

SPACE FOR LEASE

804 E Monument Ave Dayton, OH 45402



PROPERTY DETAILS

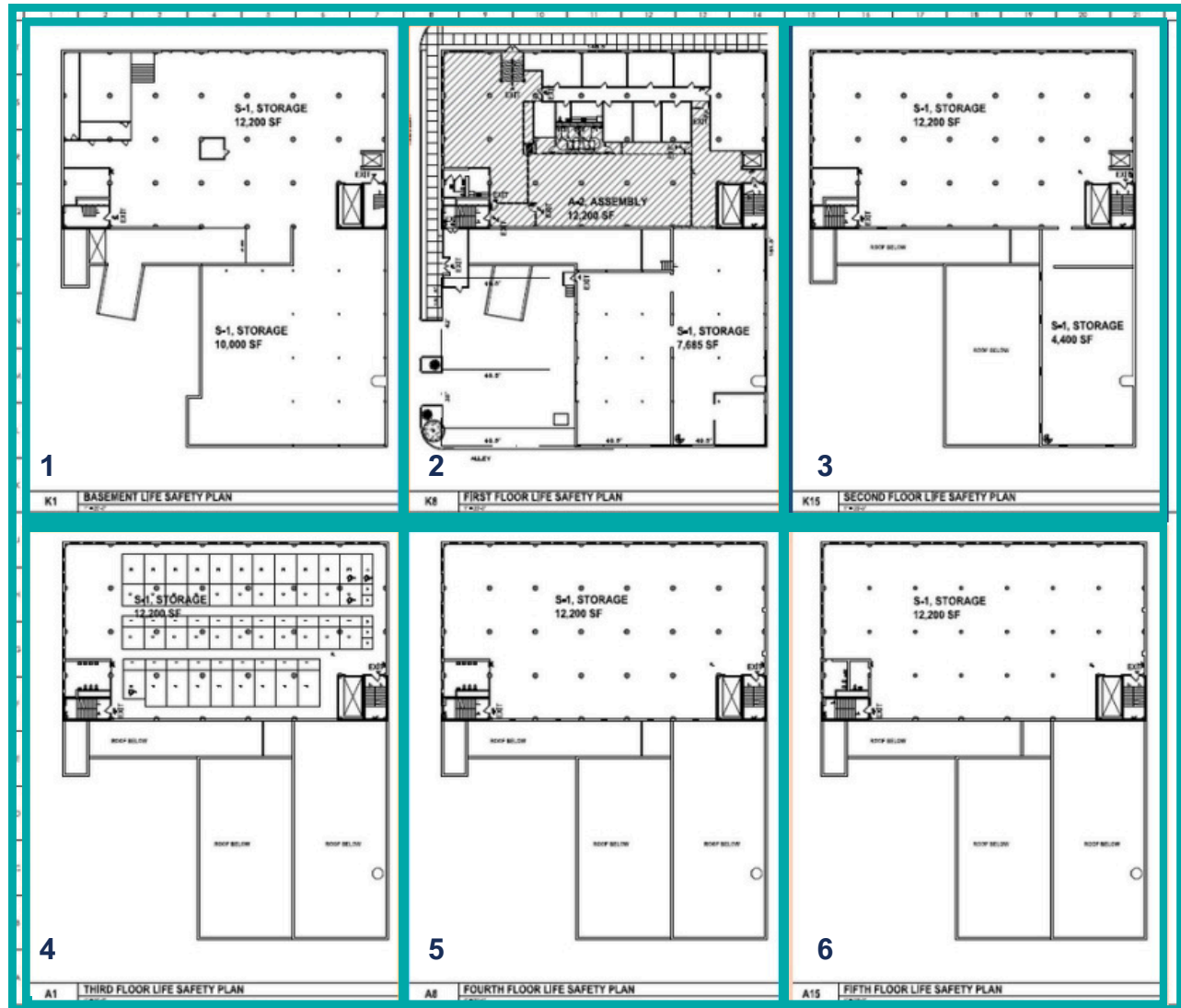
- **The 804 Building**
- Available: **±75,865 SF**
- Flexible Design for Industrial, Creative Office, or Mixed-Use Redevelopment
- 5 Stories
 - With easily accessible rooftop access from the 5th floor
- 1 freight elevator
- 3 loading docks
- Overhead door to basement / parking garage
 - Basement parking - 20 spots
- Free public parking across the street
- Located in a rapidly growing and dynamic area in Dayton.
- Down the street from Day Air Ballpark
- Rental rate and space configuration are negotiable to suit tenant needs



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FLOOR PLANS



FLOOR PLAN INDEX

- Basement (1)
- First Floor (2) - 22,285 SF
- Second Floor (3) - 16,700 SF
- Third Floor (4) - 12,300 SF
- Fourth Floor (5) - 12,300 SF
- Fifth Floor (6) - 12,300 SF

