



1130 Vester Ave

1130 Vester Ave, Springfield, OH 45503

Hazam Tleimat

Hazmar Holdings
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(614) 592-1800



1130 Vester Ave

\$12.50 /SF/YR

Building Highlights

Prime Visibility & Access: Situated in a high-traffic CC2-A Shopping Center zone with prominent signage and a large dedicated parking lot (24 spaces).

Modern Infrastructure: Featuring a new elevator, a 2021 renovation, 24-hour access, and an Energy Performance Rating of A.

Flexible Interiors: Multi-tenant layout with high ceilings and abundant natural light; suites are fully carpeted and equipped with central heating, air conditioning, and Wi-Fi.

Strategic Location: Located in the Northeast Dayton submarket with convenient regional access via Derr Rd and nearby interstates.

On-Site Community: Current tenants include established professional services such as Supporting Independence, LLC and various therapy and wellness collectives.

Listing Contacts...



Rental Rate: \$12.50 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 11,500 SF

Year Built: 1976

Walk Score ®: 50 (Fairly friendly)

Rental Rate Mo: \$1.04 /SF/MO

1st Floor Ste F

Space Available	1,440 SF
Rental Rate	\$12.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 Years

This well-appointed office property offers a welcoming reception area complete with a built-in desk, providing an ideal setting for greeting clients and visitors. The space includes four private offices designed for productivity and privacy, along with ample storage to accommodate business needs. Two restrooms add convenience for staff and guests. Located on Vester Avenue in Springfield, this property ensures excellent accessibility and visibility within a well-traveled business corridor, making it a practical choice for a variety of professional users.

2nd Floor Ste A

Space Available	1,440 SF
Rental Rate	\$12.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Modern Professional Suite 1,400 SF-3 offices, lobby, 2 bathrooms, kitchenette Elevate your business in this perfectly configured 1,400-square-foot office suite, designed for productivity and comfort. Whether you're a growing startup, a professional firm, or a creative agency, this layout offers the ideal balance of privacy and functionality. Key Features: Three Private Offices: Windowed, bright interiors, perfect for executive suites or quiet workspaces. Private Kitchenette: A dedicated break area equipped for your team's convenience. Two Private Bathrooms: In-suite restrooms for maximum privacy and hygiene. 1,400 SF Open Layout: Includes a welcoming reception area or collaborative open space. Why This Space? This suite isn't just an office; it's a turnkey solution for a team that values a professional environment without sacrificing the comforts of a modern workplace. Move-in ready and built to impress clients. Amenities include High-Speed Internet, spacious parking lot, ample storage, and is wheelchair accessible. Key Highlights Prime Visibility & Access: Situated in a high-traffic CC2-A Shopping Center zone with prominent signage and a large dedicated parking lot (24 spaces). Modern Infrastructure: Featuring a new elevator, a 2021 renovation, 24-hour access, and an Energy Performance Rating of A. Layout with high ceilings and abundant natural light; this suite is fully carpeted and equipped with central heating, air conditioning, and Wi-Fi. Strategic Location: Located in the Northeast Dayton submarket with convenient regional access via Derr Rd and nearby interstates. On-Site Community: Current tenants include established professional services such as Supporting Independence, LLC, Healing Minds and various therapy and wellness collectives.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Chosen Homes Care LLC	-	
Healing Minds Therapy	-	
Supporting Independence LLC	-	



