



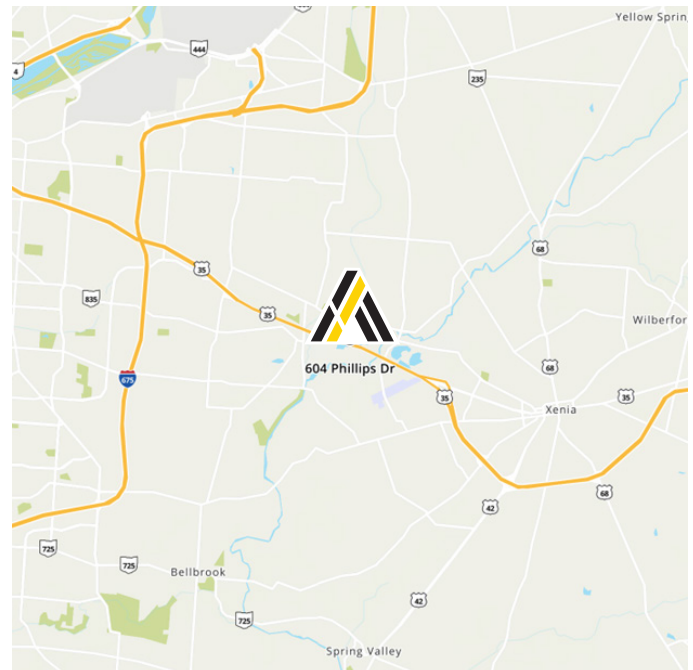
604-620 Phillips Drive

Beavercreek, Ohio 45434

LEASE RATE:
\$12.00 PSF + UTILITIES

Property Highlights

- 2,400± and 4,800± SF Office/Flex space available
- Suite 620 - 2,400± SF Office Space
 - Large conference room and open space
 - 2 Large ADA restrooms
- Suite 608 - 4,800± SF Flex/Office Space
 - 4,440± SF Office and 360± SF Warehouse
 - 10' Clear height in warehouse
 - One 10' x 10' OH door
 - Open office plan featuring multiple private offices, a conference room, reception area, two large ADA-compliant restrooms, a kitchenette, and a large open area ideal for cubicles or a showroom.
- Additional storage available in an adjacent facility for added convenience
- Electric: 100 amp, 120/208V, 3 phase
100 amp, 480/277V, 3 phase
- Wet fire suppression system throughout
- Prominent pylon signage with exposure to over 42,000 vehicles per day on US-35
- Prime location in Beavercreek Township - No city income tax



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Senior Associate

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Demographics

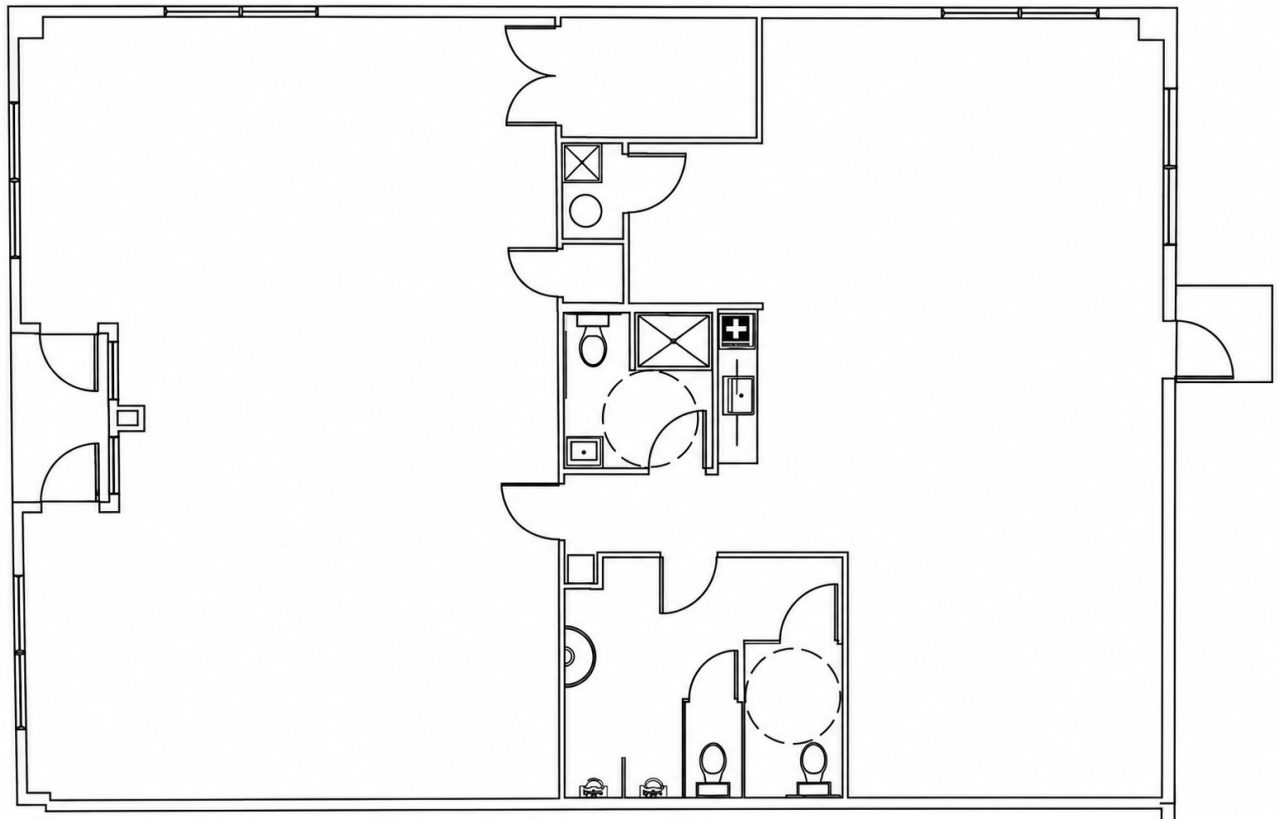
	2 Mile	5 Mile	10 Mile
Total Population	12,298	79,389	344,692
Total Households	4,519	32,853	146,581

