



9,992 SF AVAILABLE FOR LEASE

XAVIER UNIVERSITY ALUMNI CENTER

1507 DANA AVENUE



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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

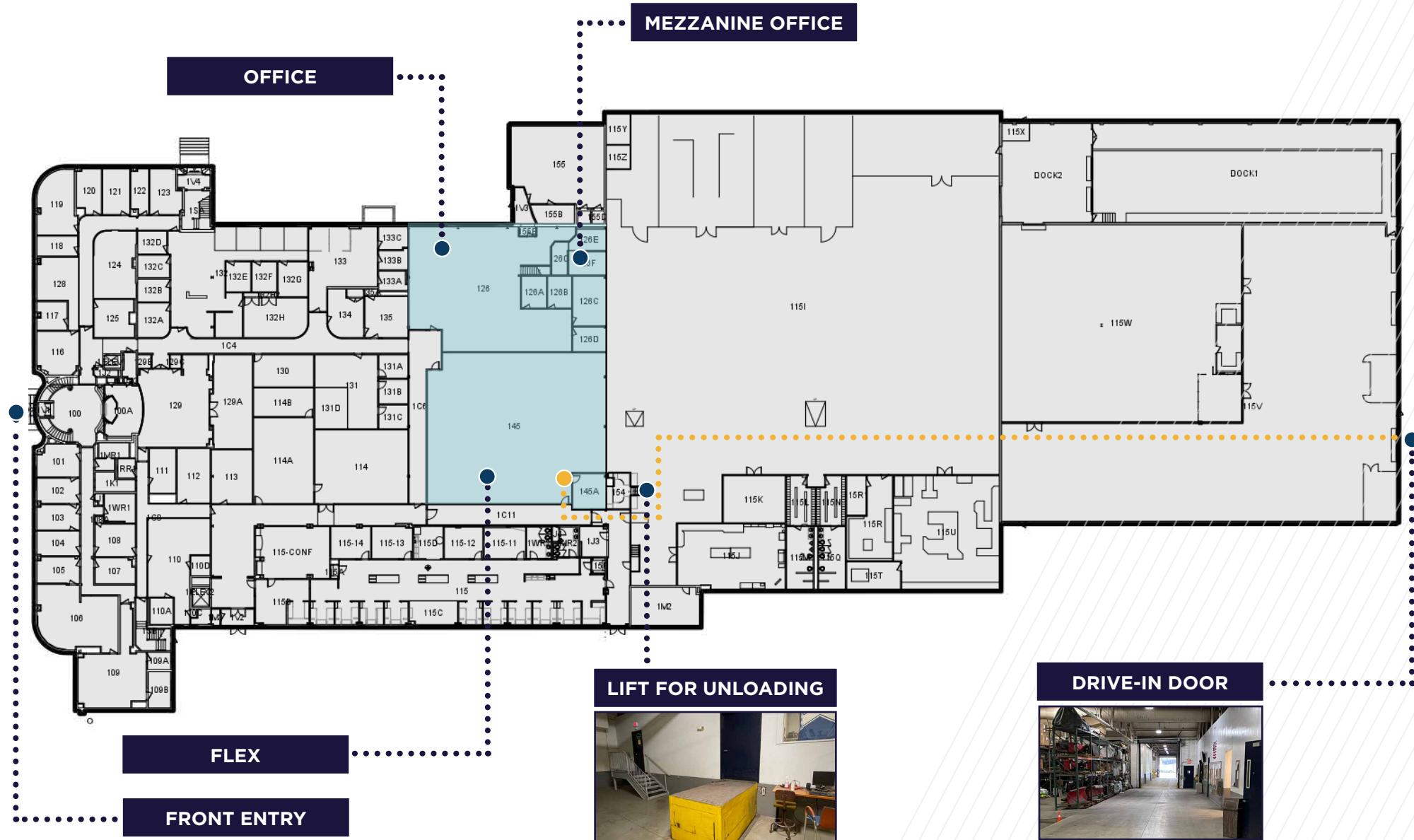


SURFACE LOT IN FRONT



1507 DANA AVENUE

9,992 RSF AVAILABLE



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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)
Admission, Undergraduate	F6	Bookstore (Gallagher)	F3	Cohen Center	J1	Gallagher Student Center	F3	Innovation Center	F7	McDonald Memorial Library	E5	Smith Hall	F6	Wasson Way Bike Trail
Albers Hall	E4	Brockman 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
All For One Shop	M5	Brueggeman Center	F1	Commons Apartments	I5	Health United Building	J5	Joseph Building	A4	Musketeeer Mezzanine	F5	Sycamore House	B3	Xavier Village Apartments
