

**8240-C Beckett Park
Drive
West Chester, OH
45069**

**Office Suite For Lease/
2,250 SF**



AVAILABLE:

2,250 SF

USES:

Professional office

OFFERED AT:

\$14.25 PSF NNN

\$3.58 PSF OpEx

LOCATION:

Well located office just off SR 747 near Union Centre and minutes to I-75 & I-275. In a highly developed commercial and residential area with a great mix of retail, food, & service in the area.

SUMMARY:

- Furnished professional office
- Owner will consider a potential sale
- Zoned B-2 (click for zoning ordinance)

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch

Broker / Owner
513.623.6505 Mobile
john@nrrg.com

OVERVIEW

8240-C Beckett Park Drive Office Space For Lease

YEAR BUILT:
1997

OCCUPANCY:
Immediate

SPACE INFO:

- 2,250 SF furnished professional office available for lease
- Up to 6 offices, up to 2 conference rooms, reception, work room, file room, kitchenette, ADA restroom, mechanical room, & coat closet
- Windows throughout w/ abundance of natural light
- Secured private entry
- Street marquis signage on Smith Road



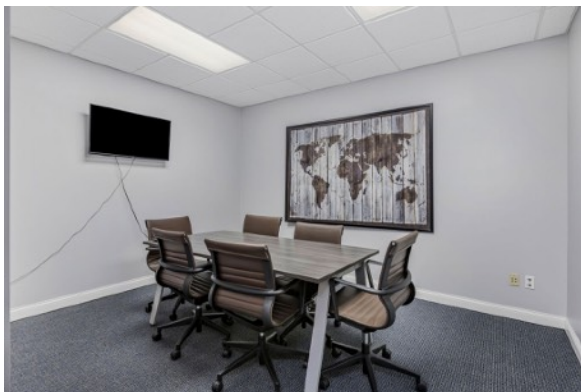
North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch
Broker / Owner
513.623.6505 Mobile
john@nrrg.com

PHOTOS

8240-C Beckett Park Drive Office Space For Lease



North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch
Broker / Owner
513.623.6505 Mobile
john@nrrg.com

FLOOR PLAN

**8240-C Beckett
Park Drive**
Office Space For
Lease



North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch

Broker / Owner
513.623.6505 Mobile
john@nrrg.com

AERIAL MAP

**8240-C Beckett
Park Drive**
Office Space For
Lease / Building
For Sale



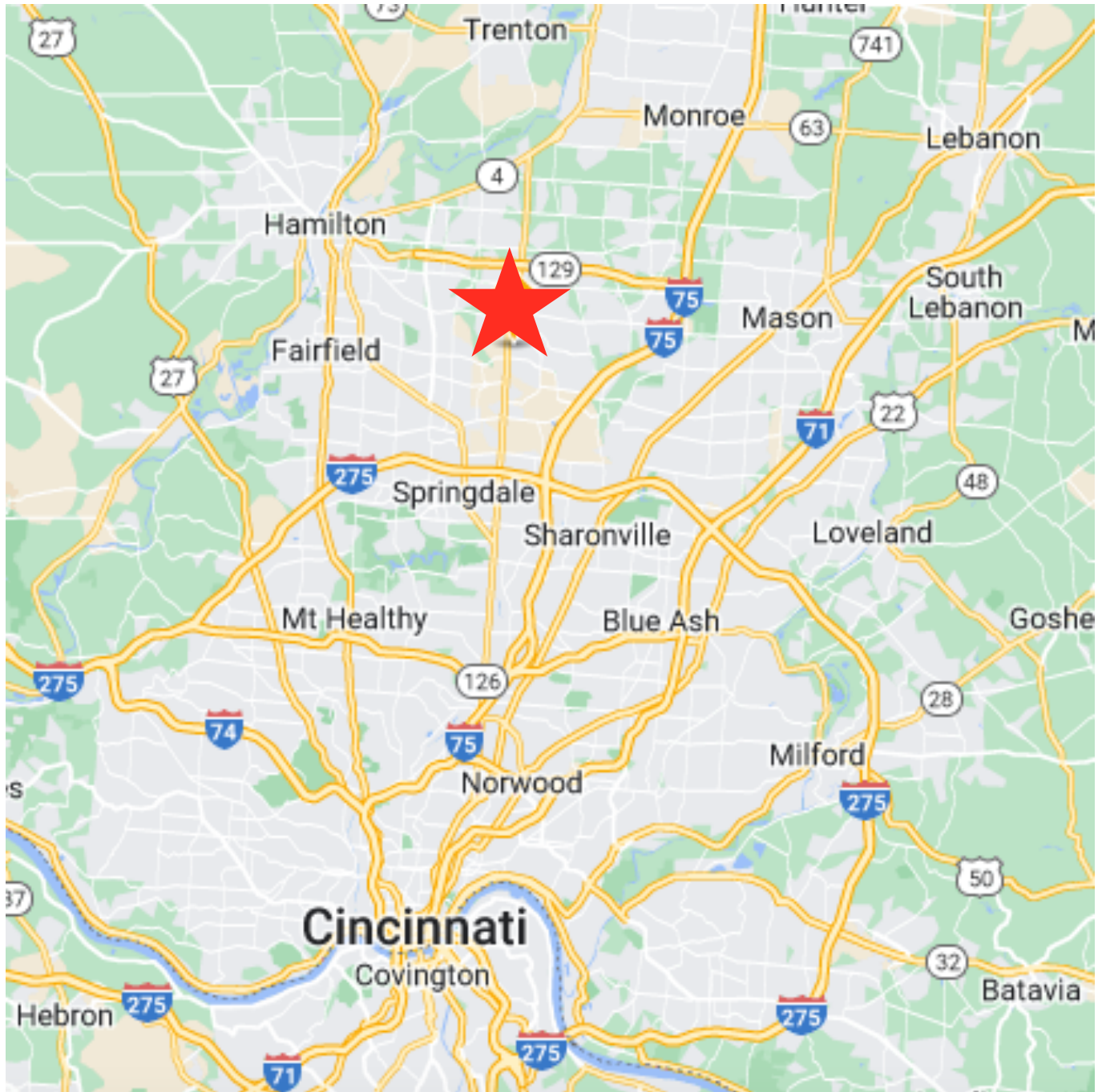
North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch
Broker / Owner
513.623.6505 Mobile
john@nrrg.com

STREET MAP

**8240-C Beckett
Park Drive**
Office Space For
Lease



North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch

Broker / Owner
513.623.6505 Mobile
john@nrrg.com