

CLASS B OFFICE SPACE AVAILABLE FOR LEASE

130 WEST SECOND STREET

DAYTON, OHIO 45402

PROPERTY HIGHLIGHTS

- + Below Market Rates
- + Great office window views
- + Conveniently located in the heart of Downtown Dayton
- + Easy access to Interstate 75, State Route 4 and Route 35
- + Building conference room, lunch room
- + High speed data
- + Exterior signage negotiable
- + Immediate occupancy
- + Valet parking
- + On site security guard with access control after hours
- + On site building Engineer, leasing and management
- + On site restaurant, coffee shop, bar, ATM



CONTACT US

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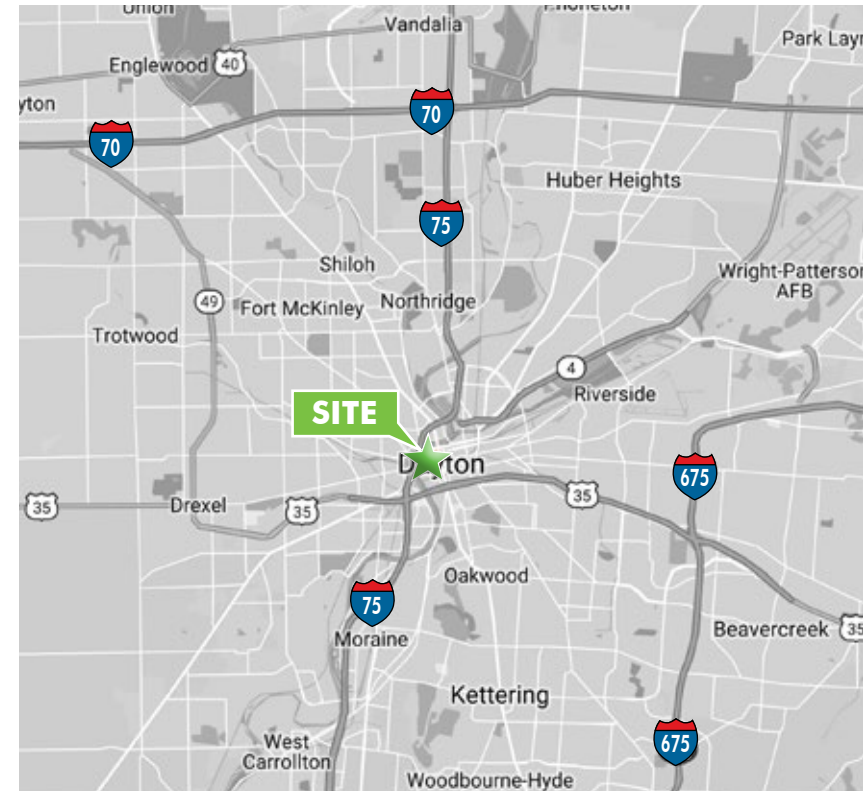
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BUILDING SPECIFICATIONS

BUILDING SQ. FT.	326,688
PARKING	180 Spaces
SUBMARKET	CBD
SECURITY	Security guard on-site 24-hours, key card access after hours
NO. FLOORS	21 + basement
CEILING HEIGHT	10'
CORE FACTOR %	15%
CONSTRUCTION	Concrete
SPRINKLER	Partial sprinkler
HVAC	Chiller/hot water boilers