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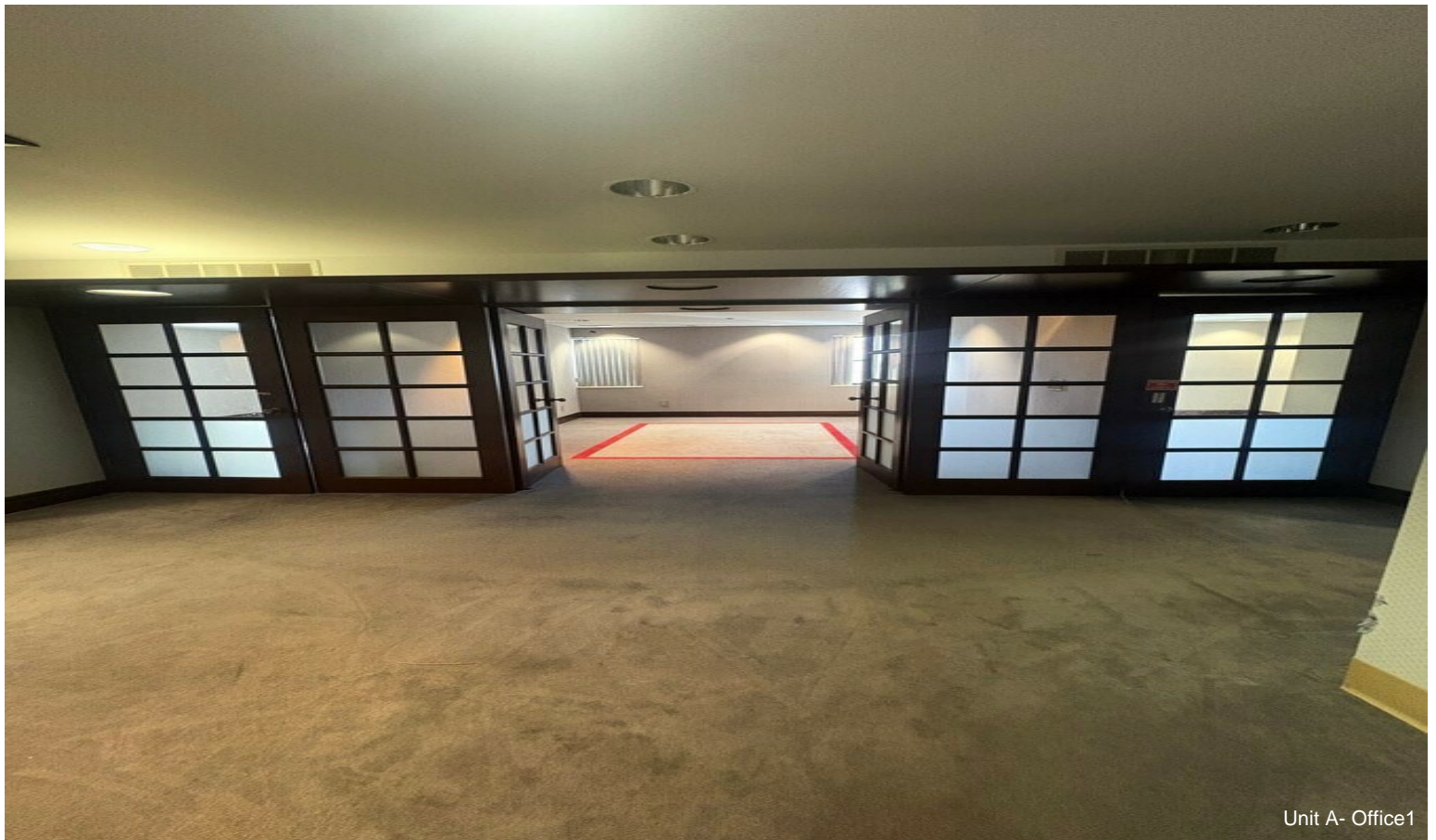
Property Photos



