



## Office Space for Lease

1356 N. Fairfield Rd  
Beavercreek, OH 45432



6,600 sq. ft. on two connecting floors in highly visible 2-story office building formerly occupied by real estate firm. Several private and semi-private offices, 2 conference rooms, reception area, kitchenette, storage. Abundant parking; easy entry/exit. High traffic count (24,500 per 2005 MVRPC traffic study). Owner willing to reconfigure space to accommodate tenant. Space can be used for retail or office. In Beaver Square Shopping Plaza Near intersection of N. Fairfield and Dayton-Xenia Roads; diagonally across N. Fairfield from CVS.

### [Map & Directions](#)

For more information contact: \_

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**Lease Price:** \$11.50

**County:** Greene

**Municipality:** City of Beavercreek

**Current Zoning:** B-2

**Total Sq. Ft.:** 6,611

**Rentable/Useable:**

**Minimum Available:** 6,611

**Maximum Available:** 6,611

**Landlord Pays:** Real Estate Taxes;  
Property Insurance; Ext  
Maintenance

**City Income Taxes:** None

**Land Area:** 2.3 acres

**Electric:** 110/220

**Utilities Available:** Gas, Electric, Water, Sewer

**Stories:** 2

**Year Built:** 1981

**Parking:** 90 spaces

**Construction:** Brick

**Tenant Pays:** Utilities; Interior  
Maintenance

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