LOCATION MAP



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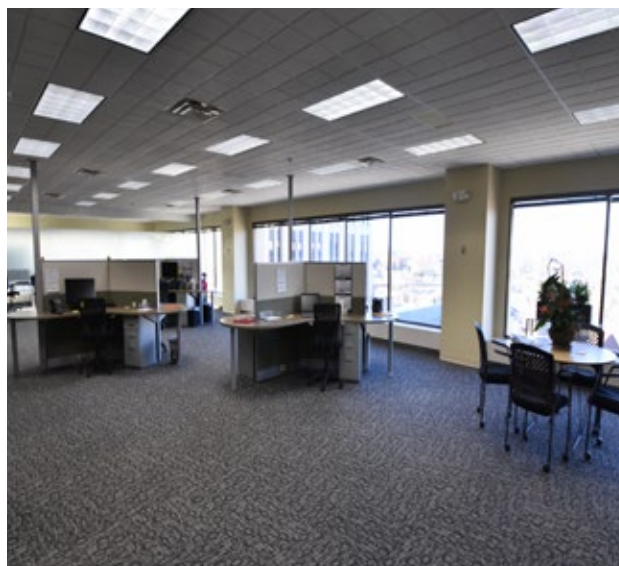
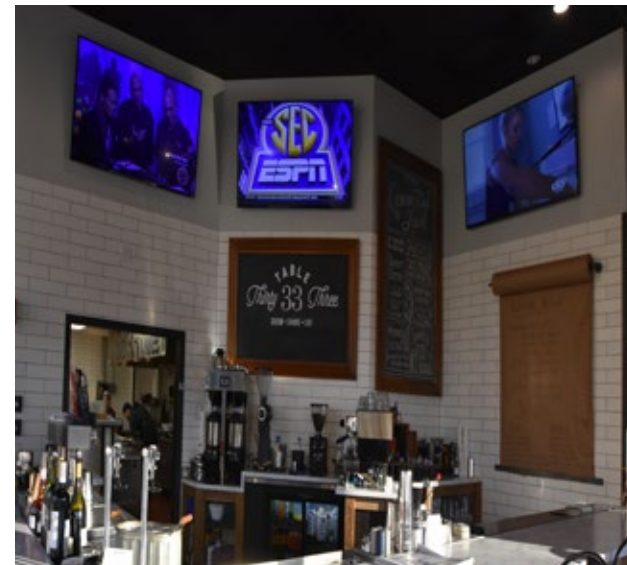
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INTERIOR IMAGES



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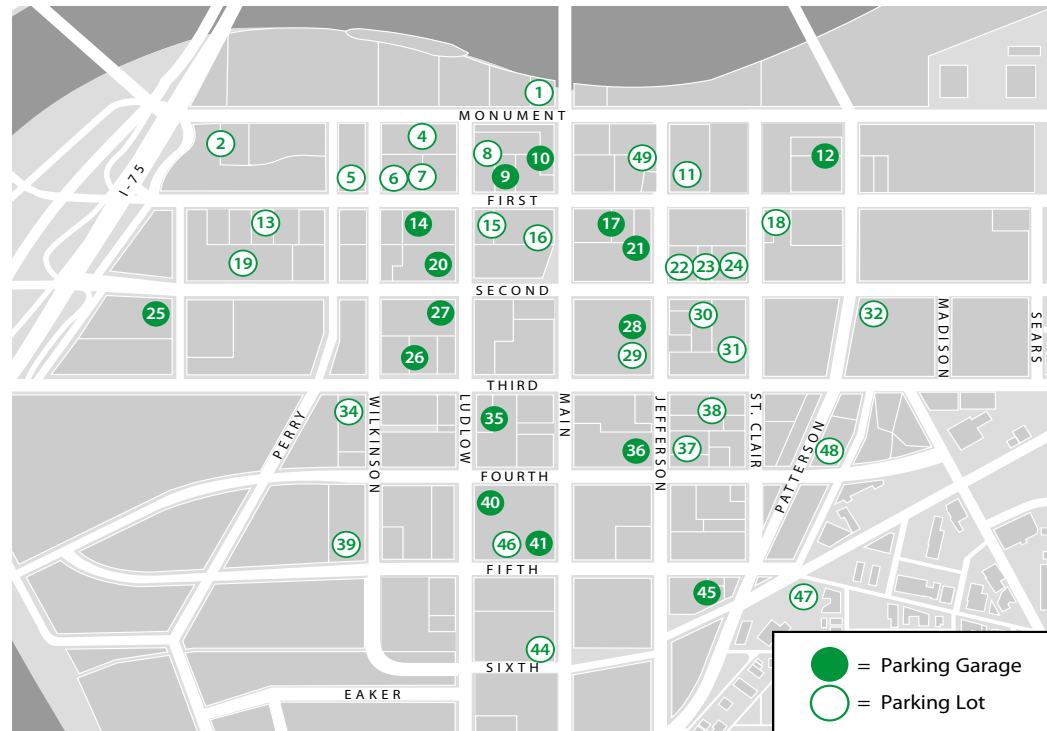
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Downtown Dayton Parking Map



