

A photograph of the Xavier University Alumni Center, a large, light-colored building with a curved facade and several tall, narrow windows with decorative grilles. The building is partially obscured by large evergreen trees. The sky is clear and 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!

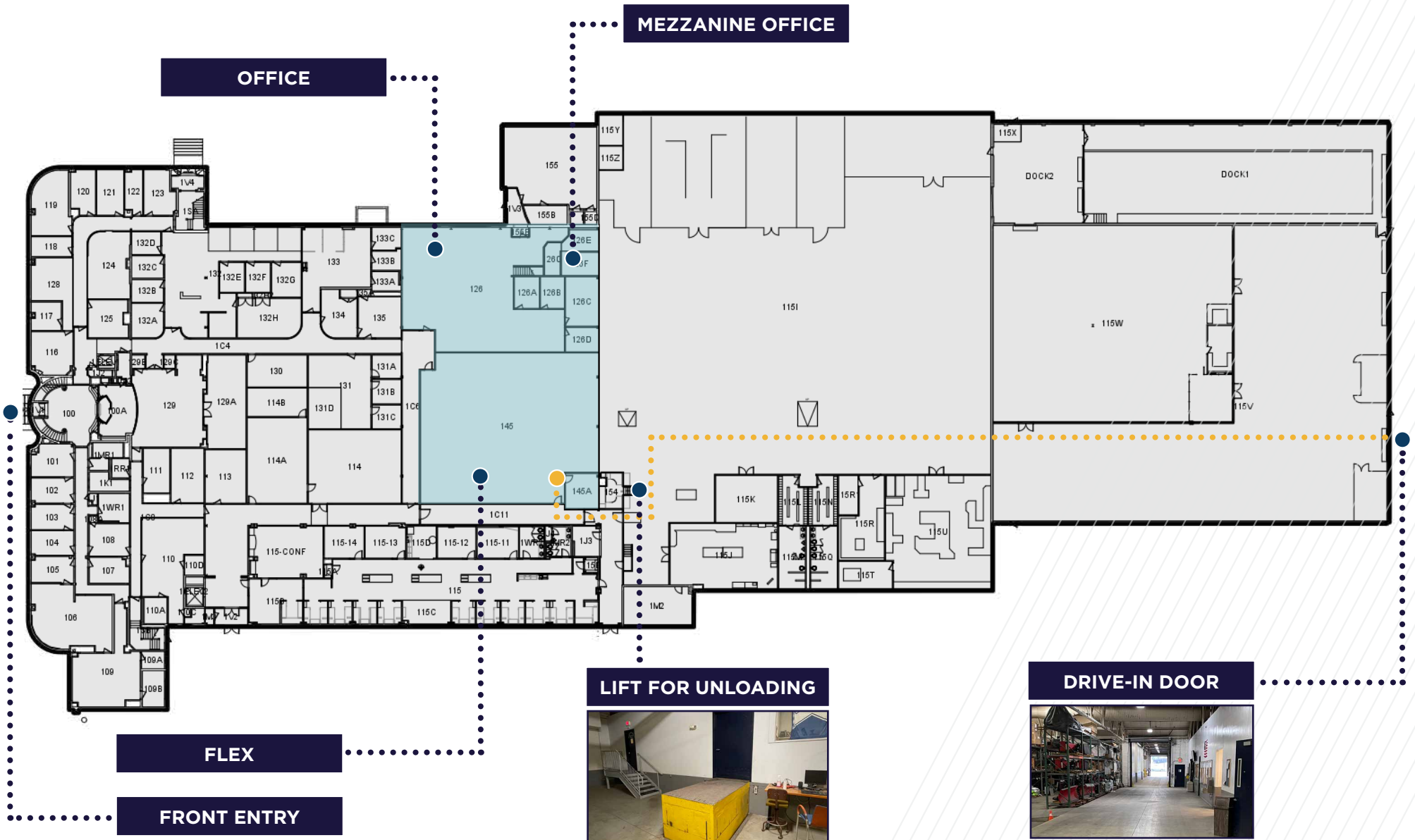
Building Size:	150,000 SF
Space Available:	9,992 RSF
Office Space:	4,134 RSF
Flex Space:	4,173 RSF
Stories:	2
Drive Ins:	4 - 18'w x 14'h + Lift for unloading into office
Parking:	150 shared surface spaces
Year Built:	1960
Submarket:	Midtown
Lease Rate:	\$22.95 /SF Full Service Gross
Operating Expense:	Included in lease rate





