



Courthouse Crossing

40 W. 2nd Street
Dayton, Ohio 45402

LEASE RATE:
\$14.95 PSF FULL SERVICE

Property Highlights

- Unique opportunity to lease prime office space ranging from 10,000± SF to 100,000± SF
- Tenants will benefit from prior occupants upgraded office finishes and office furnishings
- Building is equipped with amenities such as a common conference room (available free of charge), newly opened coffee shop, and workout facility with showers
- Other tenants in the building including CVS, PNC Arts Annex, Regus Co-working, the US Post Office and the Area Agency on Aging
- Centrally located within Downtown Dayton on the soon to be renovated Courthouse Square. Within walking distance of numerous amenities including the Schuster Center, the newly developed Dayton Arcade, restaurants, banking and hotels
- Convenient garage parking is available directly across from the property with competitive monthly parking rates available
- Newly acquired, building ownership is aggressively looking to attract tenants with below market lease rates and above market tenant improvement allowances



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Tony Witt, SIOR

Principal

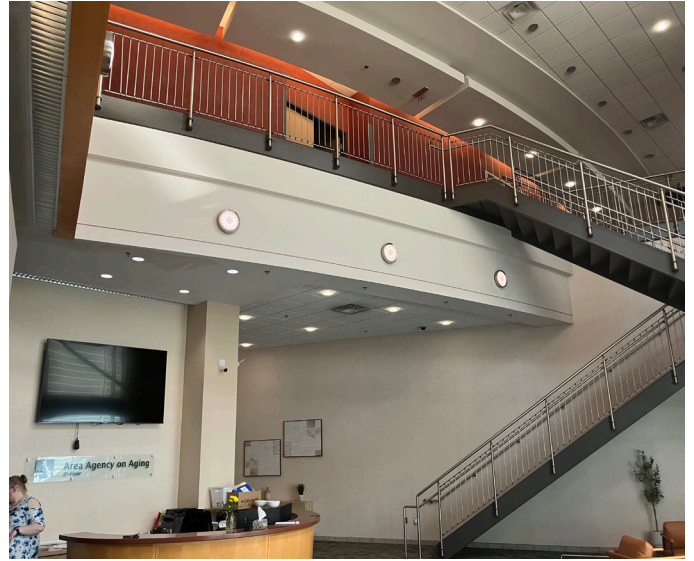
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Interior Photos



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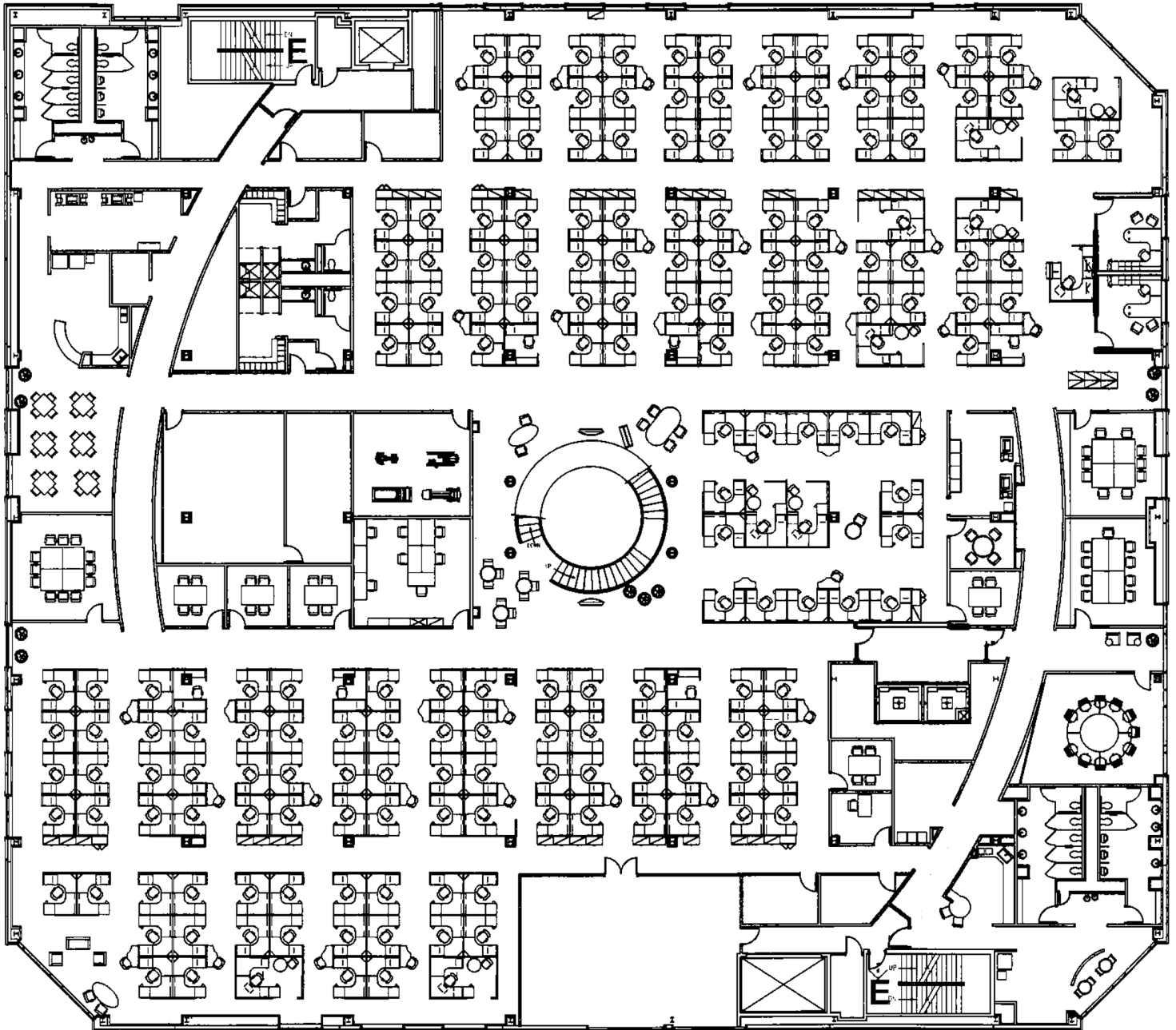
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Floor Plan - 3rd Floor