Property Photos



Unit A Hallway



Unit A- Office1

Property Photos

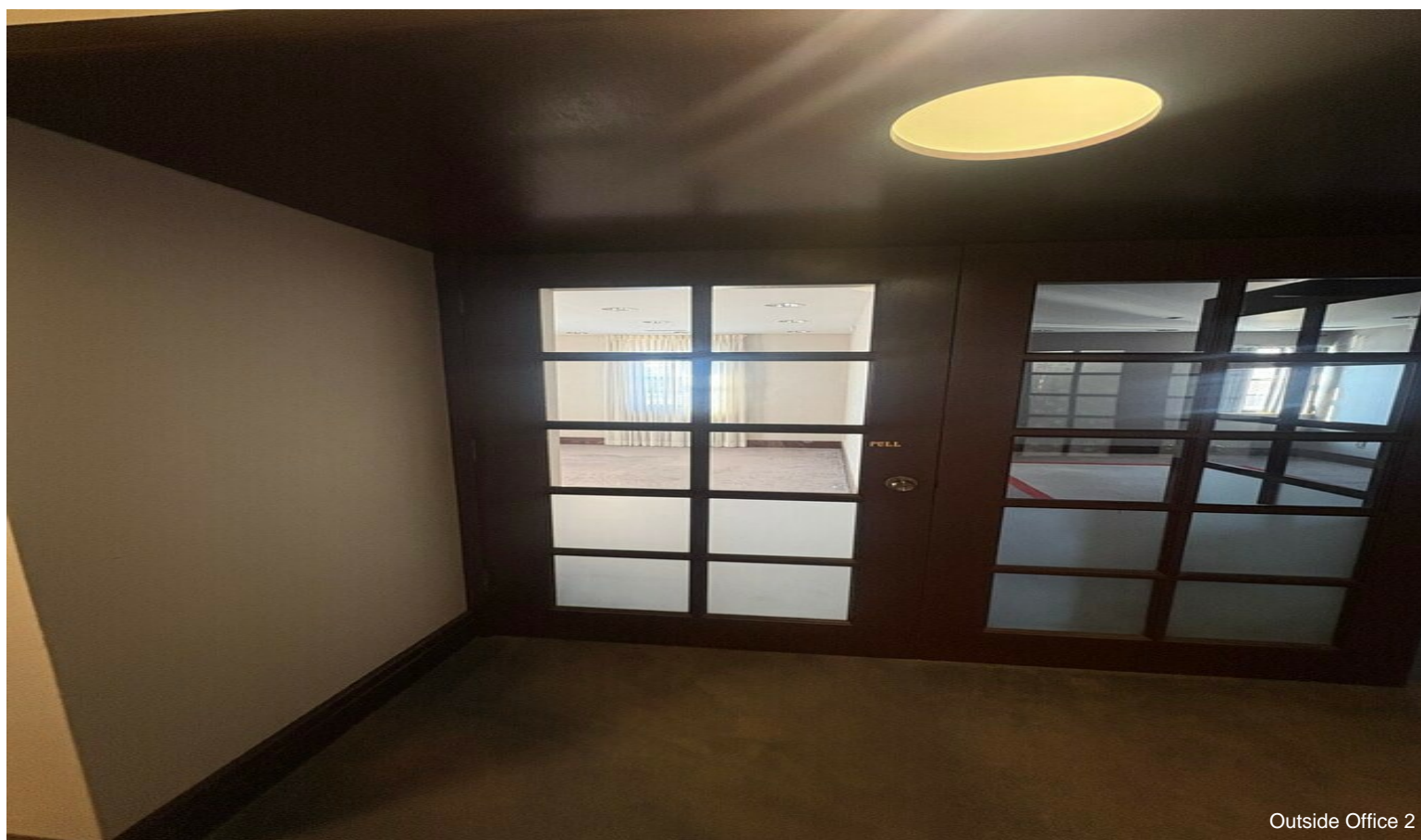