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INTERIOR PHOTOS



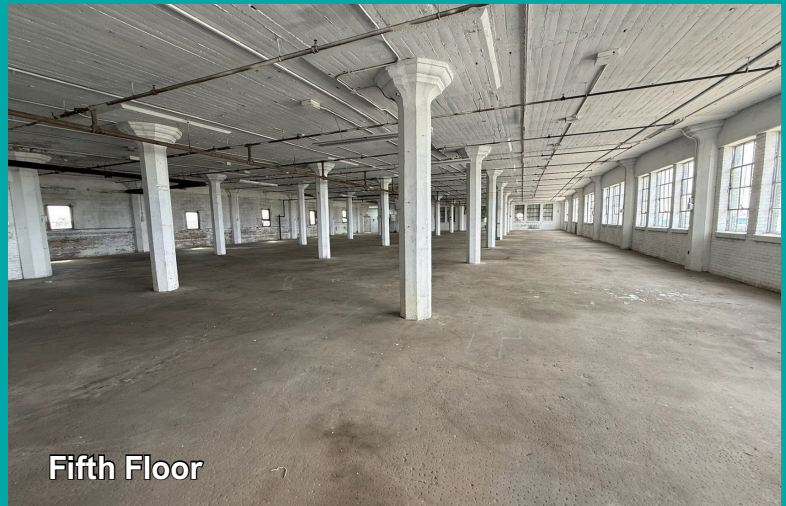
First Floor



First Floor



Fourth Floor



Fifth Floor

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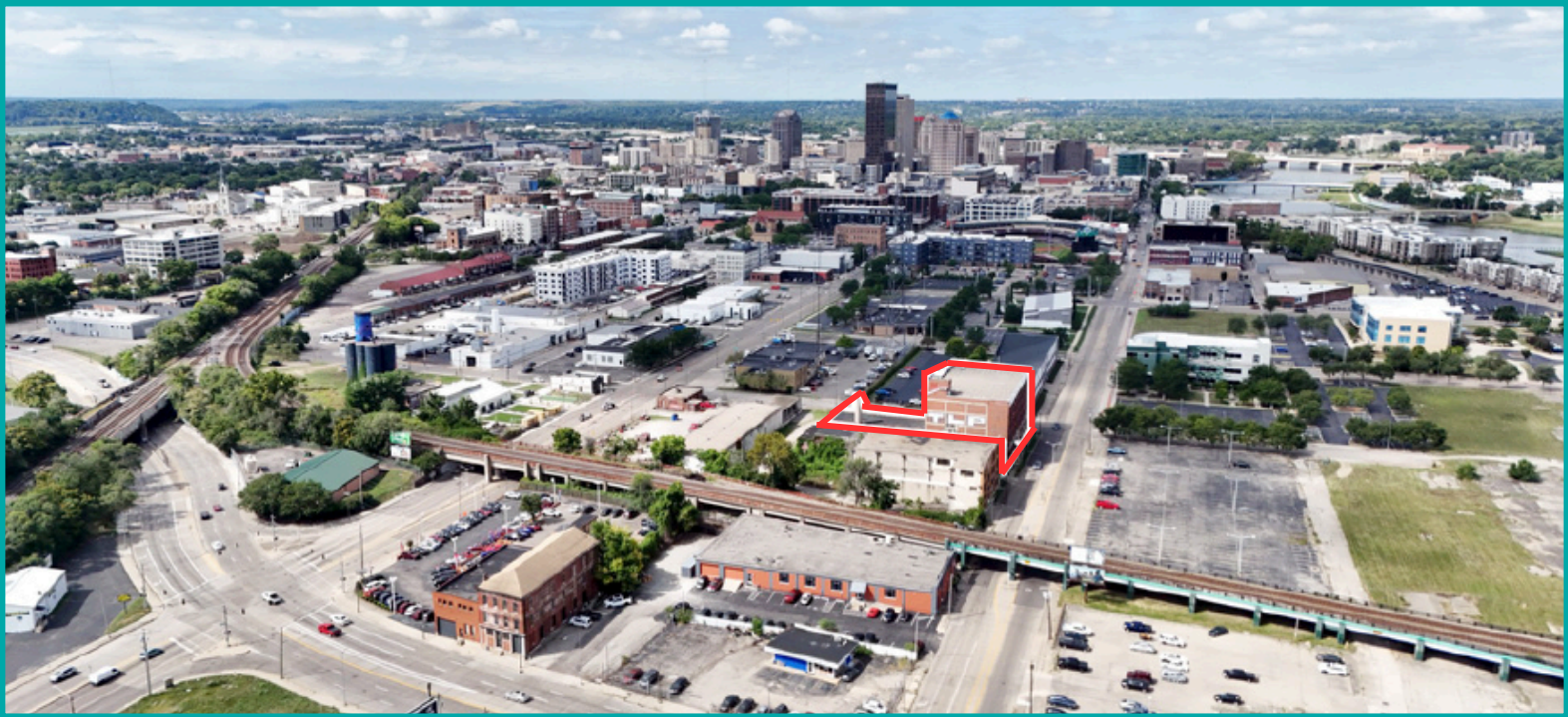
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EXTERIOR PHOTOS