- ① **15 W. Monument Avenue**
200 spaces222-4171
- ② **369 W. First Lot**
186 spaces222-4171
- **333 W. First St. Garage**
Temporarily closed
- ④ **239 N. Ludlow Street**
135 spaces222-4171
- ⑤ **Westminster Parking Lot**
205 W. First Street
96 spaces219-5994
- ⑥ **127 W. First Street**
94 spaces461-2916

- ⑦ **125 W. First Street**
80 spaces222-4171
- ⑧ **226 N. Ludlow Street**
36 spaces478-6660
- ⑨ **First Street Garage**
23 W. First
625 spaces222-4171
- ⑩ **Main Street Garage**
1180 spaces222-4171
- ⑪ **Shrine Auto Park Lot**
107 E. First Street
100 spaces461-4740

- ⑫ **WorkflowOne Garage**
224 Harries St.
500 spaces222-4171
- ⑬ **324 W. First Street**
56 spaces222-4171
- ⑭ **Talbott Tower Garage**
124 W. First
375 spaces223-9514
- ⑮ **36 W. First Street**
60 spaces222-4171
- ⑯ **125 N. Main Street**
56 spaces222-4171
- ⑰ **26 E. First Garage**
375 spaces222-4171

- ⑱ **210 E. First Street**
39 spaces478-6660
- ⑲ **Courthouse Parking Lot**
333 W. Second Street
69 spaces461-2916
- ⑳ **Arts Garage**
107 N. Ludlow
1206 spaces222-4171
- ㉑ **110 N. Main Garage**
Jefferson St. between First &
Second Sts.
148 spaces222-4171
- ㉒ **121 E. Second Street**
35 spaces224-0076
- ㉓ **127 E. Second Street**
36 spaces222-4171
- ㉔ **134 E. Second Street**
46 spaces222-4171
- ㉕ **Montgomery Co. Garage**
451 W. Third
1300 spaces225-4572
- ㉖ **City Hall Garage**
123 W. Third
675 spaces461-2916
- ㉗ **Leigh Garage**
25 N. Ludlow
295 spaces262-7840
- ㉘ **Kettering Tower Garage**
51 N. Jefferson
450 spaces461-2916
- ㉙ **37 E. Third Street**
87 spaces461-2916
- ㉚ **124 E. Second Street**
267 spaces222-4171
- ㉛ **139 E. Third Street/
26 N. Jefferson Street**
130 spaces974-4868
- ㉜ **Weiler's Lot**
304 E. Second Street
94 spaces222-8312
- ㉝ **29 S. Wilkinson Street**
50 spaces222-4171

