



5125 N Dixie Dr

5125 N Dixie Dr, Dayton, OH 45414



Lauren Rau

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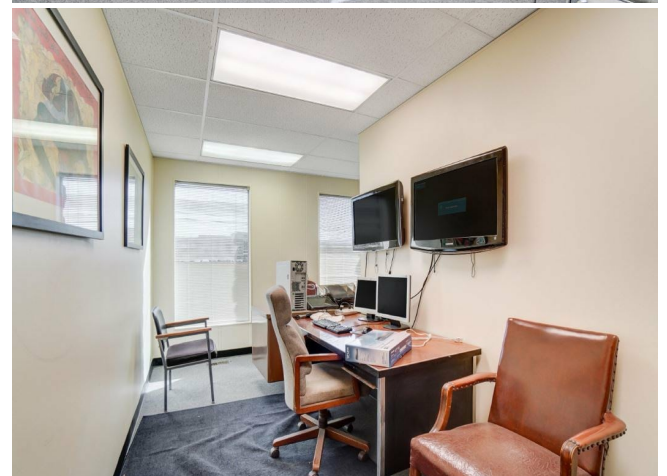


5125 N Dixie Dr

\$9.00 - \$10.00 /SF/YR

5125 N. Dixie offers the flexibility you need to operate your business in an adaptable way. There are (2) floors available: Upper (Floor 2, Suite 201) and the Lower Level (LL) is a finished basement level with private access. Suite 201 offers the flexibility of an open office at the front section, or can be set up with work stations for a call center. The remainder of the suite offers private offices, executive sized. There is a fully equipped kitchen dedicated to Suite 201. Call the Listing Agent, Lauren Rau, Coldwell Banker Commercial, at #937-815-1380....

- Street visibility
- Ample parking
- Private entry
- Storage
- Partially furnished
- Dedicated break room



Rental Rate:	\$9.00 - \$10.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	7,200 SF
Year Built:	1968
Walk Score ®:	53 (Somewhat Walkable)
Rental Rate Mo:	\$0.83 /SF/MO

1st Floor Ste LL-Lower Level

Space Available	1,800 SF
Rental Rate	\$10.00 /SF/YR
Date Available	August 01, 2025
Service Type	[object Object]
Built Out As	Professional Services
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

The Lower Level (LL) basement is finished ideally for a quick stop clinical service (such pre-employment testing), or as a meeting space (there are two open classrooms), a reception/break area, and one large-partitioned office. It was formerly used as a nurses training clinic. Dedicated entry would be at the back of the building via concrete ramp, with prominent signage for directional use. There is no front entry for this level. The lower level has plenty of lighting installed, but does not have windows, and is offered at a rate of \$1500/mo. plus utilities. Please contact Listing Agent Lauren Rau, Coldwell Banker Commercial, at #937-815-1380

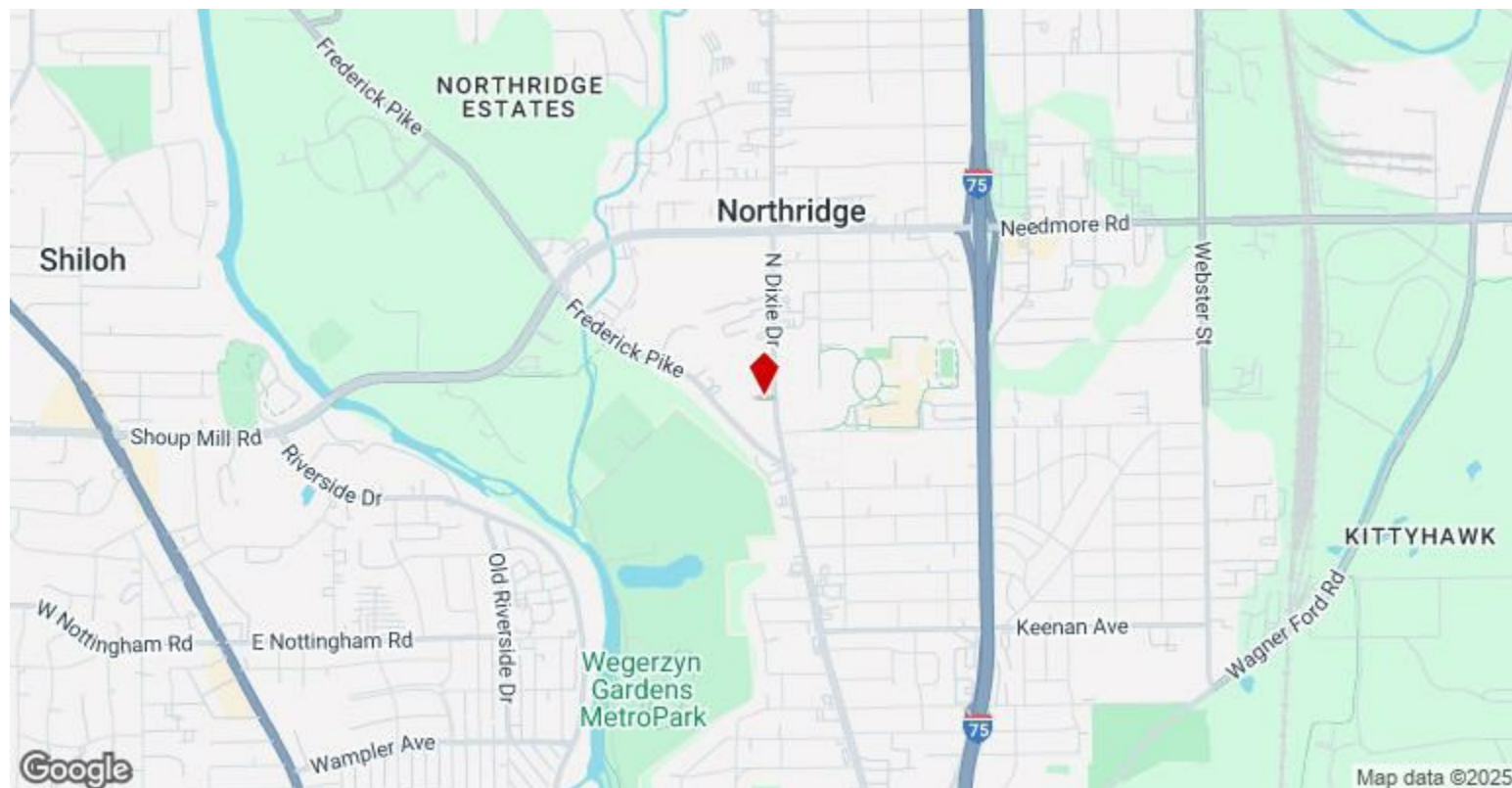
2nd Floor Ste 201

Space Available	2,400 SF
Rental Rate	\$9.00 /SF/YR
Date Available	August 01, 2025
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Suite 201 offers plenty of space for private offices, a small call center, or collaborative space in the large meeting room. Fully equipped kitchen. Ready for move in; office furnishings are optional. This floor is offered at a rate of \$1800/mo. plus utilities. For details please contact Listing Agent, Lauren Rau, Coldwell Banker Commercial at #937-815-1380

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Veracity	-	



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Property Photos



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