



401 E. THIRD STREET DAYTON, OHIO 45402



FOR SUBLEASE

17,900 SF FORMER
EDUCATIONAL FACILITY
AVAILABLE IN REVITALIZED
DOWNTOWN DAYTON

EXCELLENT POTENTIAL
FOR:

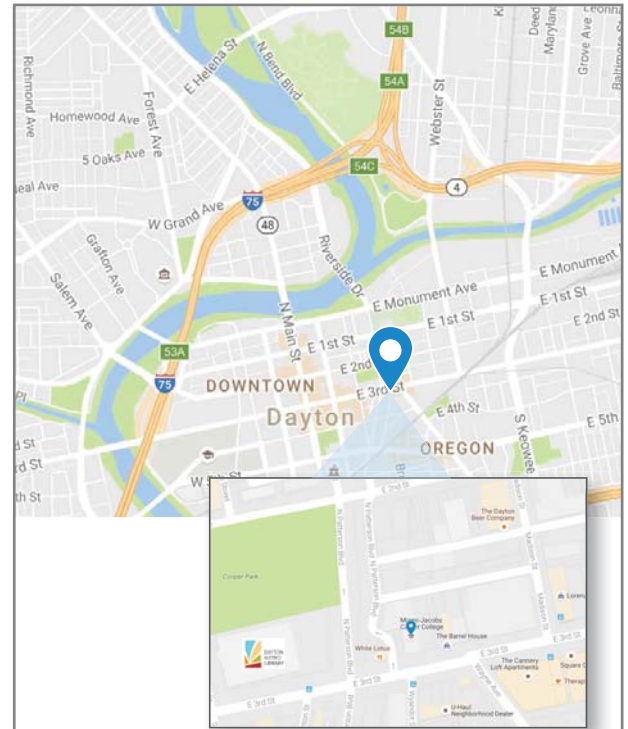
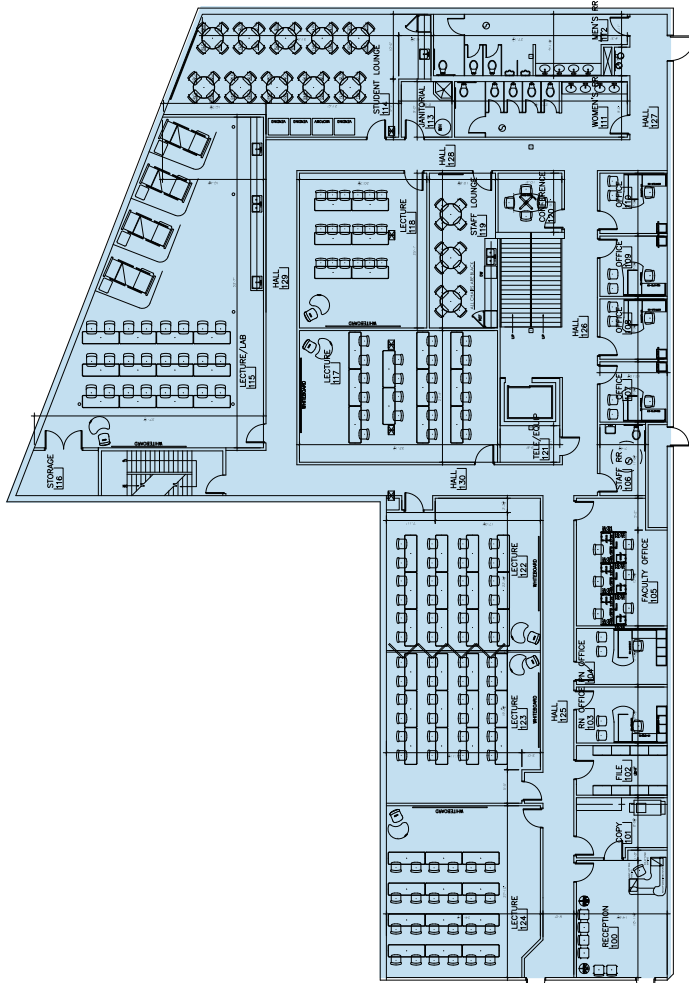
- EDUCATION
- OFFICE/FLEX
- MEDICAL
- CUSTOMER SUPPORT CENTER
- CALL CENTER



KEY HIGHLIGHTS

- › Asking Rate: \$12.40 PSF
- › Lease term expires Jan. 31, 2022
- › Building signage available
- › Surrounding area is undergoing major revitalization with a brand new library, restaurants, condos & apartments
- › 2-story building with storefront design
- › One dock door in the rear
- › Abundant parking in private lot with 33+ spaces
- › New furnishings can be made available
- › Within walking distance to many restaurants and parks and only two blocks away from Fifth Third Field, home of the Dayton Dragons
- › Situated on the RTA bus line

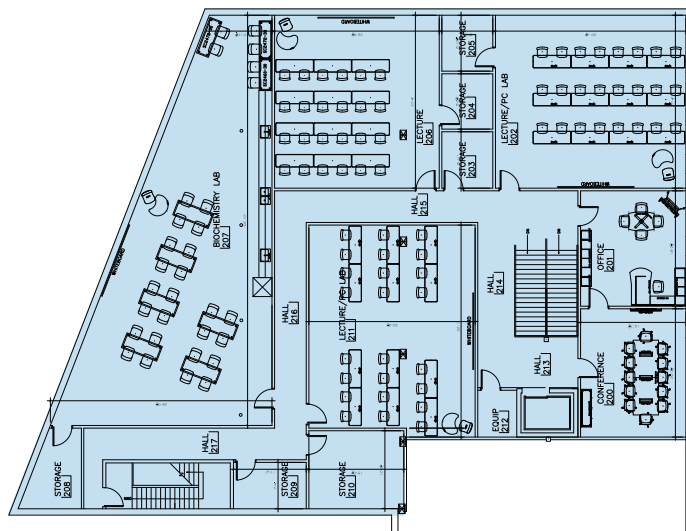
> GROUND FLOOR



DOWNTOWN DAYTON

More than 700 businesses of varying sizes call the city center home. In just the short time since the Greater Downtown Dayton plan's launch, the public and private sectors have invested millions in opening new businesses and corporate headquarters, as well as growing existing ones; investing in and building new properties. Advantages of a downtown business address include: connections & support from other businesses, walkability, entertainment (fine arts, culture, sports, micro-breweries), dining and public transportation. Downtown Dayton's revitalization is picking up speed and provides savvy leaders an opportunity to be part of something big. There are many elements that converge to make downtown a clean, safe and attractive location.

> MEZZANINE FLOOR



FOR MORE DETAILS CONTACT



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