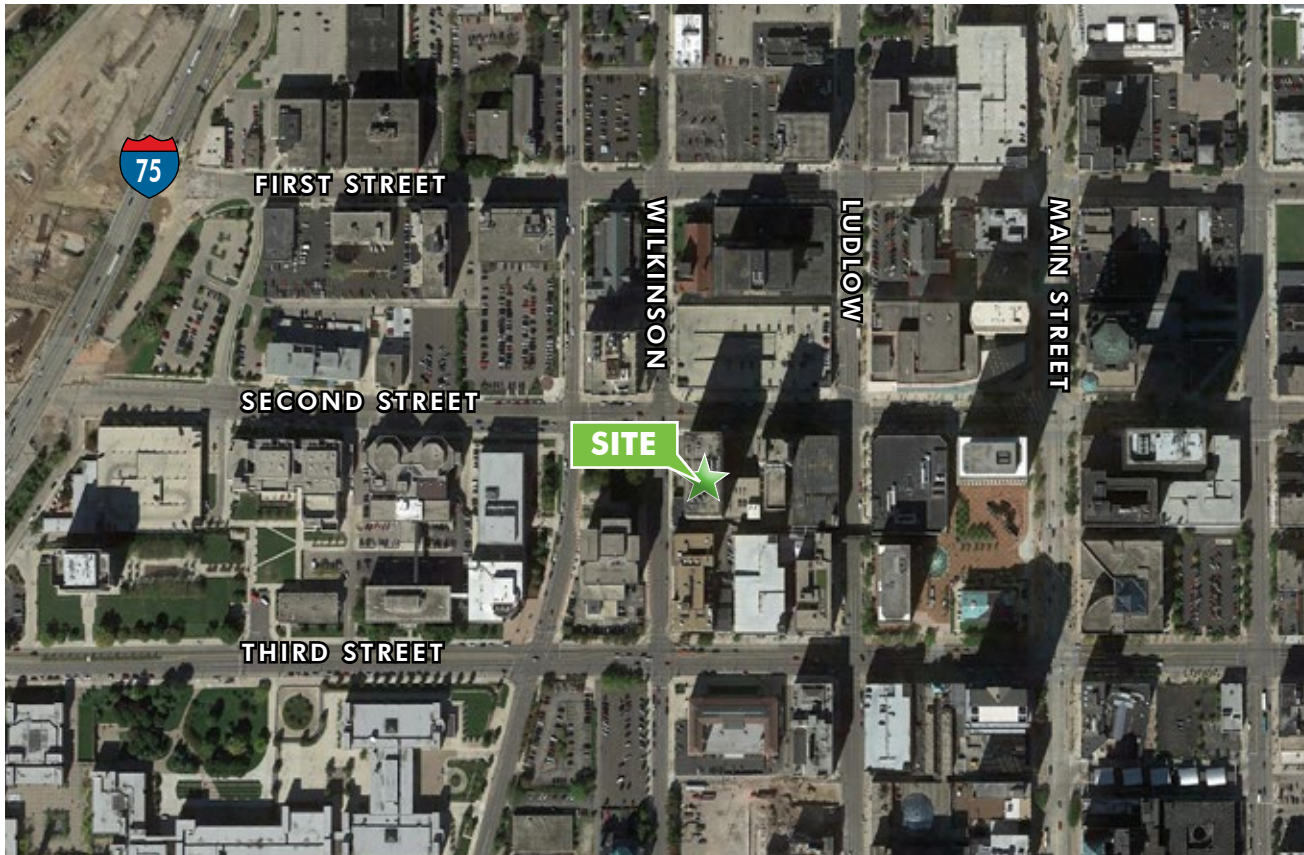
- ㉞ **Fifth Third Center Garage**
16 S. Ludlow
417 spaces461-2916
- ㉟ **Air City Garage**
25 E. Fourth
397 spaces461-2916
- ㊱ **Price Stores Lot**
28 S. Jefferson Street
168 spaces222-4171
- ㊲ **130 E. Third Street**
57 spaces222-4171
- ㊳ **135 S. Wilkinson Street**
34 spaces461-2916
- ㊴ **40 W. Fourth Garage**
360 spaces223-4902
- ㊵ **Reibold Garage**
131 S. Main
833 spaces225-4572
- **211 S. Main Street**
Temporarily closed
- **Fidelity Plaza Garage**
Temporarily closed
- ㊶ **15 W. Sixth at Main Street**
177 spaces461-2916
- ㊷ **Transportation Center Garage**
101 E. Fifth
1416 spaces461-2916
- ㊸ **19 W. Fifth St.**
35 spaces222-4171
- ㊹ **Oregon Arts District Lot**
E. Fifth St.
185 spaces226-0457
- ㊺ **GMH Parking**
Fourth St. at Patterson
35 spaces222-2815
- ㊻ **N. Jefferson Lot**
219 N. Jefferson Street
44 spaces222-4171

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AERIAL MAP



DOWNTOWN FEATURES

- + Montgomery County Building
- + Montgomery County Courts Building
- + The Federal Building
- + City Hall
- + Schuster Performing Arts Center
- + Sinclair Community College
- + Courthouse Square



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