



FOR LEASE | 1956 E. WHIPP RD.
KETTERING, OH 45440

Property Highlights

- 4,282 SF of Office Space - Available Together or Separately
 - Suite A (3,082 SF) and Suite B (1,200 SF)
- Turnkey Professional Office / Medical Office Build-Out
- Centrally located to Kettering, Bellbrook, Centerville, & Oakwood
- Convenient to I-675, US 35, I-75, and Bus Route
- Abundant Parking and Easy Access with 61 spaces of paved parking
- ADA accessible entrances and restrooms
- Property Manager on Site & 24 Hour Access
- Signage, Air Conditioning & Fiber Optic Internet
- Surrounded by amenities, including retail, grocery, restaurants, day care, medical, hotels, and more

PROFESSIONAL OFFICE SPACE FOR LEASE IN KETTERING, OH

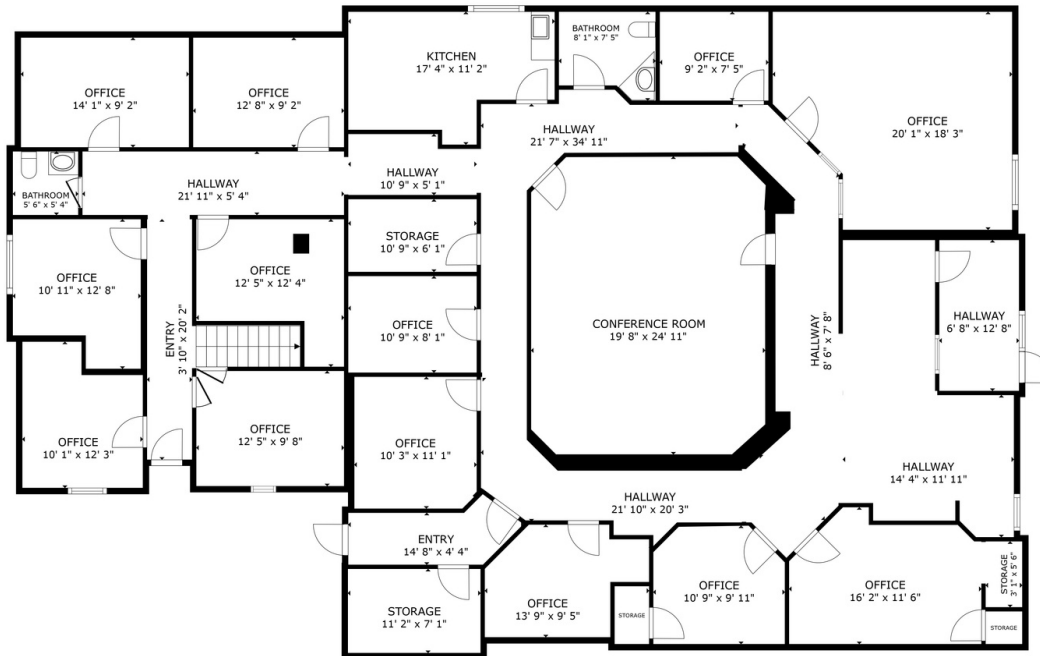


