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# FOR LEASE

## OFFICE SPACE

1370 N. Fairfield Rd. Beaver Creek, Ohio 45432



**Former Bank of America Mortgage Loan Office** now available for lease due to B of A downsizing. Rare opportunity to lease space in a high visibility, easily accessible office building near the intersection of N. Fairfield and Dayton Xenia Roads. Space may be divided into 1,600 sf. and 3,200 sf. An additional 3,000 sf. lower level suitable for training/conferences may also be available. A well maintained building with excellent signage on heavily traveled N. Fairfield Road (33,000 vehicles/day). Within walking distance of all needed employee amenities. Recently installed T-1 line.

### Property Highlights:

- 4,800 sq.ft. space
- Divisible
- 7 Executive offices
- Open/cubicle areas
- Conference room
- Kitchen/break room
- No city income tax
- Monument signage

**\$14.50/sq.ft**



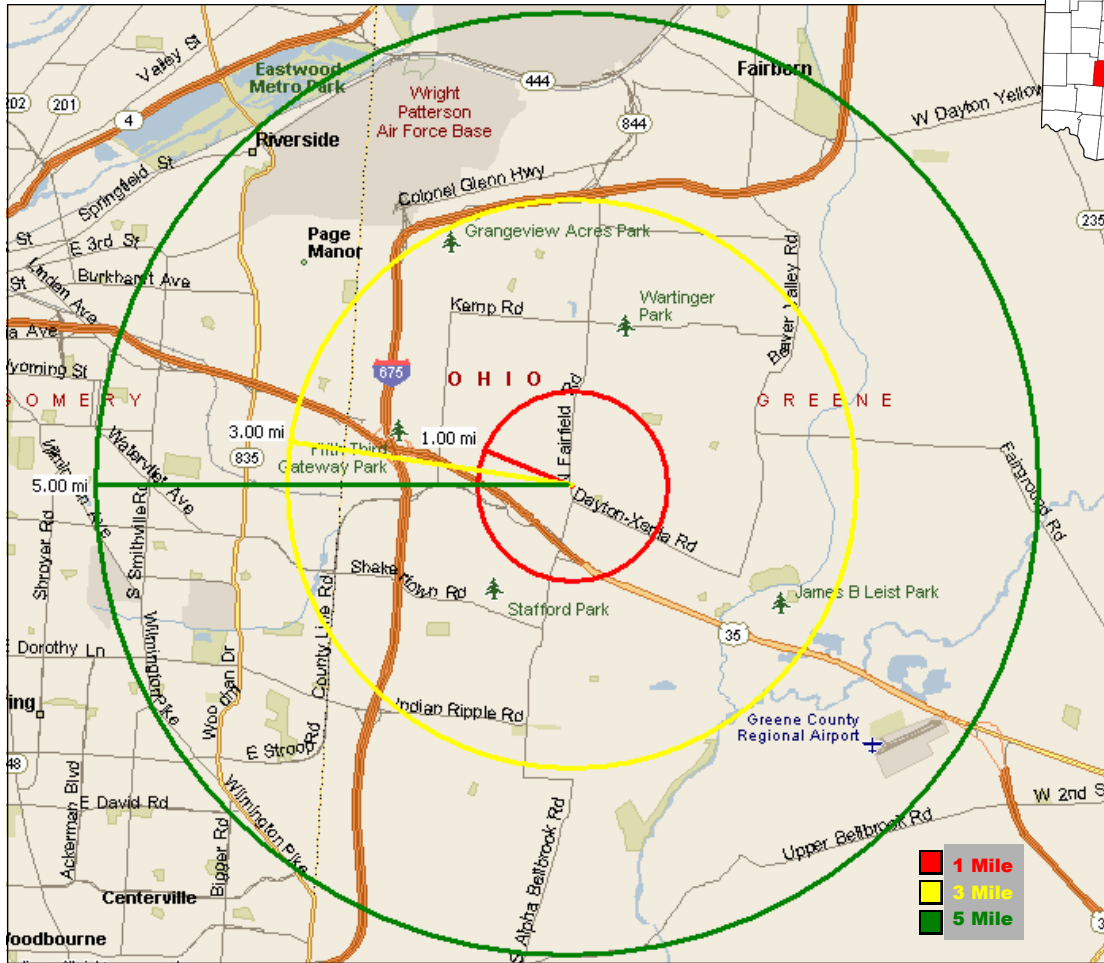
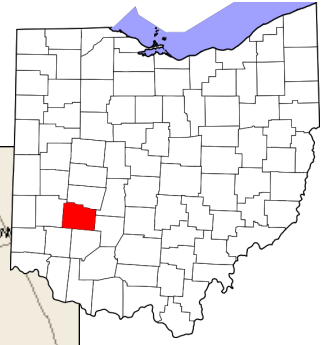
2288 Grange Hall Rd.  
Beaver Creek, OH. 45431  
Office: 937-429-4344  
Fax: 937-429-1673

**For more info contact:**  
**Al Cummings: 937-241-9047**



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

# AREA MAPS



## Close Proximity to:

- N. Fairfield & Dayton-Xenia intersection. (200 yds)
- St. Rt. 35 (.75 miles)
- I-675 (3 miles)
- W.P.A.F.B. (4 miles)
- Wright State University (3.5 miles)



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