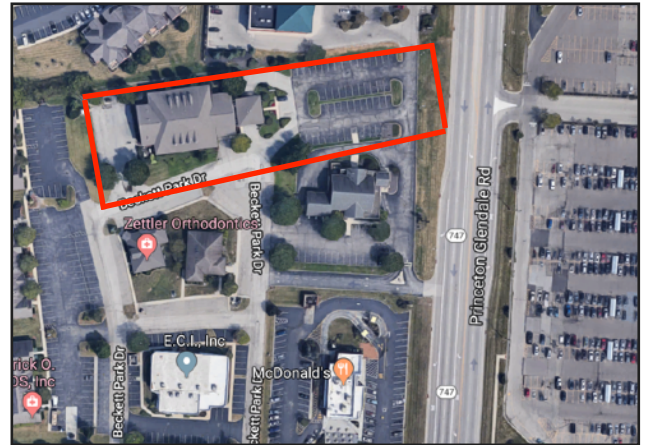


FOR LEASE

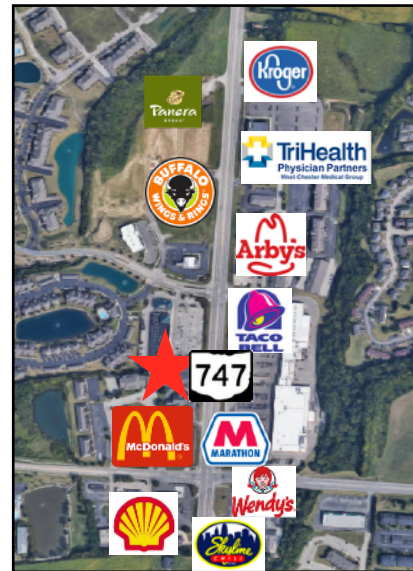
8200 Beckett Park Drive

West Chester, OH 45069



Property Highlights

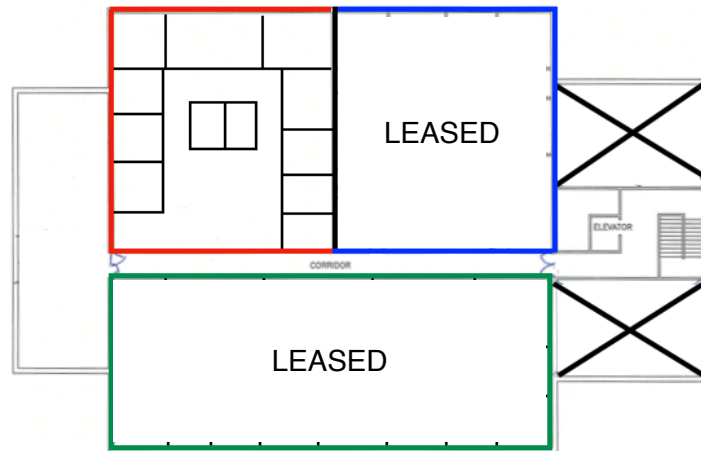
- Class B office at flex building rates!
- 2,500 RSF office space on 2nd floor
- 7 private office, kitchenette, bullpen area, & private restrooms
- High visibility on SR 747
- 60+ parking stalls
- Perfect for user/investor
- Large drive through portico
- Offered at: \$8.50 NNN
(\$5.50 OpEx plus pro rata share of utilities)



North Ridge Realty Group
7182 Liberty Centre Drive, Suite M | West Chester, OH 45069 | 513.860.5050

John Stretch | c: 513.623.6505 | john@nrrg.com
Susan Stretch | c: 513.315.8522 | susan@nrrg.com

Suite 202 - 2,500 SF



Suite 203 - 4,005 SF

Property Details

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

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The reputation for results.*

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