

PRICE REDUCED!



3075 Governors Place Blvd. Suite 210

Kettering, Ohio 45409

SALE PRICE:

~~\$595,000~~

\$519,000

LEASE RATE:

~~\$14.00 PSF NNN~~

\$11.00 PSF NNN

Property Highlights

- **4,659± SF Class A Office Space Available:** Ideal for businesses seeking a professional and modern environment.
- **Flexible Medical/Office Design:** Featuring multiple exam rooms with sinks, this space can easily be adapted to meet general office or specialized medical needs.
- **Ample Parking:** Convenient parking options for both employees and clients, ensuring ease of access.
- **Prime Location with Nearby Amenities:** Located in Governors Place, one of Kettering's premier office parks, situated within walking distance of popular restaurants, grocery stores, retail shops, and more, offering convenience for your staff and visitors.
- **Convenient Access to Major Highways:** Just minutes from I-75, I-675, and Downtown Dayton, providing excellent connectivity for easy commuting and client access.



Demographics

	1 Mile	3 Mile	5 Mile
Total Population	5,691	67,711	211,918
Total Households	2,494	28,139	92,741



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Photos



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Floor Plan