Alter Hall	E5	Buenger Residence Hall	G2	Conaton Learning Commons	E6	Hinkle Hall	J6	Justice Hall	G5	O'Connor Sports Center	C4	Ticket Office (Cintas Center)	I3	F2
Alumni Center	C7	Campus Police (Flynn Hall)	I4	Duff Banquet Center	I2	Hoff Dining Commons	E5	Kuhiman Residence Hall	G3	Physical Plant	D7	University Apartments	L5	F6
Armory	C2	Campus Services Building	H4	Edgcliff Hall	D5	Housing	E4	Lindner Family Physics Building	E4	Schiff Conference Center	I2	University Station	F4	E6
Bellarmino Chapel	F4	Central Utility Plant	E7	Elet Hall	B4		A3	Logan Hall	E4	Schmidt Hall	D5	Veterans Center	B7	M6

1507 DANA AVENUE

WHAT'S NEARBY

9 ON-SITE DINING OPTIONS



currito

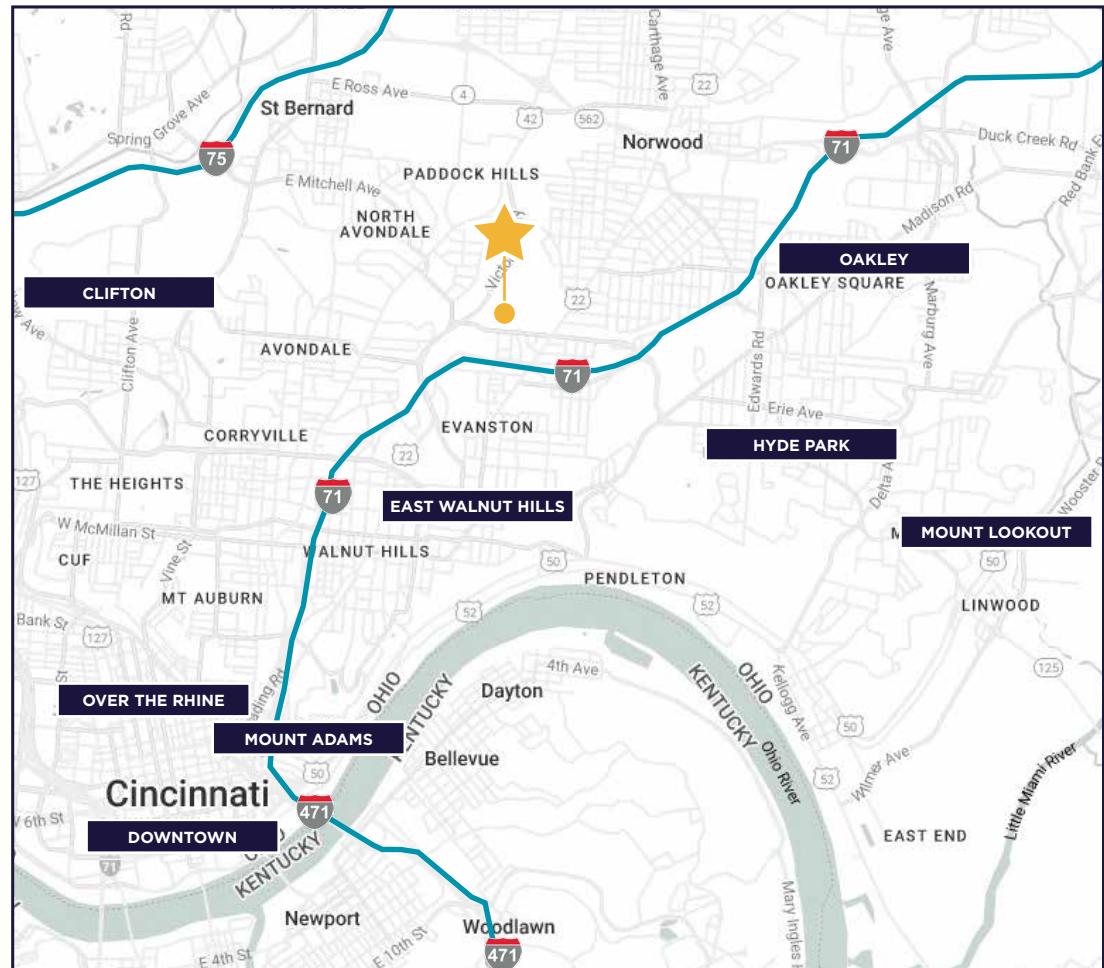


true burger

BETTER BLEND



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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