



## Office Space for Lease

### Research Park

**1300 Research Park Drive  
Beavercreek, OH 45432**



Very nice, well maintained high tech office complex also zoned for light industrial. 8,000, sq. ft. available currently configured into one 4,000 sq. ft. and two 2,000 sq. ft. modules. Approximately 35% office and 65% Shop with 20-25 feet ceiling height. Owner willing to reconfigure to meet tenant needs. Can easily change the mix of office and shop or can convert to all office. Current office space includes conference rooms, kitchenette, reception area. Roll-up doors in rear. Current tenant is vacating space due to merger.

### [Map & Directions](#)

For more information contact:

[Al Cummings](#) at **937-241-9047** or **Email: [acummings@hricommercial.com](mailto:acummings@hricommercial.com)**

**Lease Price:** \$11.50

**County:** Greene

**Municipality:** Beavercreek City

**Current Zoning:** Office/Industrial

**Total Sq. Ft.:** 18,000

**Rentable/Useable:**

**Minimum Available:** 2,000

**Maximum Available:** 8,000

**Landlord Pays:**

Taxes, insurance, water,  
exterior maintenance,  
common area  
maintenance

**City Income Taxes:** None

**Land Area:** 3.32 acres

**Electric:** 3 phase

**Utilities Available:**

**Stories:** 1

**Year Built:** 1998

**Parking:** Ample

**Construction:** Brick, steel, glass

**Tenant Pays:** Gas, electric

"The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to error, omissions, prior sale and withdrawal from the market without notice"

