



Office Space for Lease

The Champion Building

**3938 Dayton Xenia Road
Beavercreek, Oh**



The exterior and one suite of Champion Building is completed. Owners have left 3,900 sf available for lease, in different size suites, designed to suit each additional tenant. 1,300sf would be the smallest practical size. Great location. Less than 1 mile to US 35 west, 10 minutes to downtown Dayton, approx 3 miles to Wright Patterson AFB (Area B), 2 1/2 miles to Wright State University, and 2 miles to I-675.

[Map & Directions](#)

For more information contact:

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

Lease Price: \$16.00/sf

County: Greene

Municipality: Beavercreek

Current Zoning: C-PUD

Total Sq. Ft.: 3,900 sf

Rentable/Useable: 3,900 sf

Minimum Available: 1,300 sf

Maximum Available:: 3,900 sf

Landlord Pays: Exterior maintenance,
structure, roof repairs

City Income Taxes: No

Land Area: .5 acre

Electric: 110

Utilities Available: Gas, electric, water

Stories: 1

Year Built: 2006/2007

Parking: 33 vehicles

Construction: brick

Tenant Pays: Utilities/taxes(pro-rata)/insurance(pro-rata),common area maintenance(pro-rata)

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