office 2

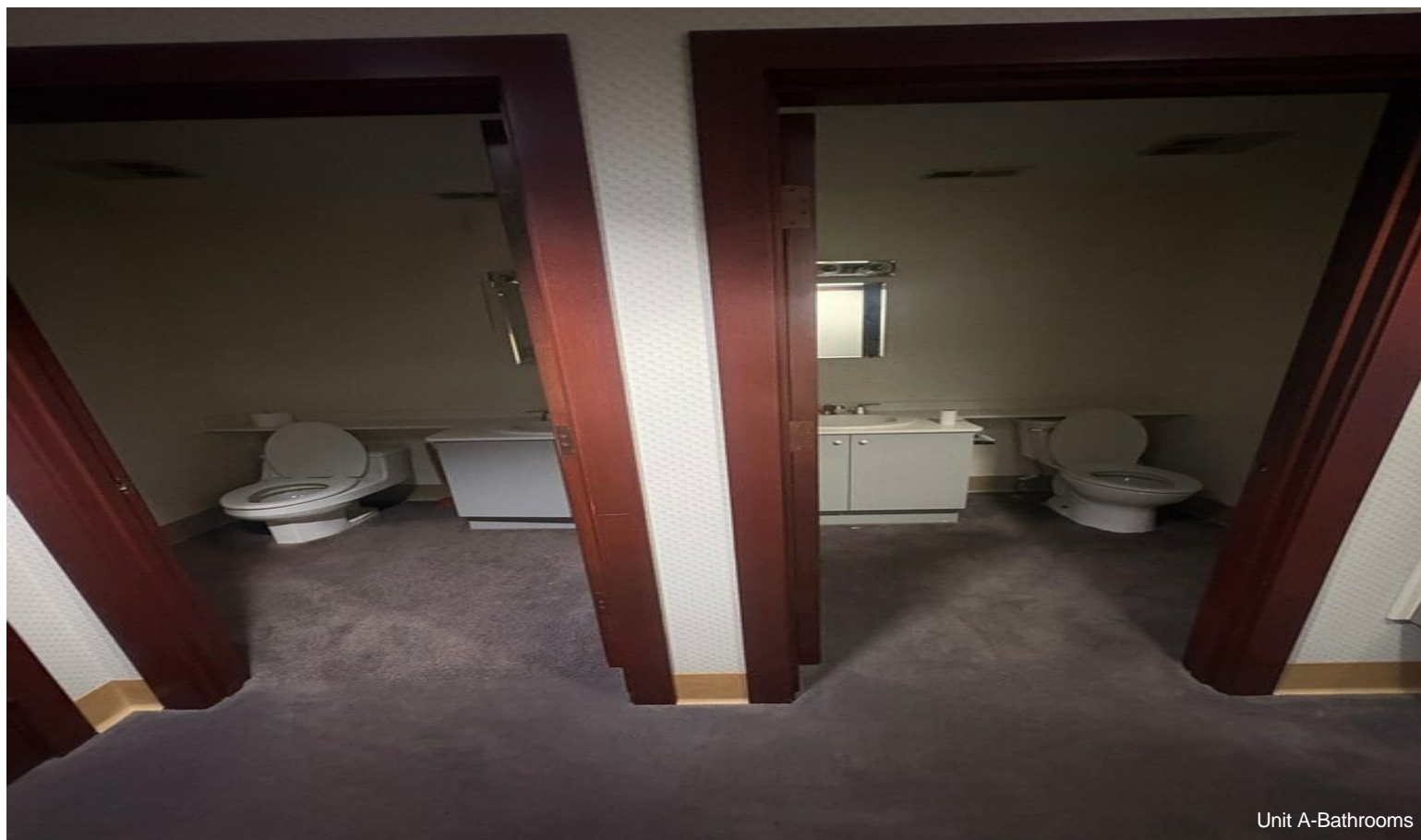


Aerial

Property Photos



Property Photos



Unit A-Bathrooms