# 1507 DANA AVENUE

9,992 RSF AVAILABLE





# 1507 DANA AVENUE

## WHAT'S NEARBY

**9**  
ON-SITE  
DINING OPTIONS



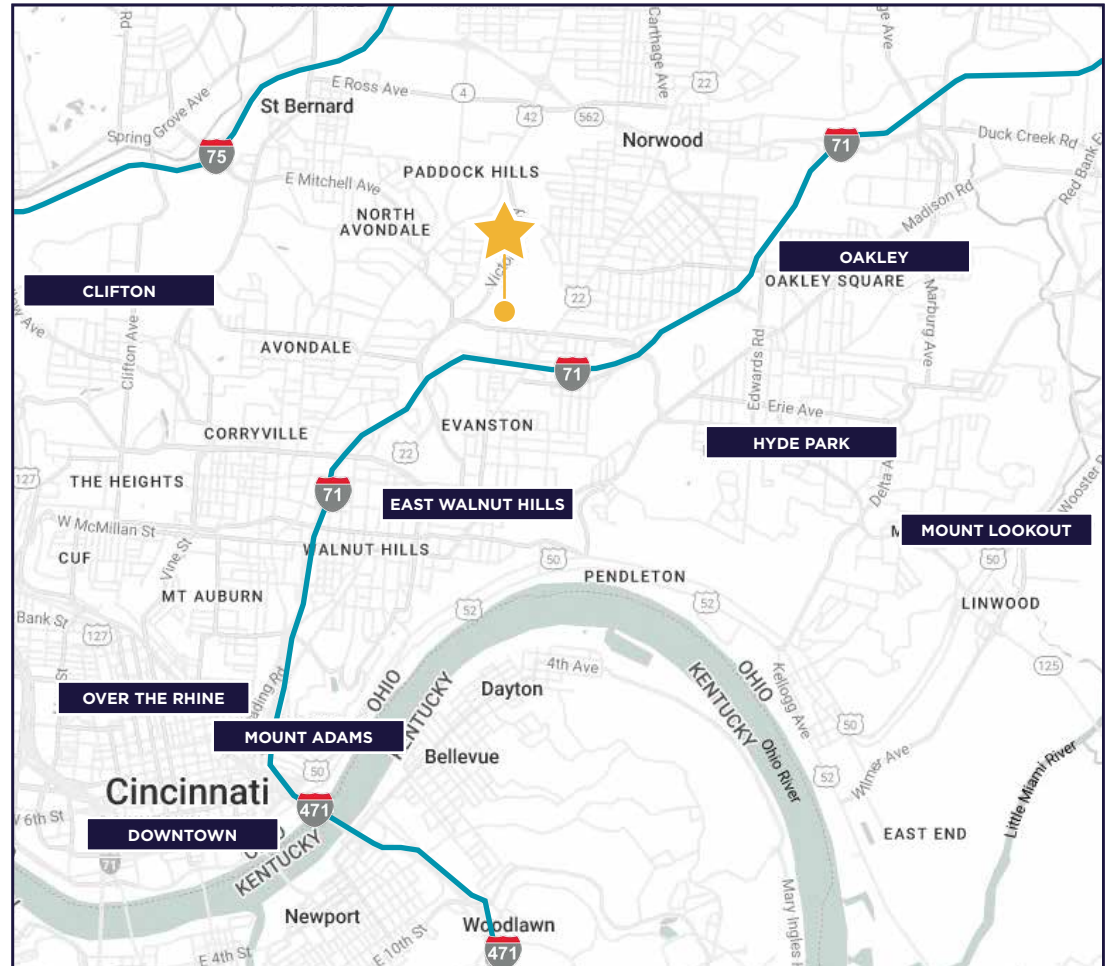
**CURRITO**



**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**



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