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# FOR SALE

## OFFICE BUILDING

100 E. Market St. Xenia, OH 45385

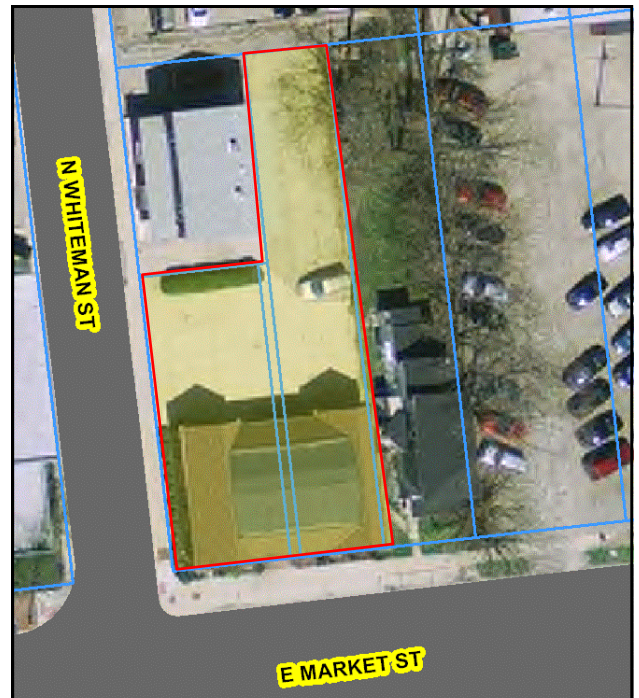


Great space for attorneys, insurance and/or financial services, accounting firm, project management, sales support offices and a host of other users. Separate entrance to lower level would permit rental possibility to a tenant. One block from county and city administrative, judicial offices and library, and many amenities..

### Property Highlights:

- 5,300+sf with main and lower level spaces
- 6 private offices; reception area; administrative space; conference room; plenty of storage
- Parking lot for 12 vehicles plus on street parking
- Current owners interested in leasing two private offices (not a condition of sale).
- Known as “Lawyers Building”- a Xenia landmark; rebuilt 1967

2288 Grange Hall Rd.  
Beavercreek, OH. 45431  
Office: 937-429-4344  
Fax: 937-429-1673



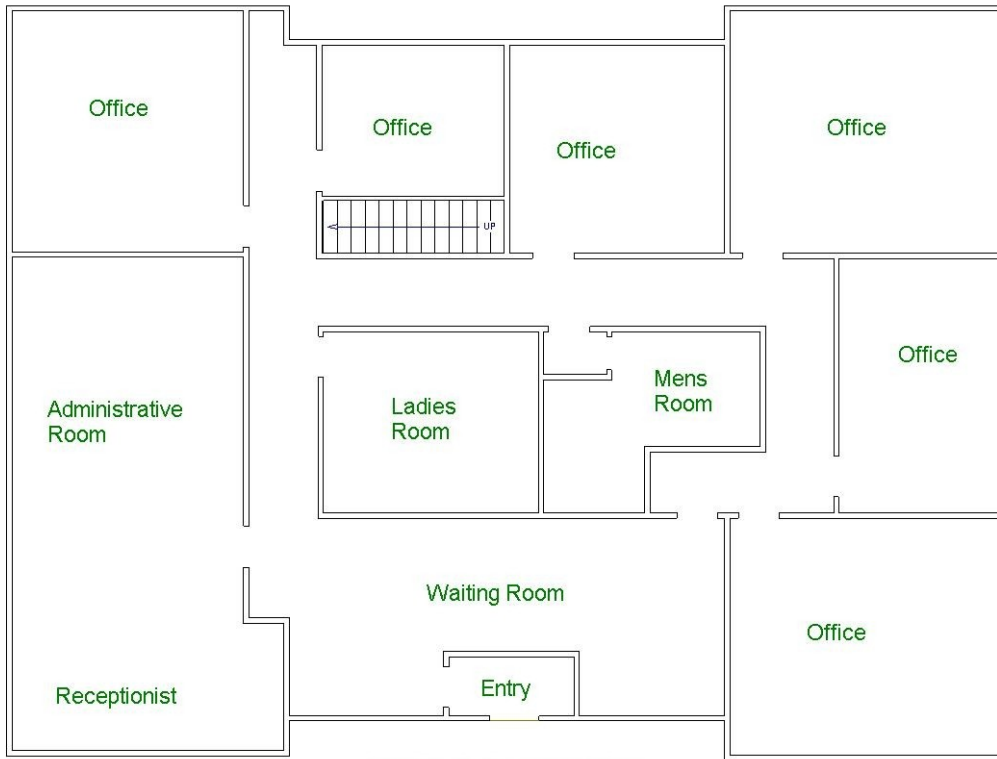
**For more info contact:**

**Al Cummings @ 937-241-9047**

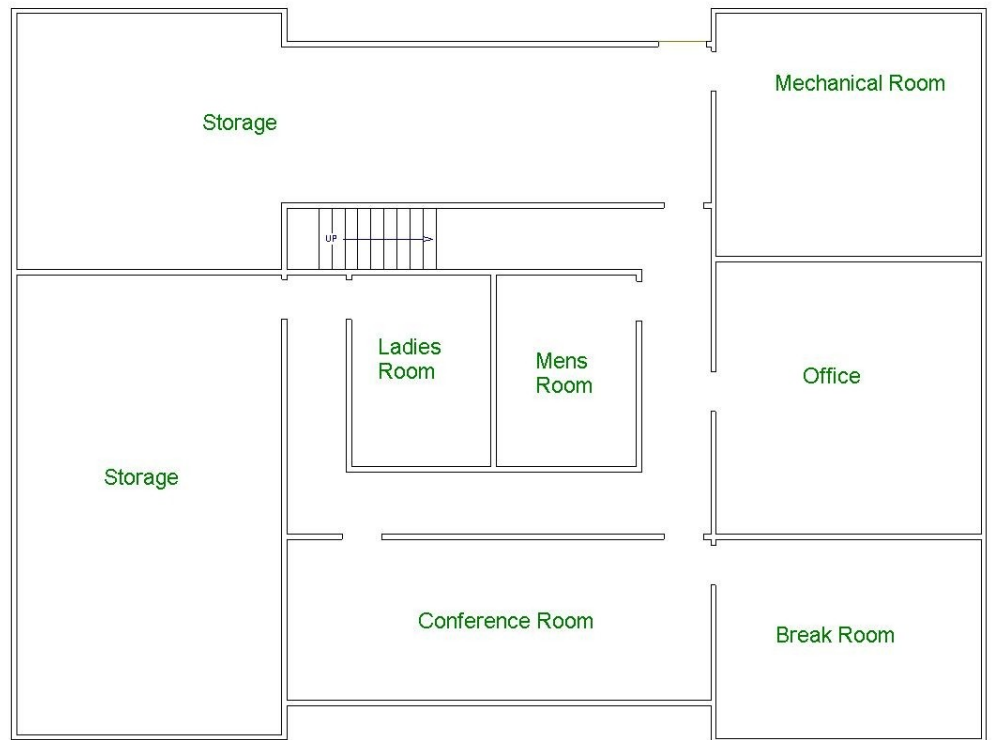
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# FLOOR PLANS



Lawyers Building First Floor



Lawyers Building Lower Level