



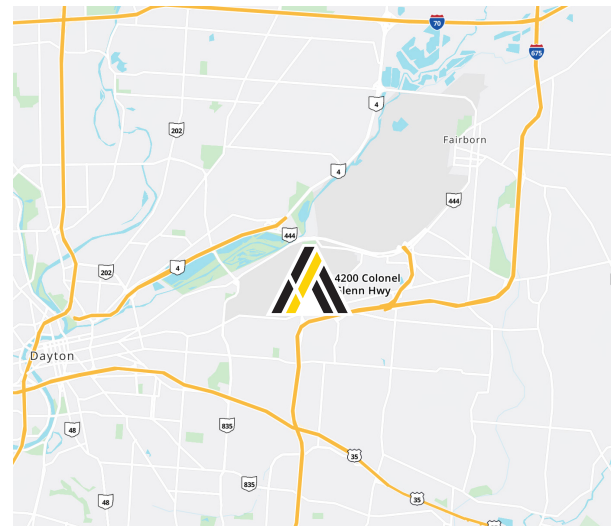
4200 Colonel Glenn Highway

Beavercreek, Ohio 45431

LEASE RATE:
\$18.00 PER RSF
FULL SERVICE

Property Highlights

- Up to 9,747± SF contiguous office/flex suite(s) available with flexible layout options.
- Premier Beavercreek location directly adjacent to Wright-Patterson Air Force Base (Gate B) within the highly desirable Colonel Glenn/WPAFB office corridor.
- Easy regional access throughout the Dayton market via I-675 and minutes from Wright State University, and The Mall at Fairfield Commons.
- No city income tax within the City of Beavercreek — a valuable employee recruiting and retention advantage.
- Excellent parking ratio with more than 170 on-site parking spaces.
- Building signage opportunities available.
- Professional ownership committed to maintaining and improving the property.
- Ideal for defense contractors, engineering, technology, healthcare, and professional service firms.
- Outstanding employee amenity location with nearby dining, shopping, and hotels.
- Full-service lease structure simplifies occupancy costs.



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Floor Plan

Up to 9,747± SF available, divisible to meet tenant requirements.

