



Office Space for Lease

3055 Rodenbeck Drive

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Beavercreek, OH 45432



Three suites. Nicely appointed. 1,500sf with 4 offices, kitchenette and reception area; 500sf with two offices and reception area; 475sf with two large offices. Easy access from US 35 and I-675. Many amenities nearby. Located behind National City Bank and Wheeler Driving School on the upper side of Dayton Xenia Road, across from the Kroger Shopping Center.

[Map & Directions](#)

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

Lease Price:	1,050sf @ \$950/mo; 500sf @ \$475/month; 475 sf @ \$450/mo	City Income Taxes:	None
County:	Greene	Land Area:	0.5 acre
Municipality:	City of Beavercreek	Electric:	110
Current Zoning:	B-2	Utilities Available:	Electric, city water and sanitary sewer
Total Sq. Ft.:	4,000	Stories:	1 1/2
Rentable/Useable:	3,600	Year Built:	1980
Minimum Available:	475	Parking:	25 spaces
Maximum Available::	1,050	Construction:	Brick, wood
Landlord Pays:	Property taxes, property insurance, exterior maintenance, common area maintenance, water and trash	Tenant Pays:	Electric, telephone and internet

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