



## 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:

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**Lease Price:** \$15.00/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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