Unit A-Storage Closet

Property Photos

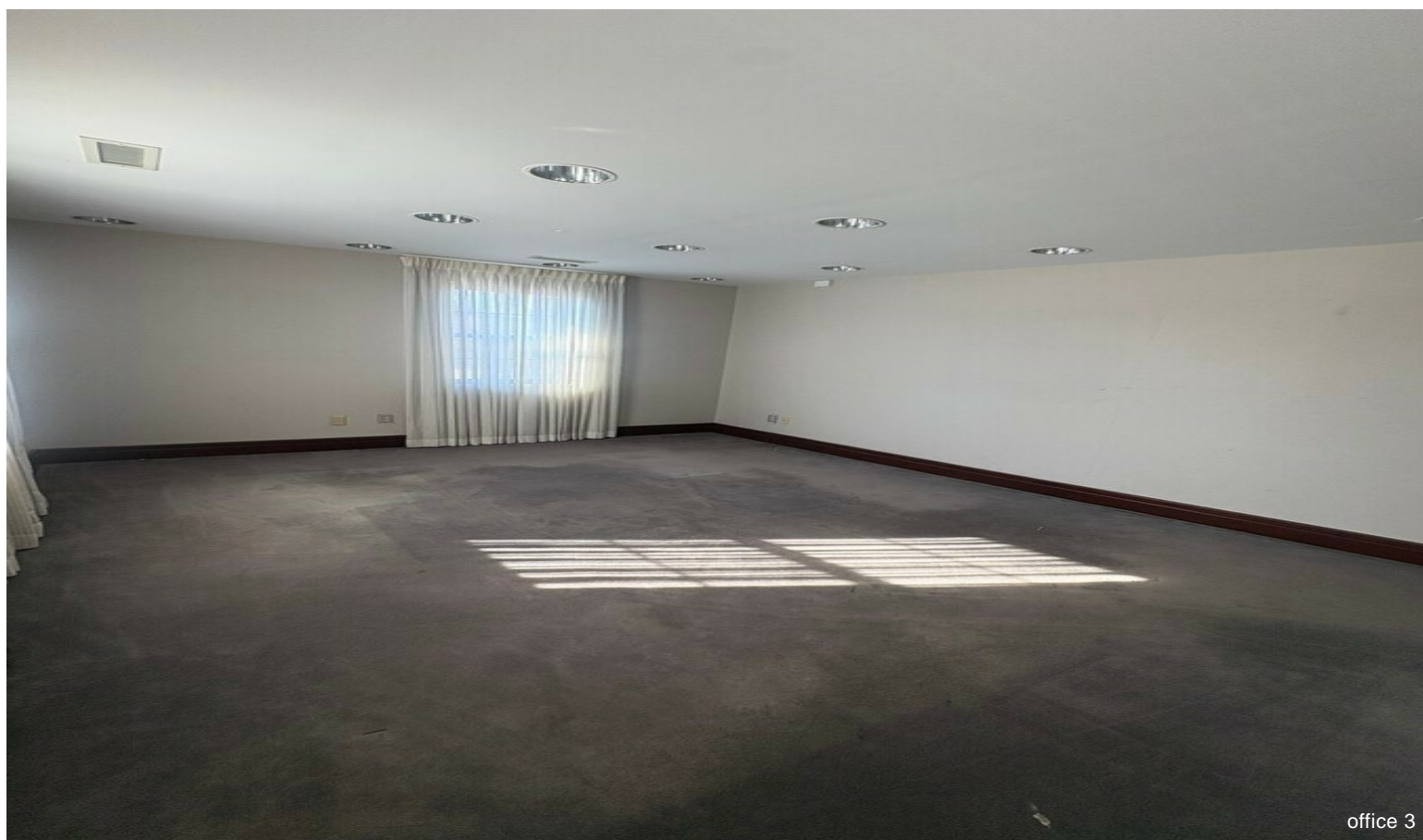
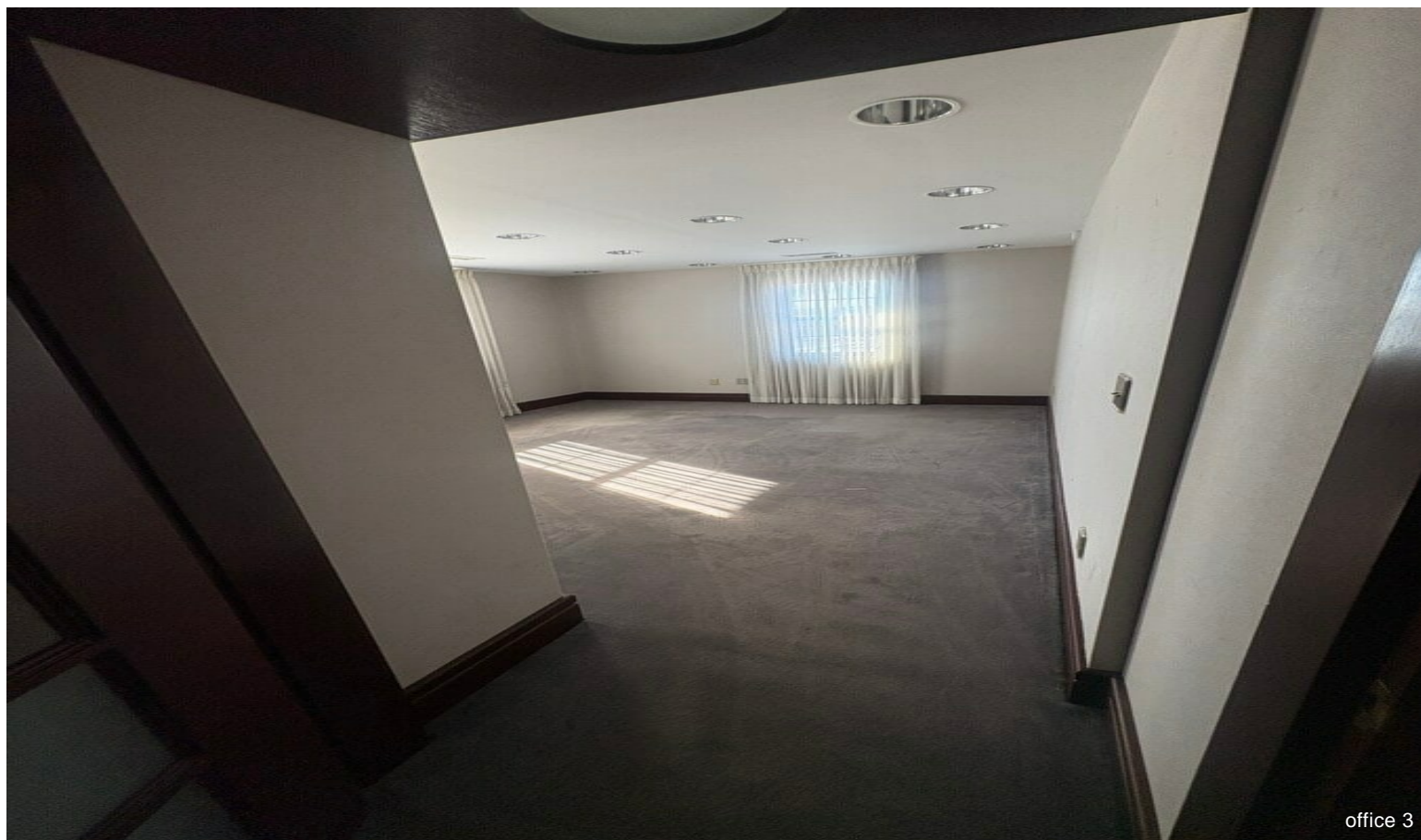