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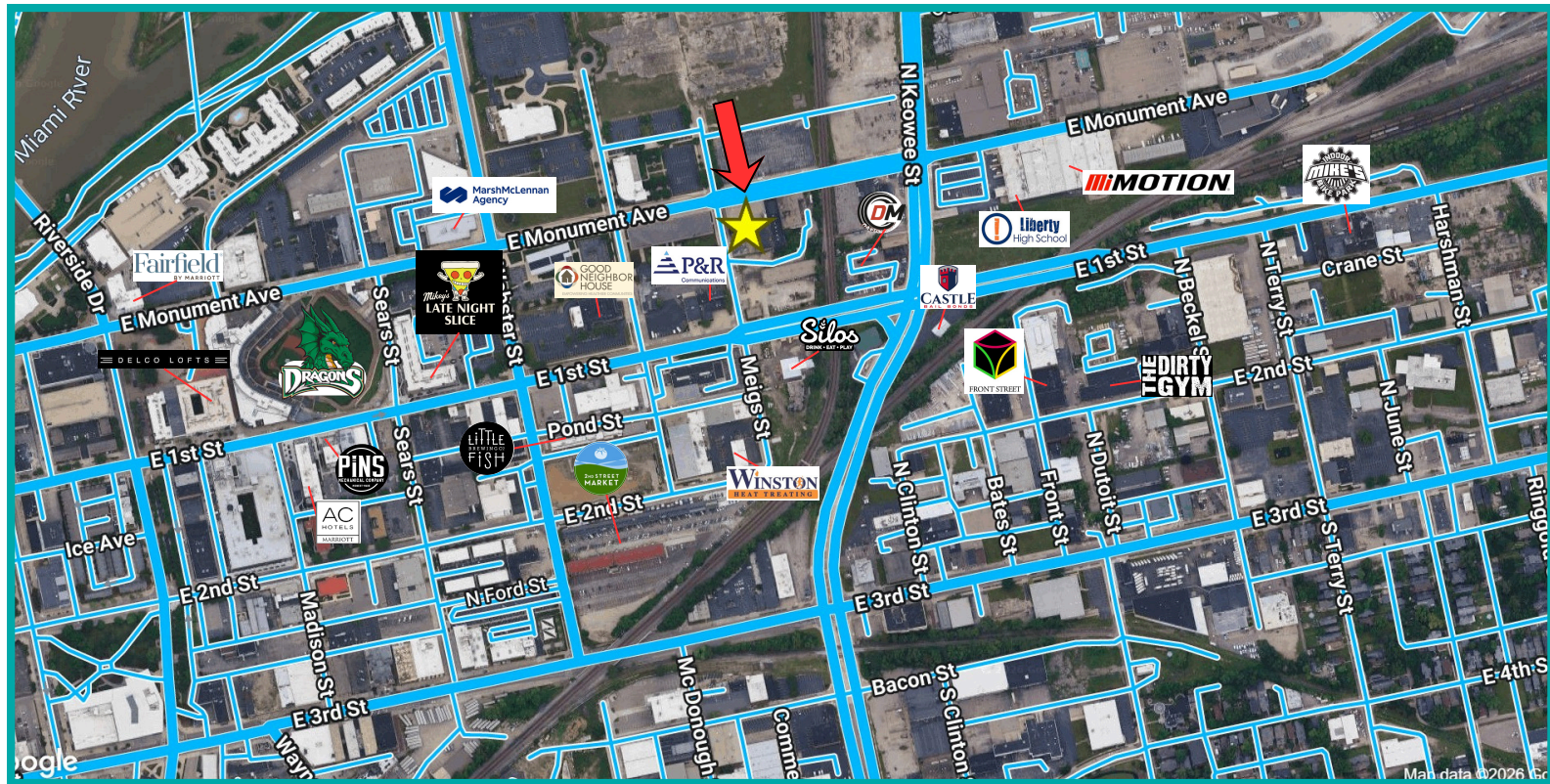
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MERCHANT AERIAL



Demographics	1 Mile	3 Miles	5 Miles
Population	9,982	98,503	210,748
Avg. HH Income	\$64,644	\$61,581	\$70,584
Total Employees	26,743	68,440	125,630

Traffic Counts	
Street / Intersection	VPD
E Monument Ave	6,282
N Keowee St	29,500
E 2nd St	27,400

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