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Photos and Floor Plan - Suite 620



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Photos - Suite 608

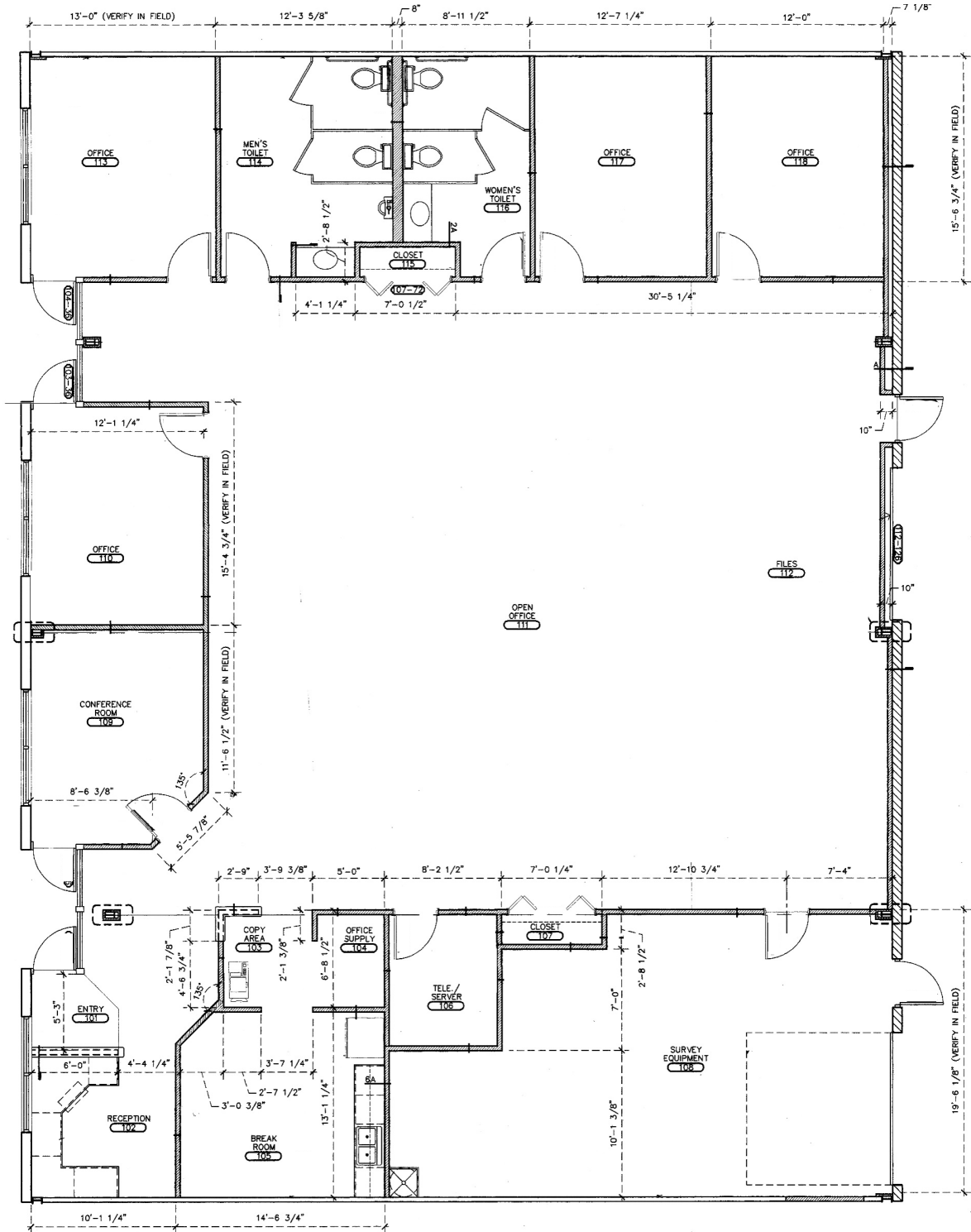


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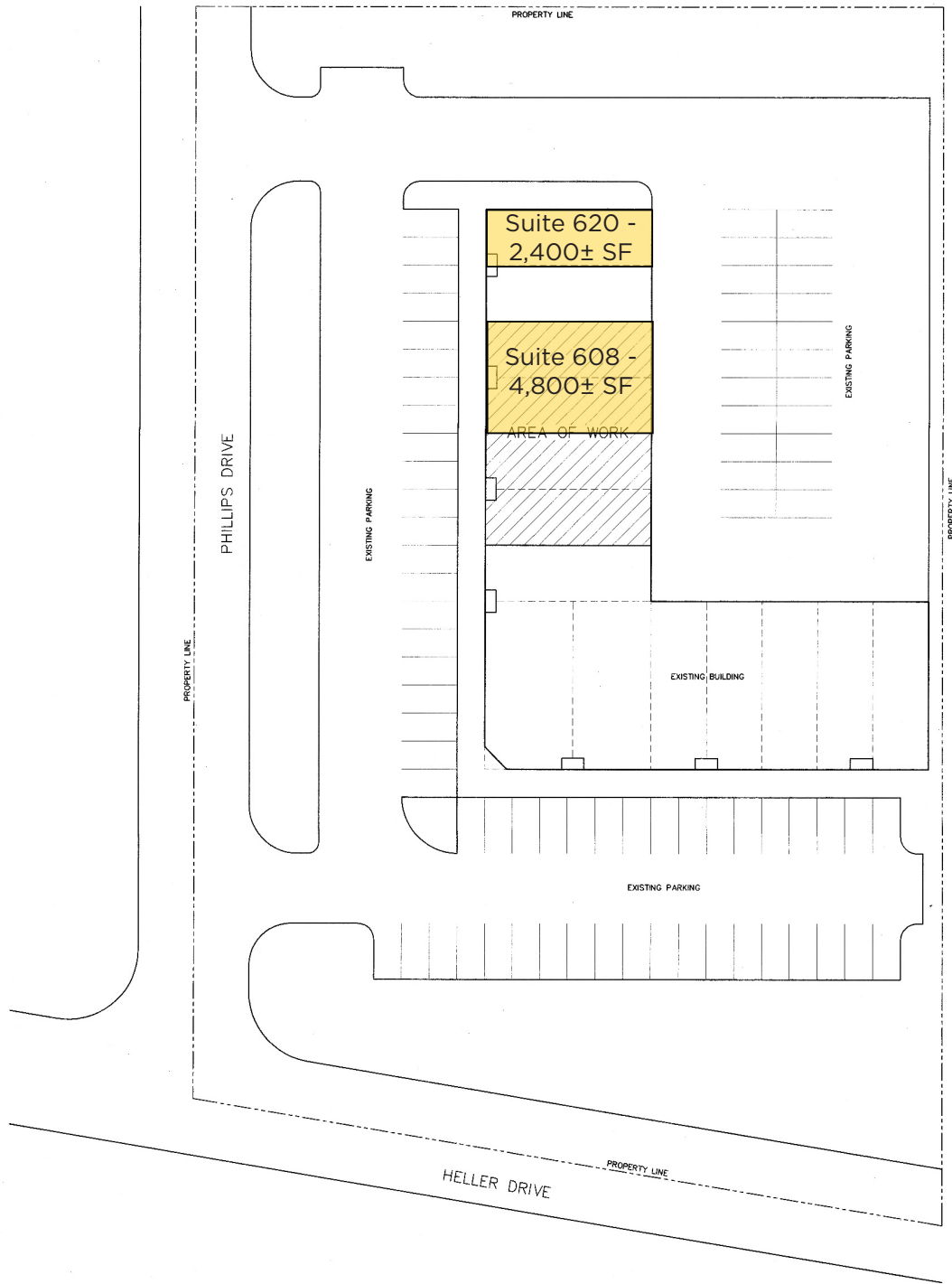
Floor Plan - Suite 608