Unit A-storage closet



Unit A-Office1

Property Photos



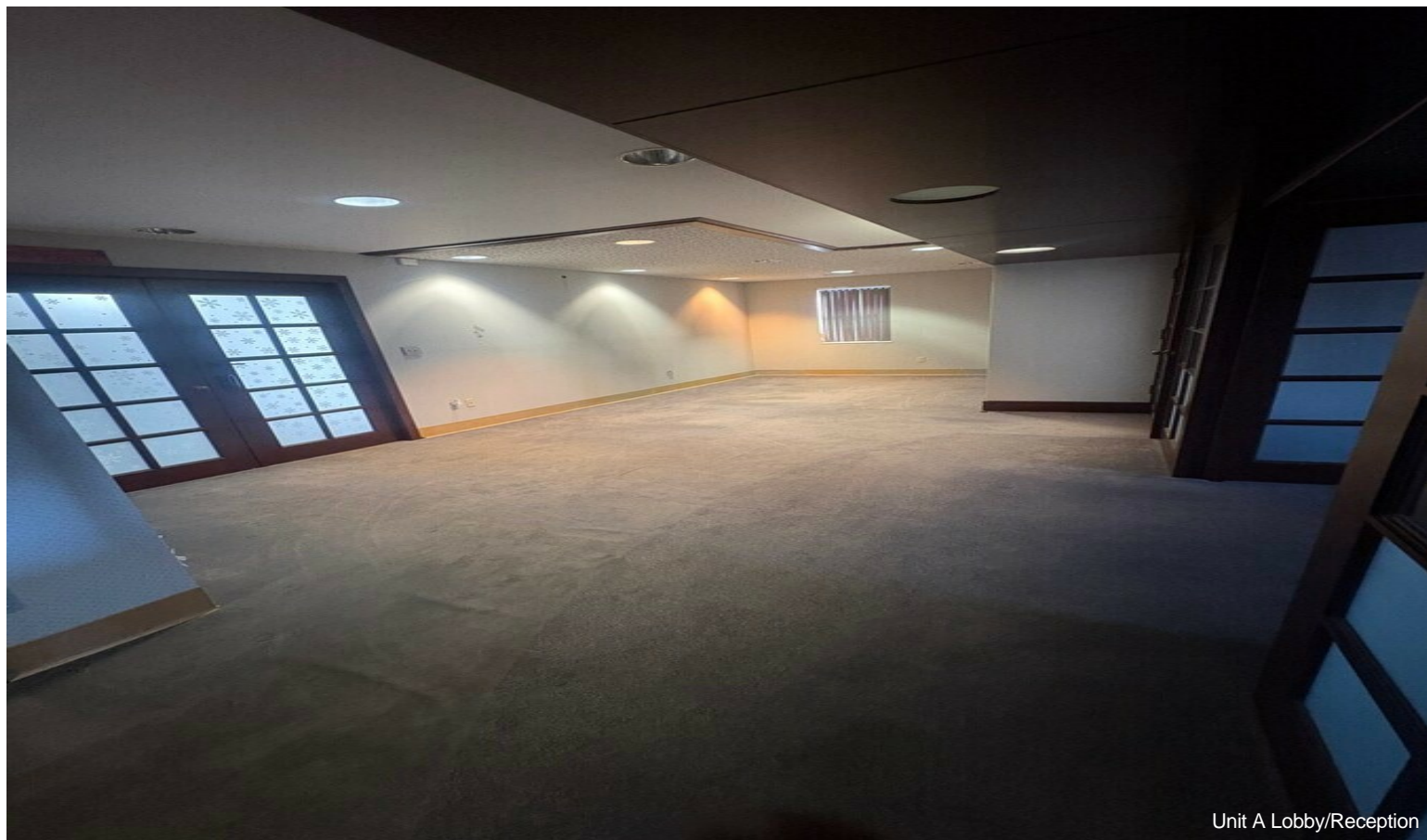
Property Photos



Property Photos



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Unit A Lobby/Reception

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

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Property Photos



Aerial



Aerial

Property Photos



Aerial



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Unit F Reception



