



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



**1911 OLD N. FAIRFIELD RD. STE 140
BEAVERCREEK, OH 45432**

PRIME BEAVERCREEK MEDICAL SPACE FOR LEASE!

PROPERTY FEATURES:

- **6 Individual Exam Rooms**
- **Move-In Ready Space**
- **High Traffic Old N. Fairfield Road!**
- **Close Proximity to Wright Patterson AFB**
- **\$14/SF + \$6/SF CAM**

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Fact Sheet

Address:	1911 Old North Fairfield Rd. STE 140 Beaver creek, OH 45432
Rent:	\$14.00/SF/Year
Service Type:	Modified Gross- Utilities are included in the \$14/SF +\$6/SF CAM
CAM Fees:	\$6.00/SF/Year
County:	Greene County
City:	Beaver creek
Suite Size:	2078 SF

Property Description:

Suite 140 is the last available space in this well-maintained office building on high-traffic Old North Fairfield Road. The suite is fully carpeted and currently configured with six private offices, which can be removed or reconfigured as needed to suit a tenant's layout preferences. The property is just minutes from The Mall at Fairfield Commons and offers convenient proximity to Wright-Patterson Air Force Base.

Located within a reputable medical/professional office building, co-tenants include an orthodontist, chiropractor, dentist, and kidney care physician, making this an excellent fit for medical or professional users seeking a strong co-tenant mix and established location.

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.

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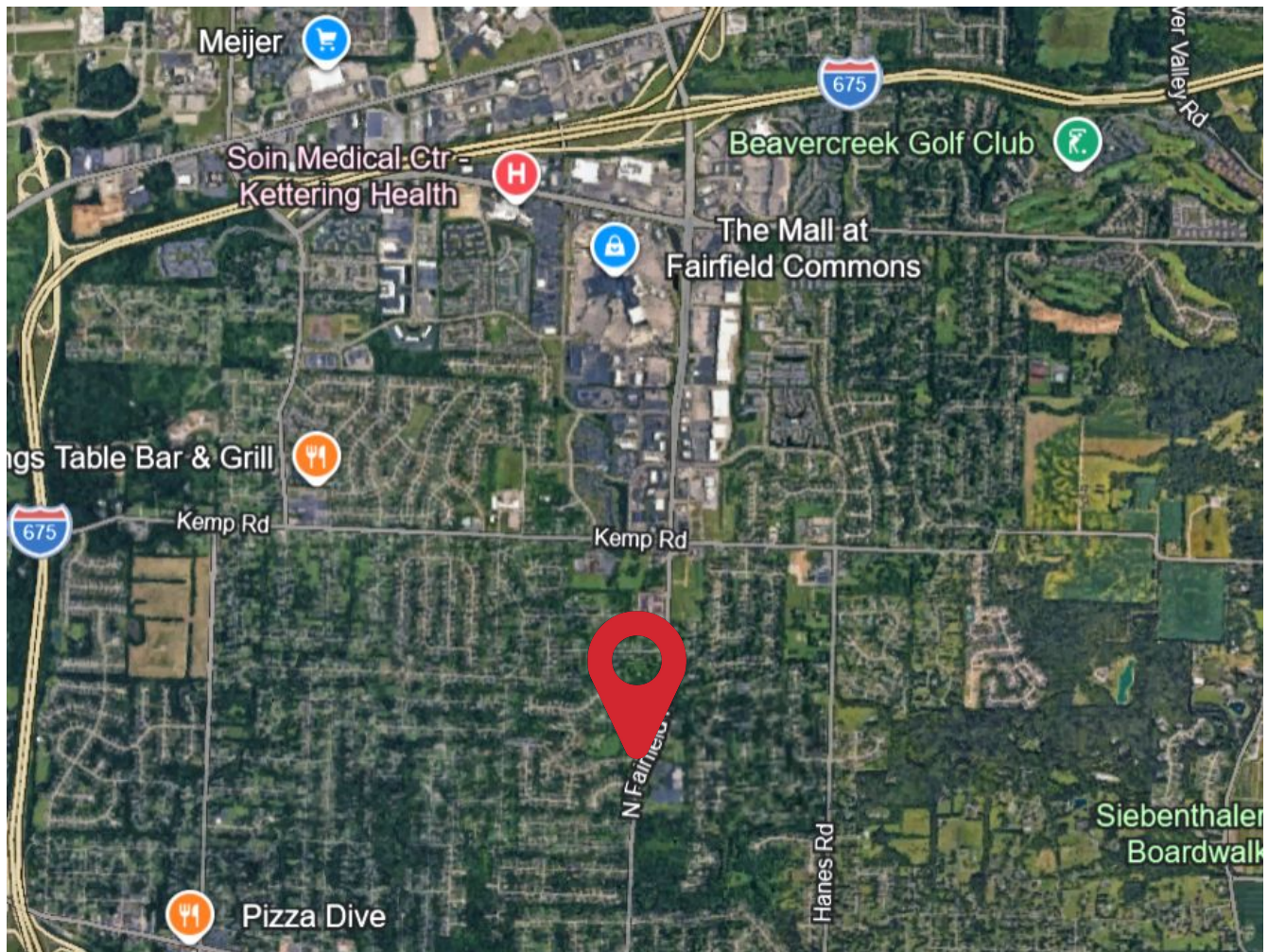


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