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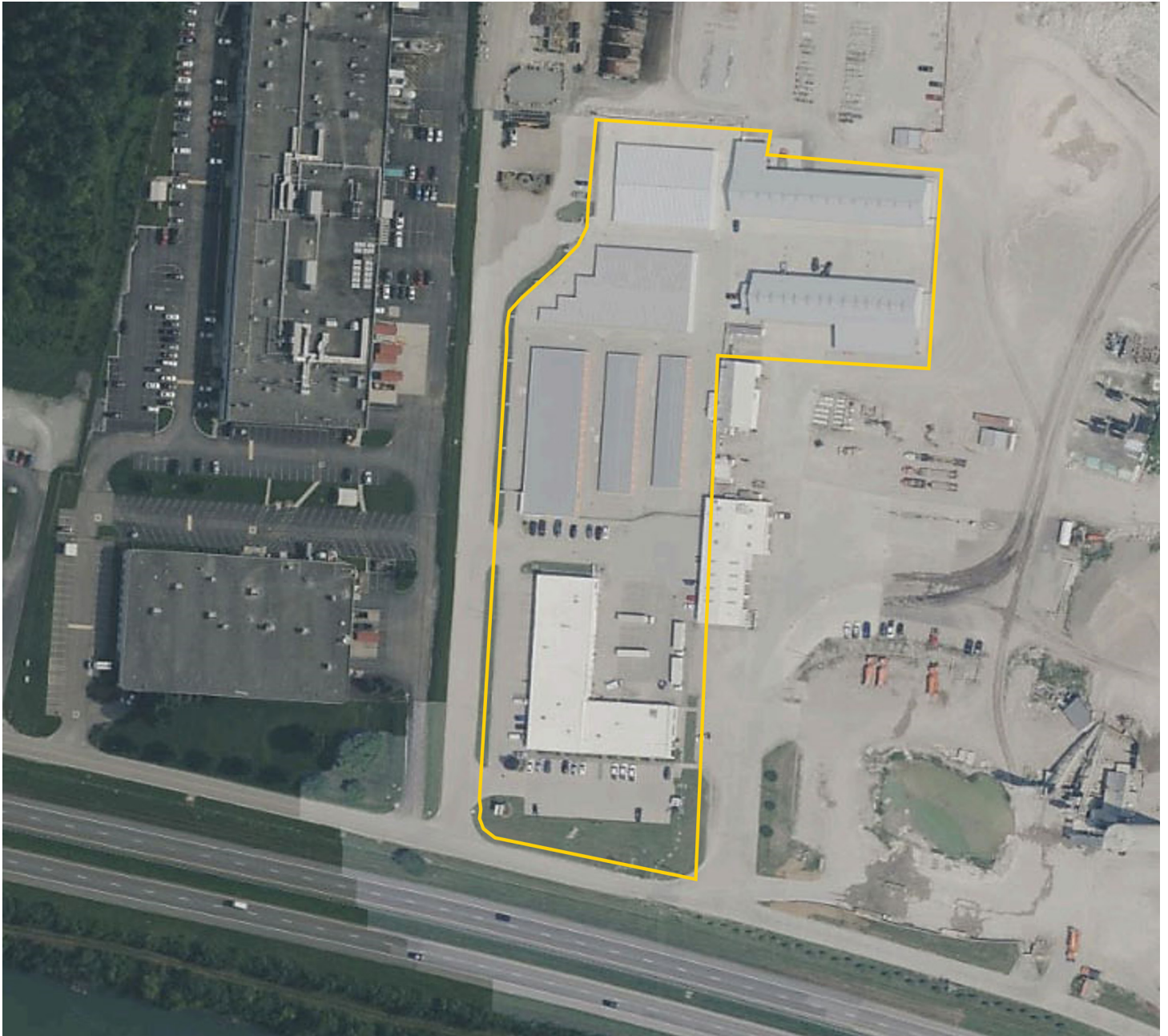
Site Plan



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Aerial



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