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Unit F Kitchenette

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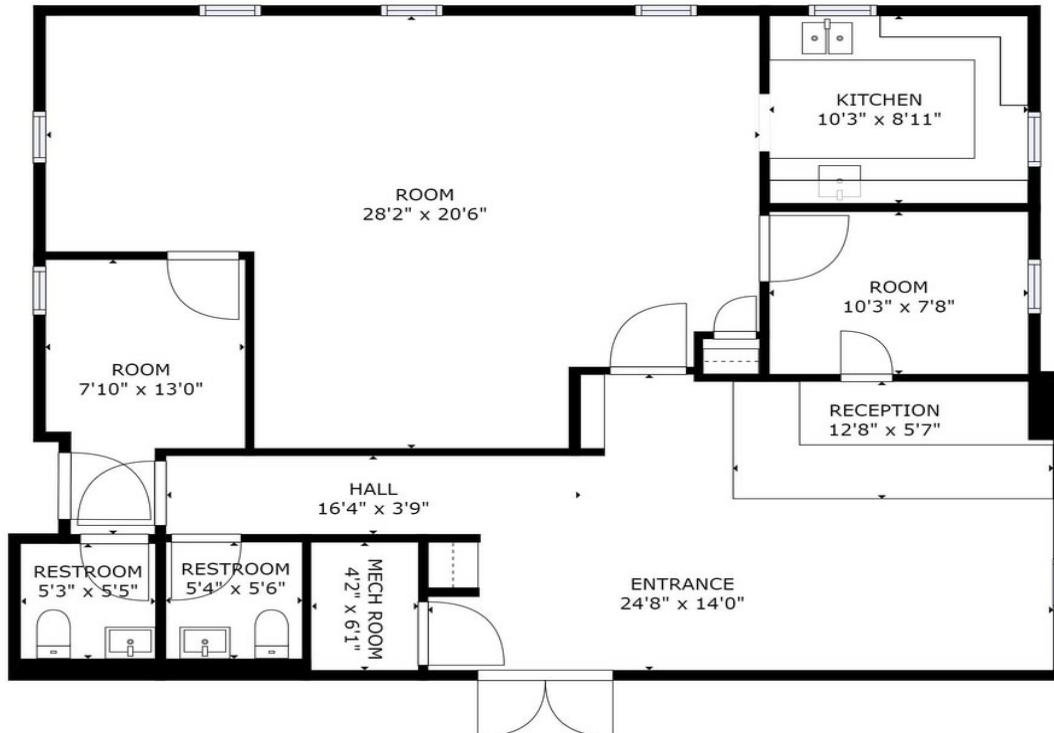
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Property Photos



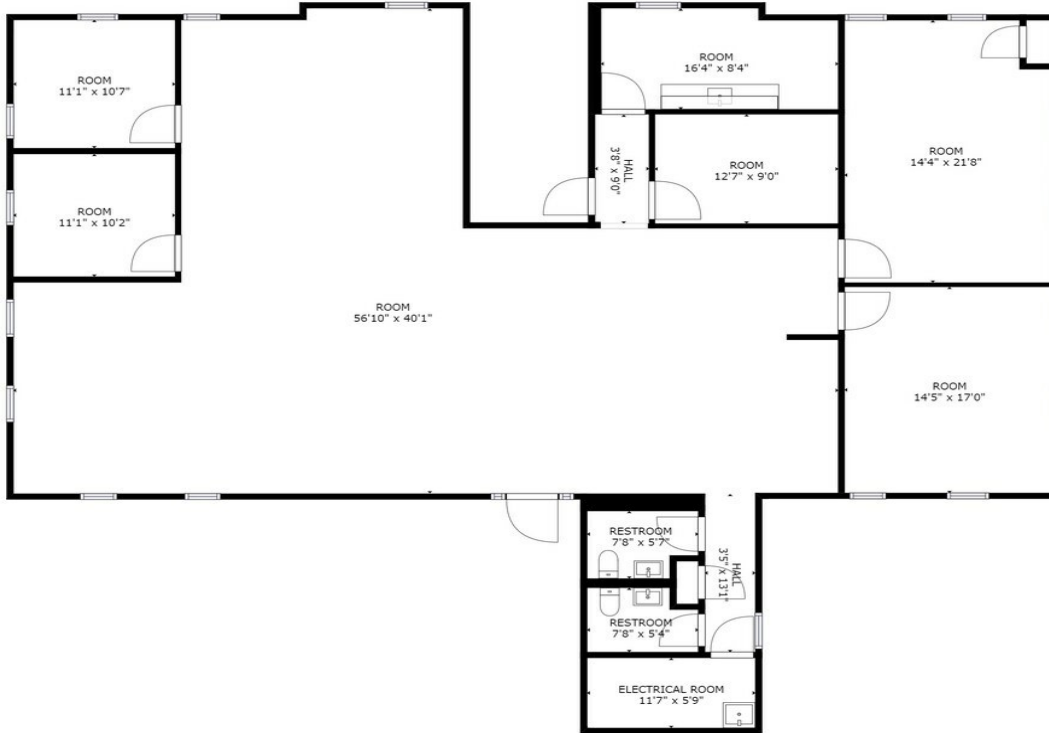
Building Photo



GROSS INTERNAL AREA
FLOOR 1: 1211 sq. ft
TOTAL: 1211 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Property Photos



