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:	\$22.95 /SF Full Service Gross
Operating Expense:	Included in lease rate



#### ON THE EDGE OF CAMPUS

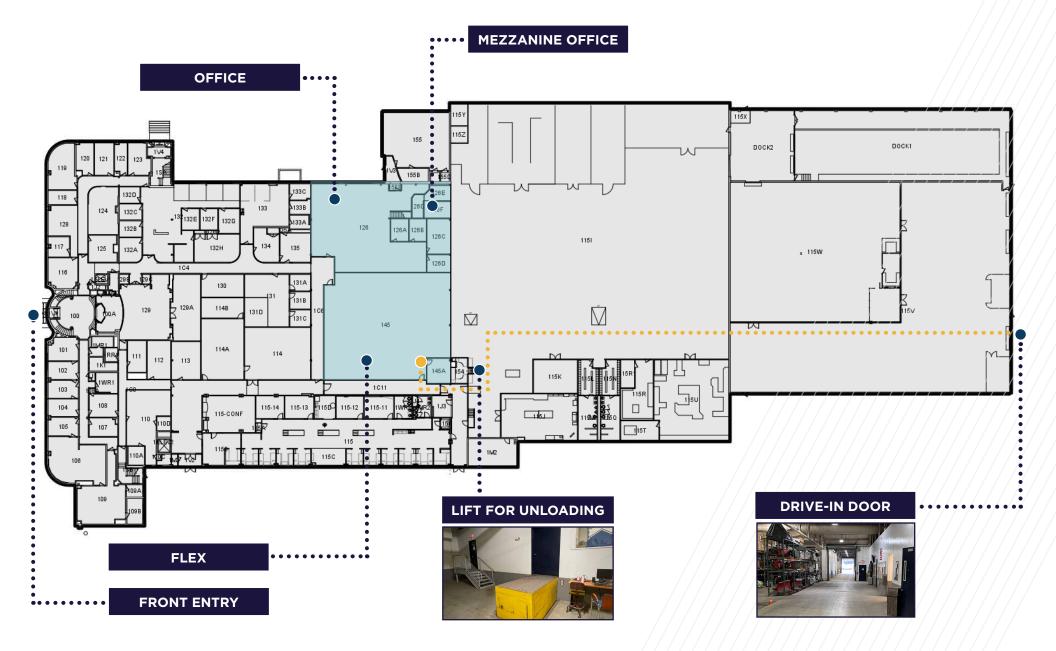








# **1507 DANA AVENUE** 9,992 RSF AVAILABLE

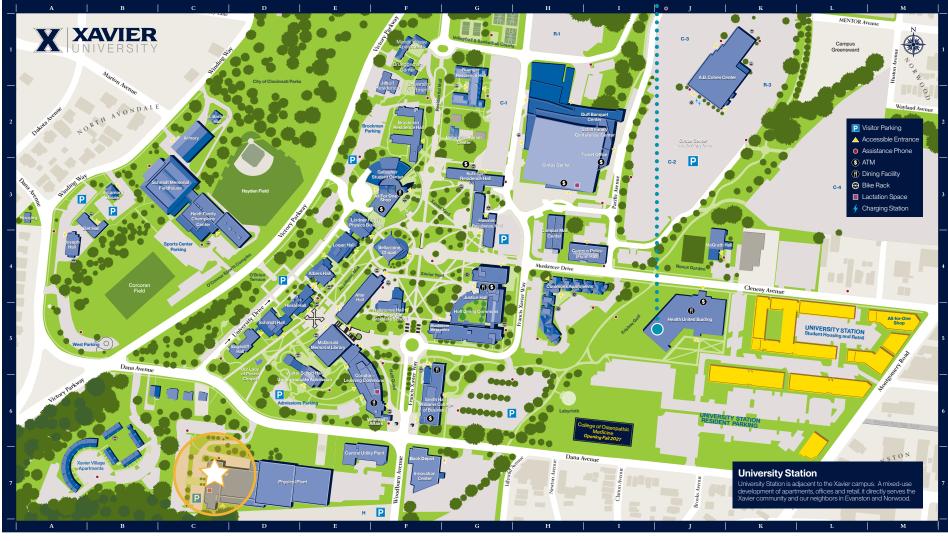


## XAVIER UNIVERSITY ALUMNI CENTER

## **1507 DANA AVENUE**

GYM OPEN TO PUBLIC (PAID) MEMBERSHIP SOON!

> E6 M6 F6 B7



#### **Campus Directory**

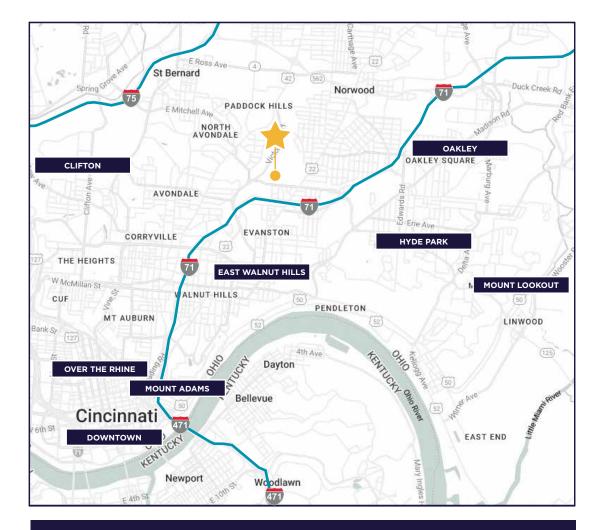
Admission, Graduate	F5	Book Depot	F7	Cintas Center	H3	Flynn Hall	14	Husman Residence Hall	G4	Manor House Apartments	F1	Schmidt Memorial Fieldhouse	C3	Walter Schott Hall
Admission, Undergraduate	E6	Bookstore (Gallagher)	F3	Cohen Center	J1	Gallagher Student Center	F3	Innovation Center	F7	McDonald Memorial Library	E5	Smith Hall	F6	(Undergraduate Admission)
Albers Hall	E4	Brockman Residence Hall	F2	College of Nursing	J5	Hailstones Hall	_	Jesuit Residence	F2	McGrath Hall	J4	St. Barbara Hall (ROTC)	C2	Wasson Way Bike Trail
All For One Shop	M5	Brueggeman Center	F1	Commons Apartments	H5	(Office of the Graduate School)		Joseph Building	A4	Musketeer Mezzanine	F5	Sycamore House	B3	Williams College of Business
Alter Hall	E5	Buenger Residence Hall	G2	Conaton Learning Commons	E6	Health United Building	J5	Justice Hall	G5	O'Connor Sports Center	C4	Ticket Office (Cintas Center)	13	Xavier Village Apartments
Alumni Center	C7	Campus Police (Flynn Hall)	14	Duff Banquet Center	12	Hinkle Hall	E5	Kuhlman Residence Hall	G3	Physical Plant	D7	University Apartments	F2	
Armory	C2	Campus Services Building	H4	Edgecliff Hall	D5	Hoff Dining Commons	G5	Lindner Family Physics Buildin	ig E4	Schiff Conference Center	12	University Station	L5	
Bellarmine Chapel	F4	Central Utility Plant	E7	Elet Hall	B4	Housing	A3	Logan Hall	E4	Schmidt Hall	D5	Veterans Center	F6	

## 1507 DANA AVENUE WHAT'S NEARBY

### **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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