



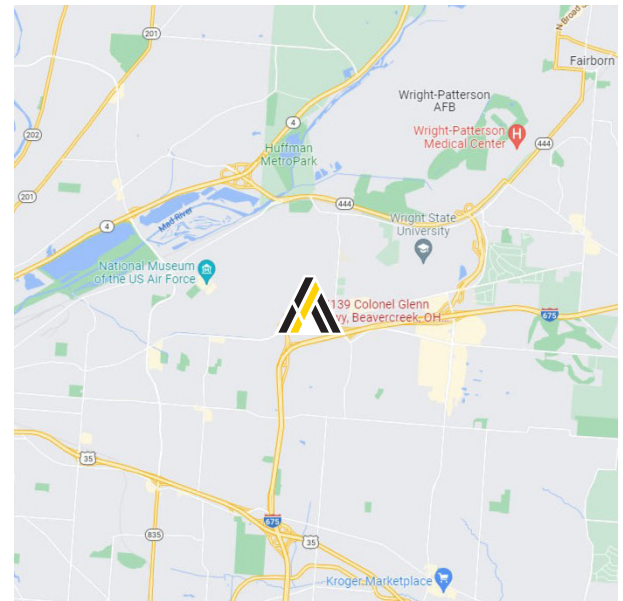
4139 Colonel Glenn Highway

Beavercreek, Ohio 45431

LEASE RATE:
\$19.95 RSF + UTILITIES

Property Highlights

- **Freestanding Office Building:** 6,765± RSF available in a standalone building with outstanding visibility along Colonel Glenn Highway
- **Move-In Ready Office Space:** Well-maintained layout featuring an efficient blend of private offices, collaborative workspace, and open office areas.
- **Long-Term Sublease Opportunity:** Existing sublease term available through October 31, 2031.
- **Signage Opportunity:** Exterior building signage available, providing excellent exposure to passing traffic and visitors.
- **Convenient Parking:** Abundant on-site parking located immediately adjacent to the building entrance for employees and guests.
- **Business-Friendly Location:** Situated within the City of Beavercreek, offering the advantage of no city income tax.
- **Premier WPAFB Access:** Located directly across from Wright-Patterson Air Force Base and less than one-half mile from Gate B, providing exceptional convenience for defense contractors, government users, and related businesses.



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Floor Plan