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 2888 sq. ft.
TOTAL: 2888 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Interior Photo

Property Photos



Property Photos



Building Photo

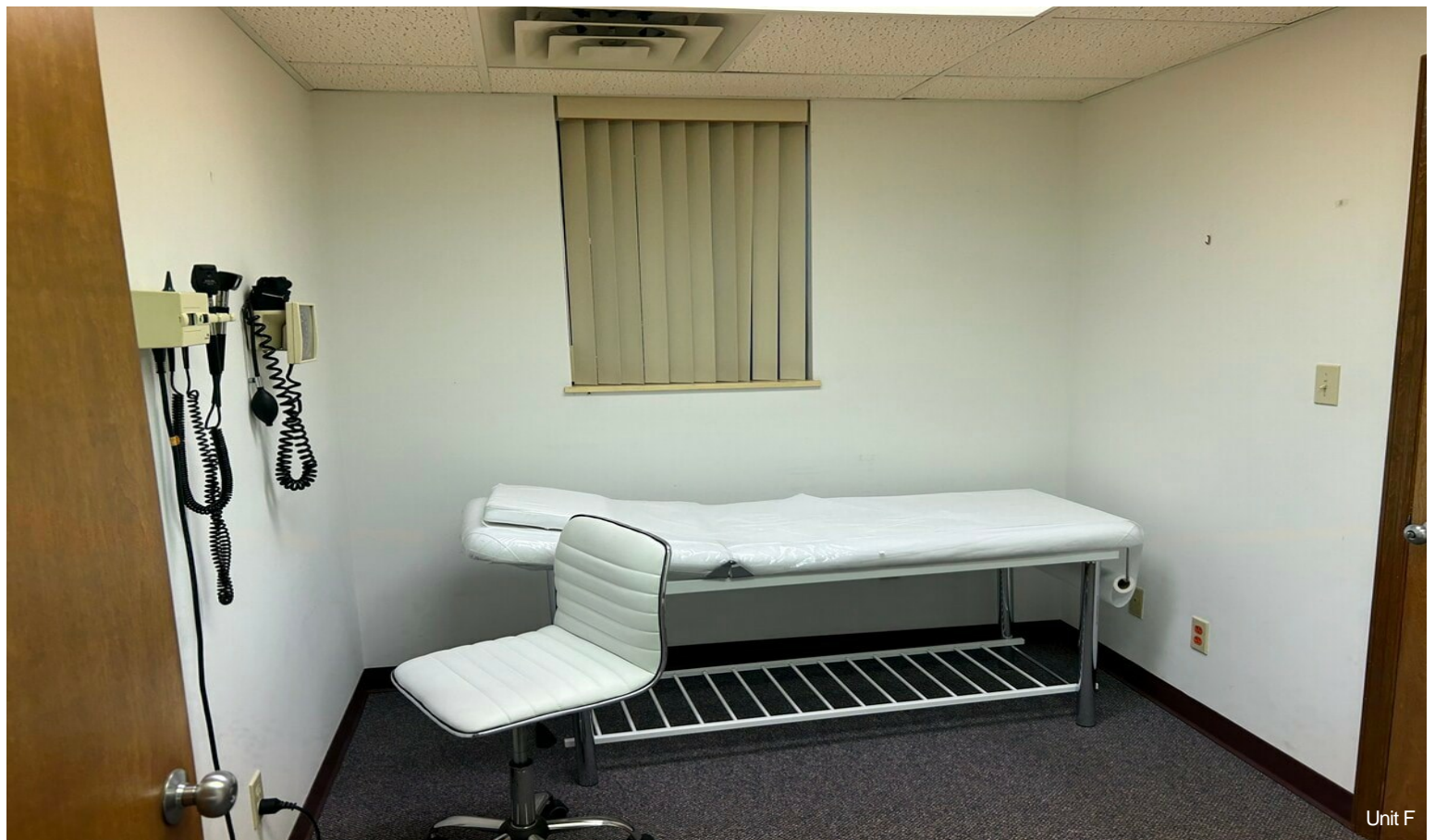


Unit F

Property Photos



Unit F



Unit F