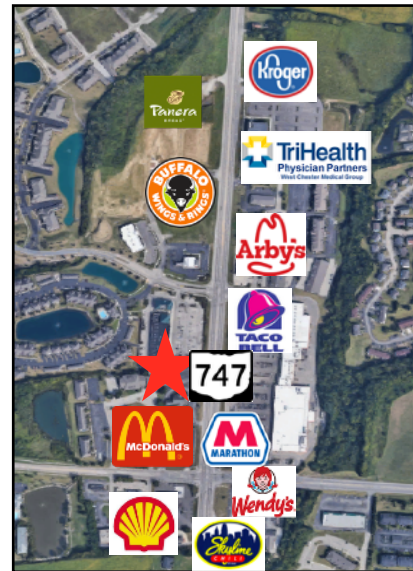
**8200 Beckett Park Drive**

**West Chester, OH 45069**



## Property Highlights

- Join HQ at this centrally located office building w/ many amenities nearby
- Suite 201: 2,500 SF updated in 2023, 5 private offices, reception, bullpen area or conference room & private restroom
- Suite 202: 2,500 SF with 7 private offices, kitchenette, bullpen area, & private restrooms
- High visibility on SR 747
- 60+ parking stalls
- Large drive through portico
- Offered at: \$8.50 NNN  
(\$5.50 OpEx plus pro rata share of utilities)



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Suite 202 - 2,500 SF

Suite 201 - 2,500 SF



## Property Details

Location	West Chester, OH
Building Type	Multi-tenant office
Year Built	1993, 2004, 2023
Parking	60+ stalls
Signage	Pylon available
Occupancy	30 days
Tenant Finish	Professional office
Utilities	Pro-rata share
Total Building	22,500 SF
Available SF	Two 2,500 SF spaces
Operating Expenses	\$5.50 PSF
Lease Rate	\$8.50 PSF NNN

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