



## Office Space for Lease

3182 Rodenbeck Drive  
Beavercreek, OH 45432



10,800sf available for finish-to-suit tenant in two story building in the heart of Beavercreek, just one block east of the intersection of N. Fairfield and Dayton Xenia. Turn at The Medicine Shoppe and proceed straight into the parking lot. First floor has 5,836sf; second floor 4945sf. Separate entrances possible. Excellent space for many different professional uses. Plenty of parking in front and to the west of the building. \$10/sf for lower level; \$8/sf for upper, excluding build out costs.

[Aerial View](#) [Map & Directions](#)

For more information contact:

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

**Lease Price:** \$10 and \$8

**County:** Greene

**Municipality:** City of Beavercreek

**Current Zoning:** C-PUD

**Total Sq. Ft.:** 10,871

**Rentable/Useable:** 10,000

**Minimum Available:** 4,945

**Maximum Available::** 10,871

**Landlord Pays:** Property taxes, property insurance, common area maintenance

**City Income Taxes:** None

**Land Area:** 1.8 acres

**Electric:** 220

**Utilities Available:** Electric, gas, city water, storm sewer

**Stories:** 2

**Year Built:** 1985; Remodeled 2007

**Parking:** 80 spaces

**Construction:** Brick, block

**Tenant Pays:** Utilities, liability insurance, build-out

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