



607 SF
CLASS A SPA/SALON/OFFICE
MOVE IN READY

607 E. THIRD ST. SUITE 150 DAYTON, OHIO



WOODARD
DEVELOPMENT

UNIQUE HISTORIC SETTING

The Discover a unique business opportunity in the heart of Dayton, Ohio, at the historic Lotz Paper Building, now reimagined as the Avant Garde Building. Offering a blend of timeless architecture and modern amenities, this iconic property on Third Street provides an inspiring environment for businesses to thrive. With its prime location, rich history, and a dynamic community, the Avant Garde Building is the perfect space to elevate your brand and grow your business. Don't miss your chance to be part of Dayton's revitalized downtown scene!

TOP IMPROVEMENTS & UPGRADES

- concrete & brick structure
- renovation of building started 2018, completed 2019
- 5 floors, each with their own unique touches and tenants
- new roof, hvac, electrical, plumbing, security/access
- fire protection, life safety systems
- complete interior renovation keeping historic aspects of the building via adaptive re-use

SPACE FEATURES & UPGRADES

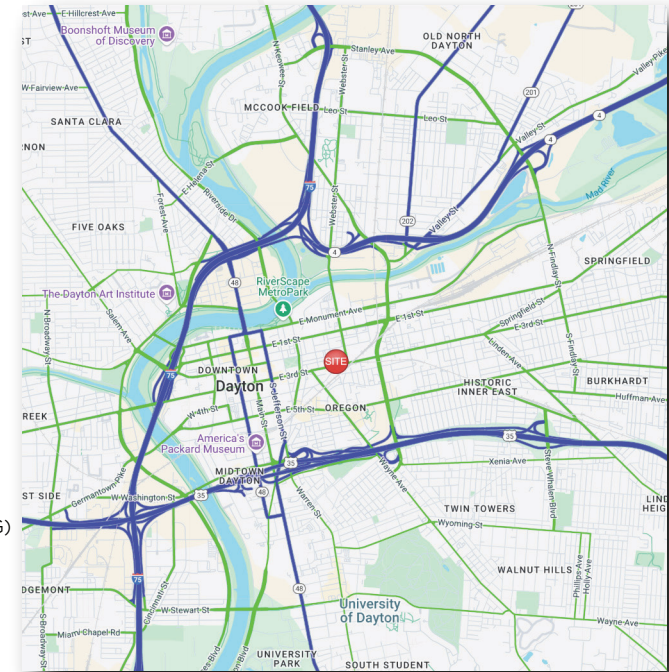
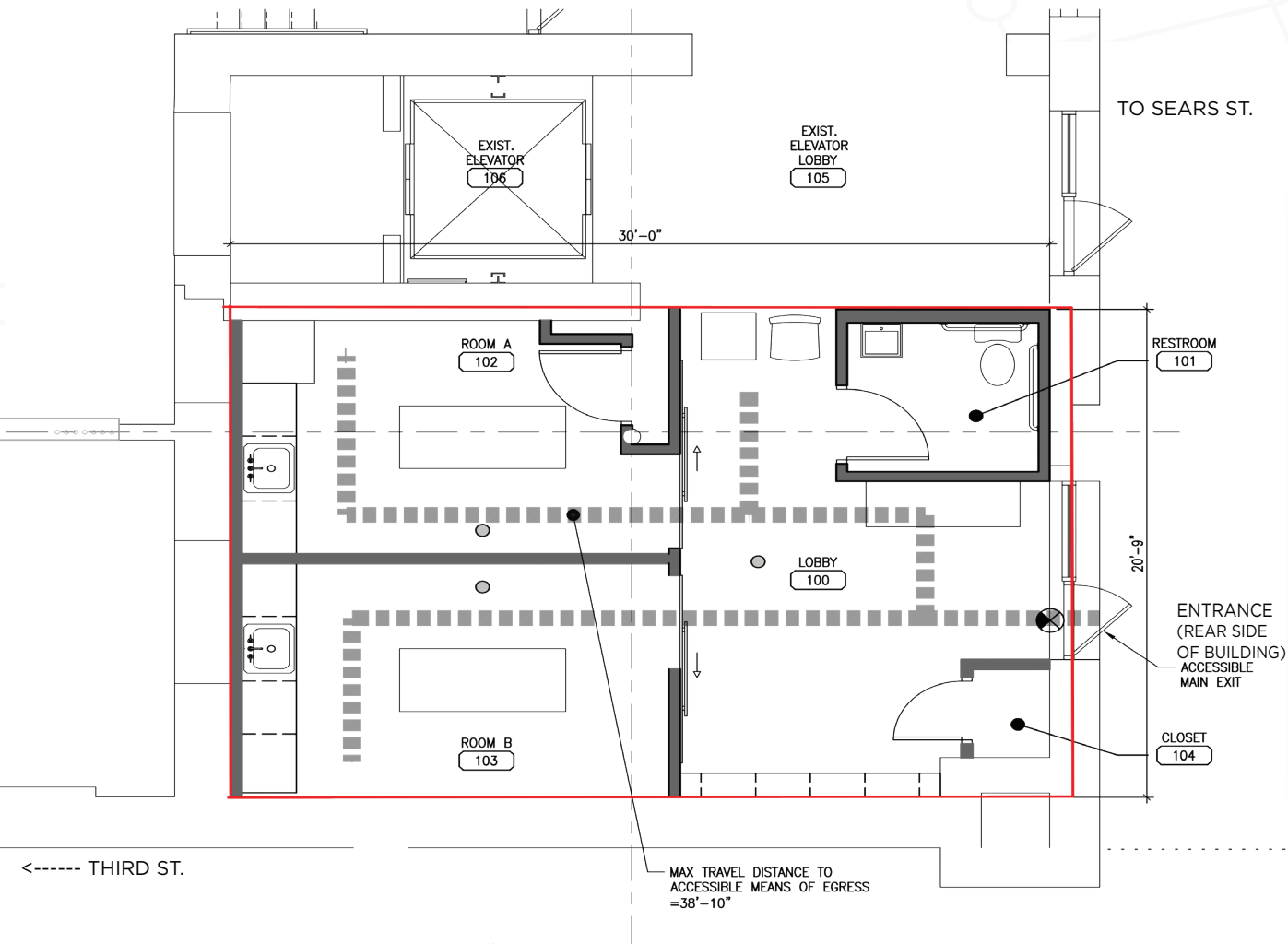
space renovated spring of 2020, opened fall of 2020
washer/dryer hookup, closet storage, single restroom
lobby space, shared off street parking, banner signage on E. Third St. side of building, lettered signage on entrance and on entry door, neighbors include: Sueño, Tender Mercy, LMI, Business Furniture, Tangram Flex, Vicinia Barber, Henny Penny & The Steam Plant Event Center



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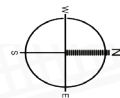


The stunning Avant Garde building in Dayton blends sleek sophistication with innovative design, offering an inspiring space perfect for a spa, salon, or office.



01 EGRESS FLOOR PLAN

1/4" = 1'-0"



UNIQUE HISTORIC SETTING.



CREATIVE MODERN USE.