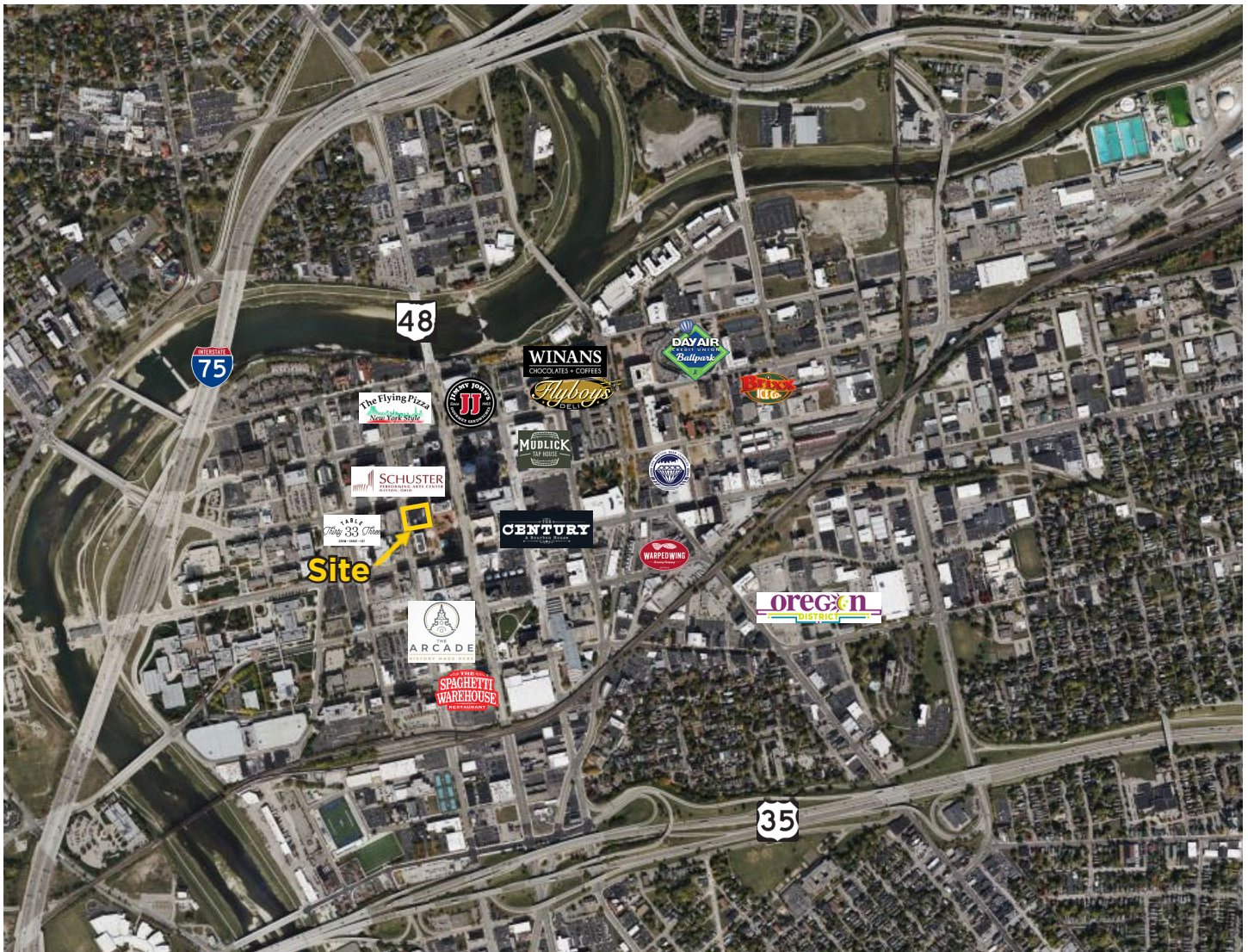


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Aerial and Amenities



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