

A photograph of the Xavier University Alumni Center, a large, curved, light-colored stone building with several tall, narrow windows featuring decorative metal grilles. The building is partially obscured by large evergreen trees on the left and right. The sky is clear blue.

9,992 SF AVAILABLE FOR LEASE

**XAVIER UNIVERSITY
ALUMNI CENTER**
1507 DANA AVENUE



XAVIER UNIVERSITY ALUMNI CENTER

1507 DANA AVENUE

Located on the edge of Xavier University's campus, the Alumni Center is easily accessible with parking in the front entrance. Tenants can enjoy the shared conference room, nearby gym and dining options as well as a quick drive to nearby vibrant neighborhoods.

The suite consists of 9,992 total RSF with a combination of office and flex space. With exposed high ceilings and large windows for abundant natural light, this space is great for businesses looking for a creative space in Midtown on XU's campus!

Building Size:	150,000 SF
Space Available:	9,992 RSF
Office Space:	4,134 RSF
Flex Space:	4,173 RSF
Stories:	2
Drive Ins:	4 - 18'w x 14'h + Lift for unloading into office
Parking:	150 shared surface spaces
Year Built:	1960
Submarket:	Midtown
Lease Rate:	REDUCED! \$19.95 /SF FSG
Operating Expense:	Included in lease rate



ON THE EDGE OF CAMPUS

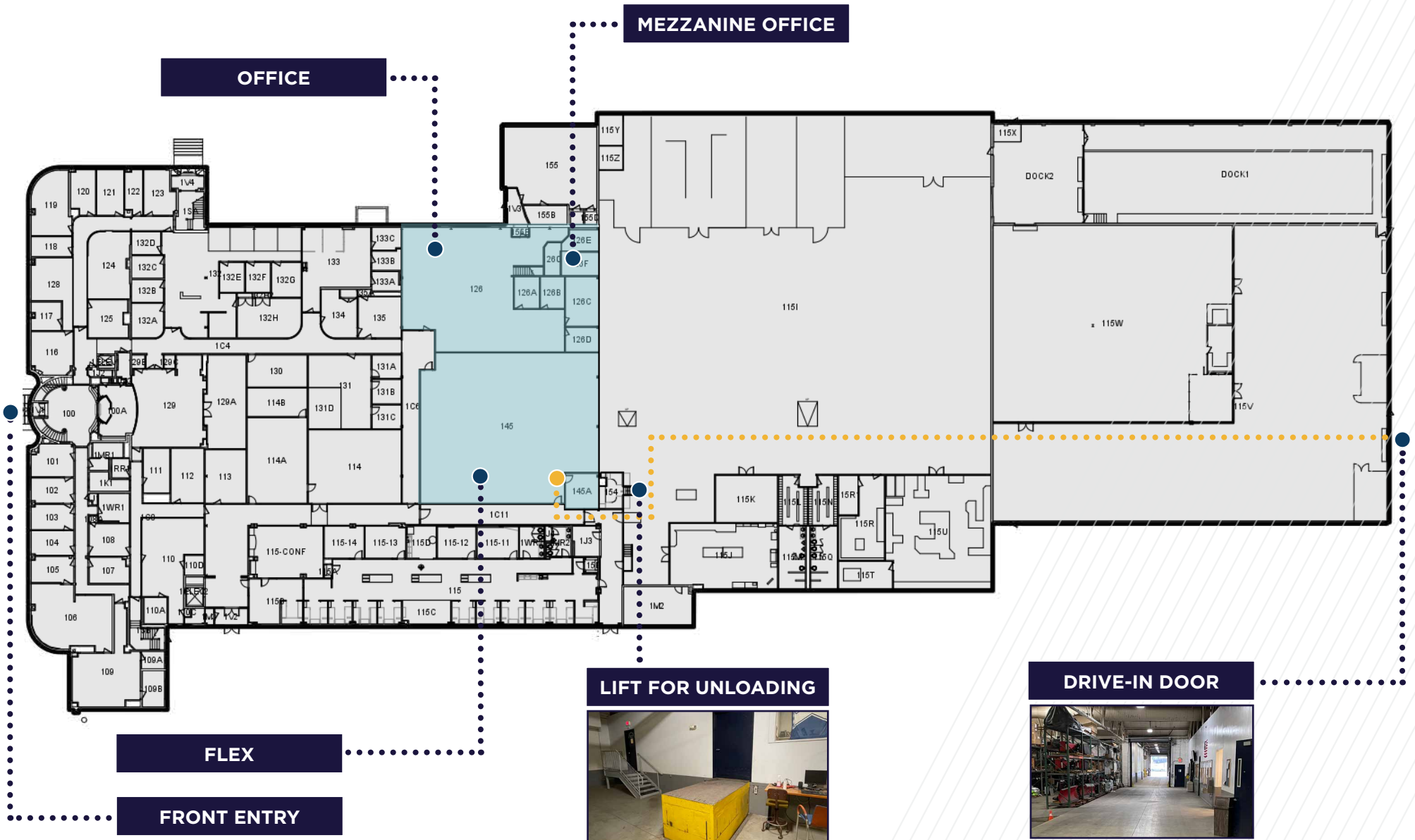


SURFACE LOT IN FRONT



1507 DANA AVENUE

9,992 RSF AVAILABLE



XAVIER UNIVERSITY ALUMNI CENTER

1507 DANA AVENUE

GYM OPEN TO PUBLIC
(PAID) MEMBERSHIP
SOON!



