



## 5125 N Dixie Dr

5125 N Dixie Dr, Dayton, OH 45414



**Lauren Rau**

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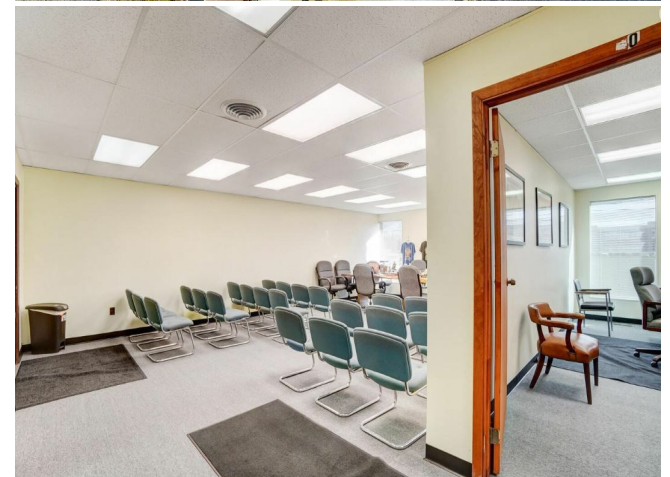


## 5125 N Dixie Dr

\$10.00 /SF/YR

Freestanding office or retail building with (2) full upper floors and (1) finished lower level available for lease. Both upper levels have an open area, which can be used for client traffic, cubicles, shared office, or training. There are numerous private offices, restrooms, and conference areas on each floor. Dedicated parking in both front and back. For additional details, please contact the Listing Agent, Glasshouse Commercial Realty, Lauren Rau at #937-815-1380....

- High traffic count and street visibility
- Natural light
- Dedicated parking
- Private offices
- Open reception and training areas
- Secured storage



Rental Rate: \$10.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: C

Rentable Building Area: 7,200 SF

Year Built: 1968

Walk Score ®: 50 (Fairly friendly)

Transit Score ®: 30 (Somewhat friendly)

Rental Rate Mo: \$0.83 /SF/MO

## 1st Floor Ste 100

Space Available	2,100 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

5125 N. Dixie offers the flexibility you need to operate your business in an adaptable way. There are (3) floors available: Ground level, Upper level and a Lower Level, which is a finished basement level with private access. Floor 1 is remodeled with luxury vinyl plank, ceramic tile, and offers a reception and hallway with (5) private offices. Floor 2 offers the flexibility of an open office at the front section, which can be set up with work stations for a call center. The remainder of Floor 2 offers private offices, executive sized, and a fully equipped kitchen. The Lower Level is remodeled with a waiting/check in area, office, training room, and storage. There is dedicated parking at the front, and back of the building. Rental rate is \$9-\$10/SF + utilities, with flexibility for a single tenant that would like to occupy the full building. For additional details, please contact the Listing Agent, Lauren Rau, at Glasshouse Commercial Realty #937-815-1380.

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## 2nd Floor Ste 200

Space Available	2,100 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Floor 2/ 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, Glasshouse Commercial Realty at #937-815-1380.

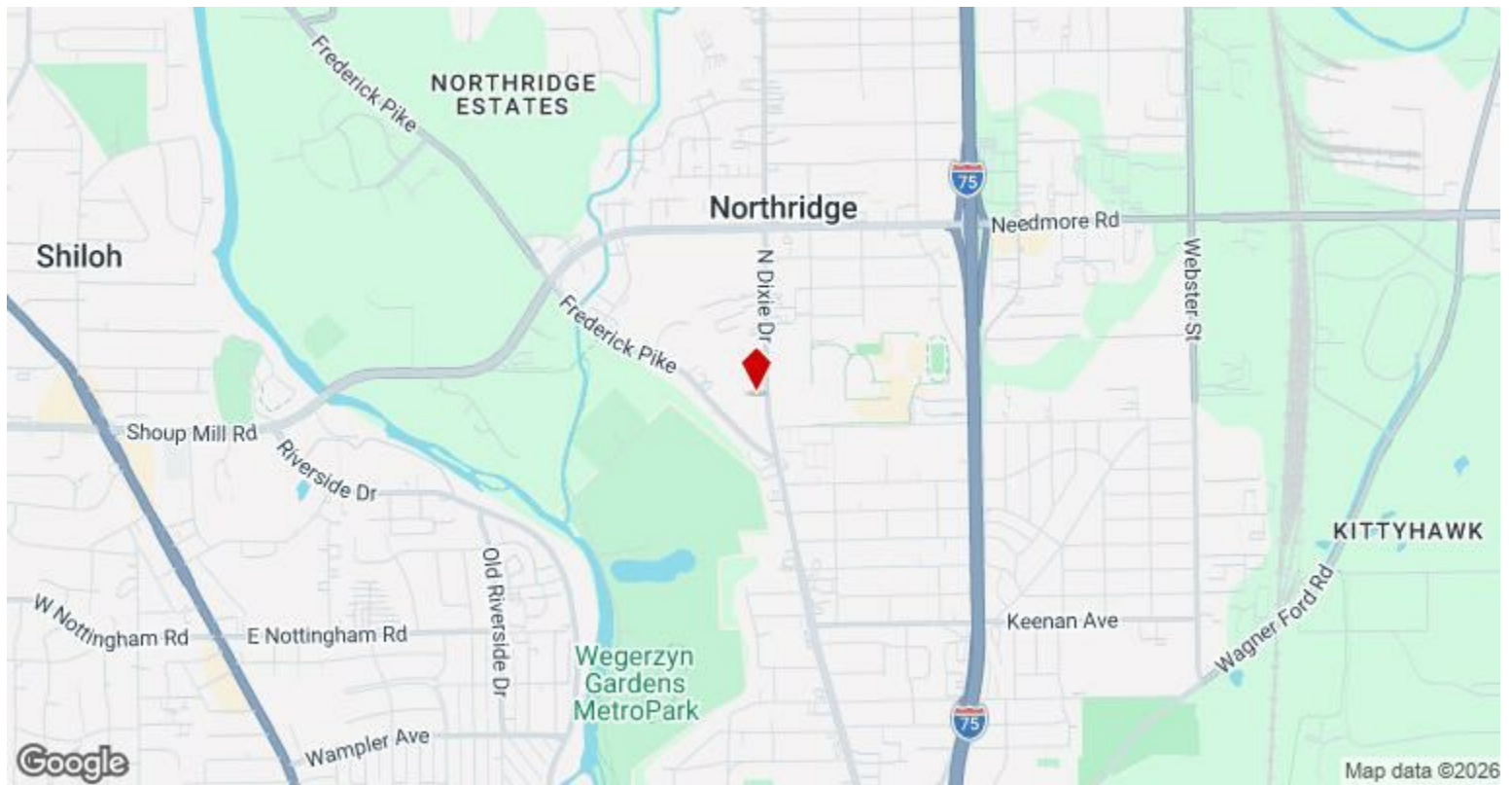
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Veracity Resourcing and Services	-	



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# Property Photos



Building Photo



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