



## Office For Lease

550 E. Main St.  
Xenia, Ohio 45385



This property is zoned business and consists of a building approximately 2,257(+/-)sq. ft. and is mostly offices + small kitchen, reception area and 2 restrooms. There is also a 934 sq. ft. attached garage served by two overhead doors which could be made available in addition to the office square footage. Its use had been a church and is currently setup for a counseling center, classrooms or doctor/dentist office. The property is situated on a high traffic highway Route 35 just east of the downtown business district of Xenia.

### [Map & Directions](#)

For more information contact:

[Doug Miller](#) at **937-286-6892** Email: [dmiller@hricommercial.com](mailto:dmiller@hricommercial.com)

[Tony Miller](#) at **937-903-8088** Email: [tmiller@hricommercial.com](mailto:tmiller@hricommercial.com)

**Lease Price:** \$940/month (office space only)

**County:** Greene

**Municipality:** Xenia

**Current Zoning:** Business

**Total Sq. Ft.:** 3,191sq.ft.(+/-)

**Rentable/Useable:**

**Minimum Available:** 2,257(+/-)

**Maximum Available::** 3,191sq.ft.(+/-)

**Landlord Pays:**

**City Income Taxes:** Yes

**Land Area:** .25 acres (+/-)

**Electric:** 400 amp service

**Utilities Available:** Water, Sewage, Electric

**Stories:** 1

**Year Built:**

**Parking:** Ample

**Construction:** Block

**Tenant Pays:** Taxes, Insurance, Utilities

"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"