Campus Directory

Admission, Graduate	F5	Book Depot	F7	Cintas Center	H3	Flynn Hall	I4	Husman Residence Hall	G4	Manor House Apartments	F1	Schmidt Memorial Fieldhouse	C3	Walter Schott Hall (Undergraduate Admission)	E6
Admission, Undergraduate	E6	Bookstore (Gallagher)	F3	Cohen Center	J1	Gallagher Student Center	F3	Innovation Center	F7	McDonald Memorial Library	E5	Smith Hall	F6	Wasson Way Bike Trail	M6
Albers Hall	E4	Brookman Residence Hall	F2	College of Nursing	J5	Hallstones Hall (Office of the Graduate School)	F5	Jesuit Residence	F2	McGrath Hall	J4	St. Barbara Hall (ROTC)	C2	Williams College of Business	F6
All For One Shop	M5	Brueggeman Center	F1	Commons Apartments	H5	Health United Building	J5	Joseph Building	A4	Musketee Mezzanine	C4	Ticket Office (Cintas Center)	I3	Xavier Village Apartments	B7
Alter Hall	E5	Buenger Residence Hall	G2	Conaton Learning Commons	E6	Hoff Dining Commons	G5	Justice Hall	G5	O'Connor Sports Center	D7	University Apartments	F2		
Alumni Center	C7	Campus Police (Flynn Hall)	I4	Duff Banquet Center	I2	Hoff Dining Commons	E5	Kuhlman Residence Hall	G3	Schiff Conference Center	I2	University Station	L5		
Armory	C2	Campus Services Building	H4	Edgecliff Hall	D5	Housing	A3	Lindner Family Physics Building	E4	Schmidt Hall	D5	Veterans Center	F6		
Bellarmine Chapel	F4	Central Utility Plant	E7	Elet Hall	B4			Logan Hall	E4						

1507 DANA AVENUE

WHAT'S NEARBY

9
ON-SITE
DINING OPTIONS



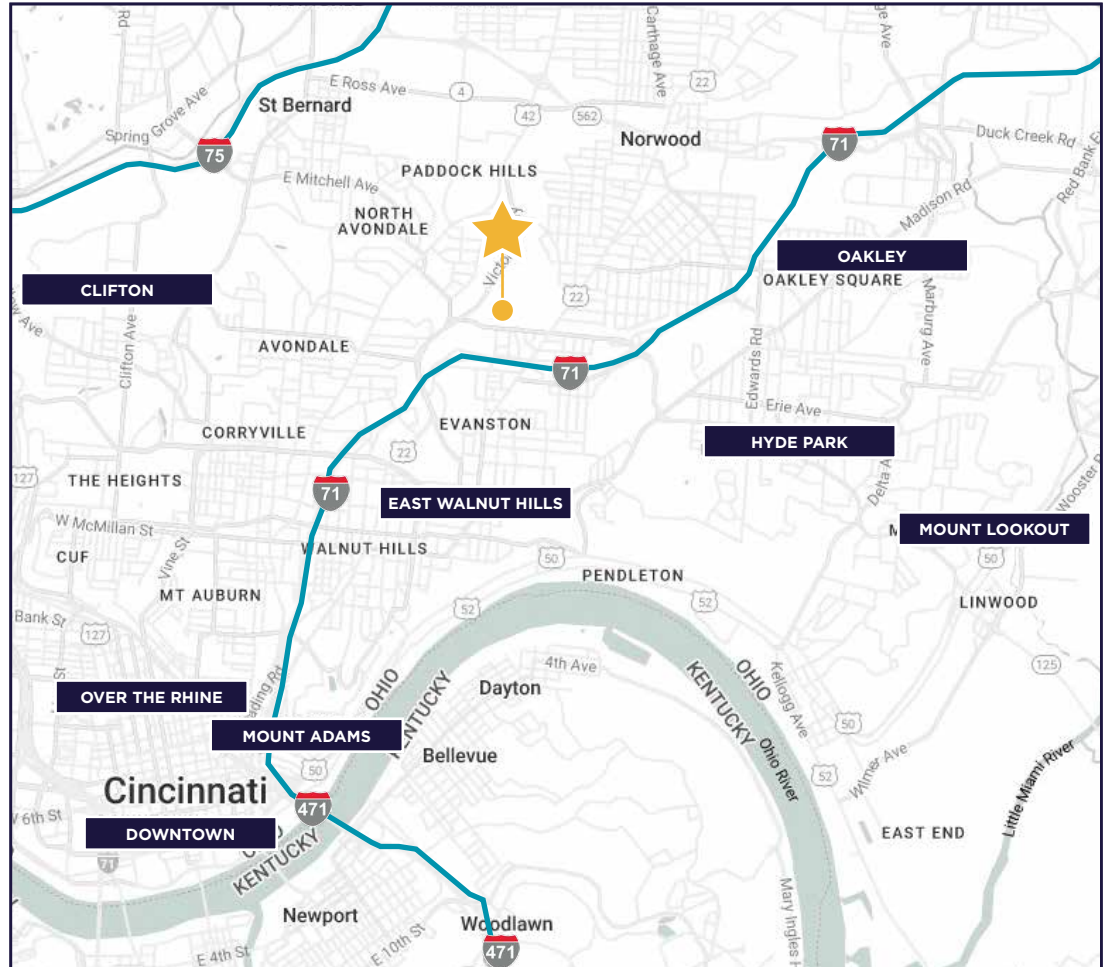
currito



true burger



LESS THAN 4 MILES FROM VIBRANT NEIGHBORHOODS



EAST WALNUT HILLS: 1.6 MILES

HYDE PARK: 1.8 MILES

OAKLEY: 2.3 MILES

MOUNT ADAMS: 2.5 MILES

CLIFTON: 2.6 MILES

MOUNT LOOKOUT: 3 MILES

OVER THE RHINE: 3.4 MILES

DOWNTOWN: 3.9 MILES



FOR MORE INFORMATION, CONTACT:

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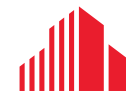
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