



Office Space for Lease

IUE-CWA Building

313 S. Jefferson
Dayton, OH 45402



IUE-CWA Building has approx 3,500 s.f. office space available, first and second floor. Suite and room sizes vary. Lease rate includes utilities. Conference and large assembly rooms available for tenants. Space also available in lower level geared for card room with amenities. Great space for a club to host card games. Plenty of designated parking for building occupants/clients alongside the building. A one block walk to the corner of 5th and Jefferson. 4 blocks to Kettering Tower. Only \$5.50/s.f. On-site building manager and maintenance person. Great opportunity to be downtown for an unbeatable rate. One block south of Dayton Convention Center.

[Map & Directions](#)

For more information contact:

[Al Cummings](#) at **937-241-9047** or **Email: acummings@hricommercial.com**

Lease Price: \$5.50

County: Montgomery

Municipality: City of Dayton

Current Zoning: Urban Business District

Total Sq. Ft.: 30,000

Rentable/Useable: 3,000

Minimum Available: 130sf

Maximum Available:: 3,000sf

Landlord Pays: Utilities, common area
maintenance, property
taxes, building insurance

City Income Taxes: Yes

Land Area: 1.25 acres

Electric: 220

Utilities Available: Electric, City Water, Sanitary
Sewer

Stories: 2

Year Built: 1949/1960

Parking: On site

Construction: Block

Tenant Pays: Janitorial of own office/suite

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