PROFESSIONAL OFFICE SPACE FOR LEASE IN KETTERING, OH

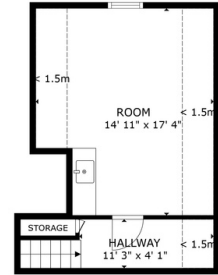


FLOOR PLAN OPTIONS

ENTIRE SPACE



FLOOR 1



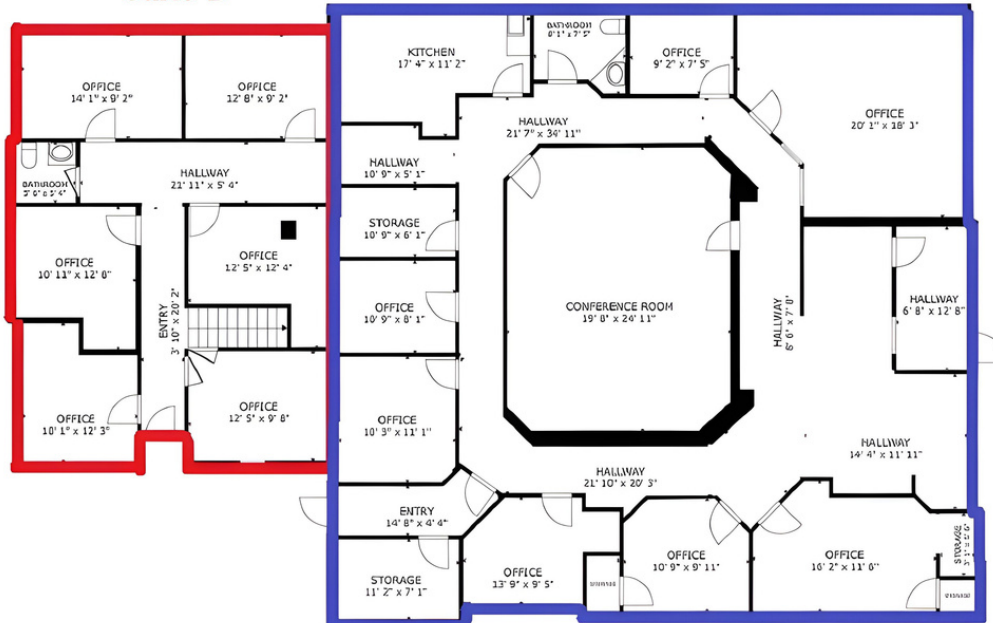
FLOOR 2

SUITES A & B SEPARATED

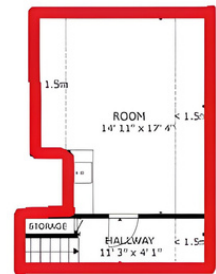
Suite B - 2nd Floor

Suite B

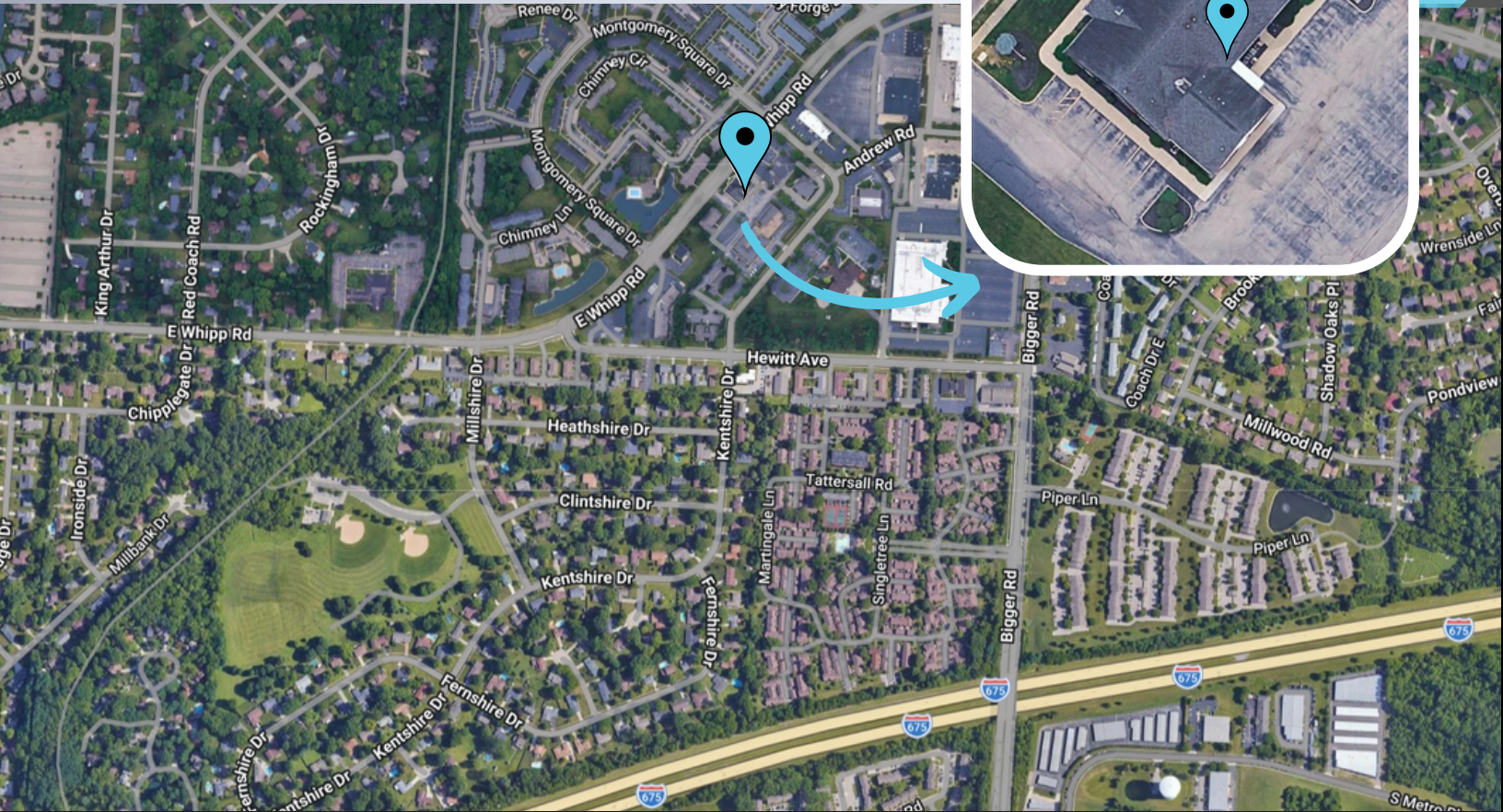
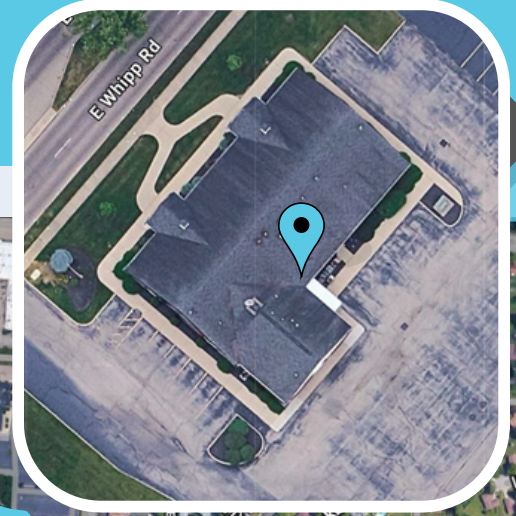
Suite A



FLOOR 1



FLOOR 2



**1956 E. WHIPP RD. | FOR
KETTERING, OH 45440 | LEASE**

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,528	67,757	161,443
HOUSEHOLDS	4,881	29,917	71,105
HH INCOME	\$72,290	\$81,909	\$82,224



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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the Property.