



**Crest**  
Commercial Realty

**Office / Medical**

**FOR LEASE**

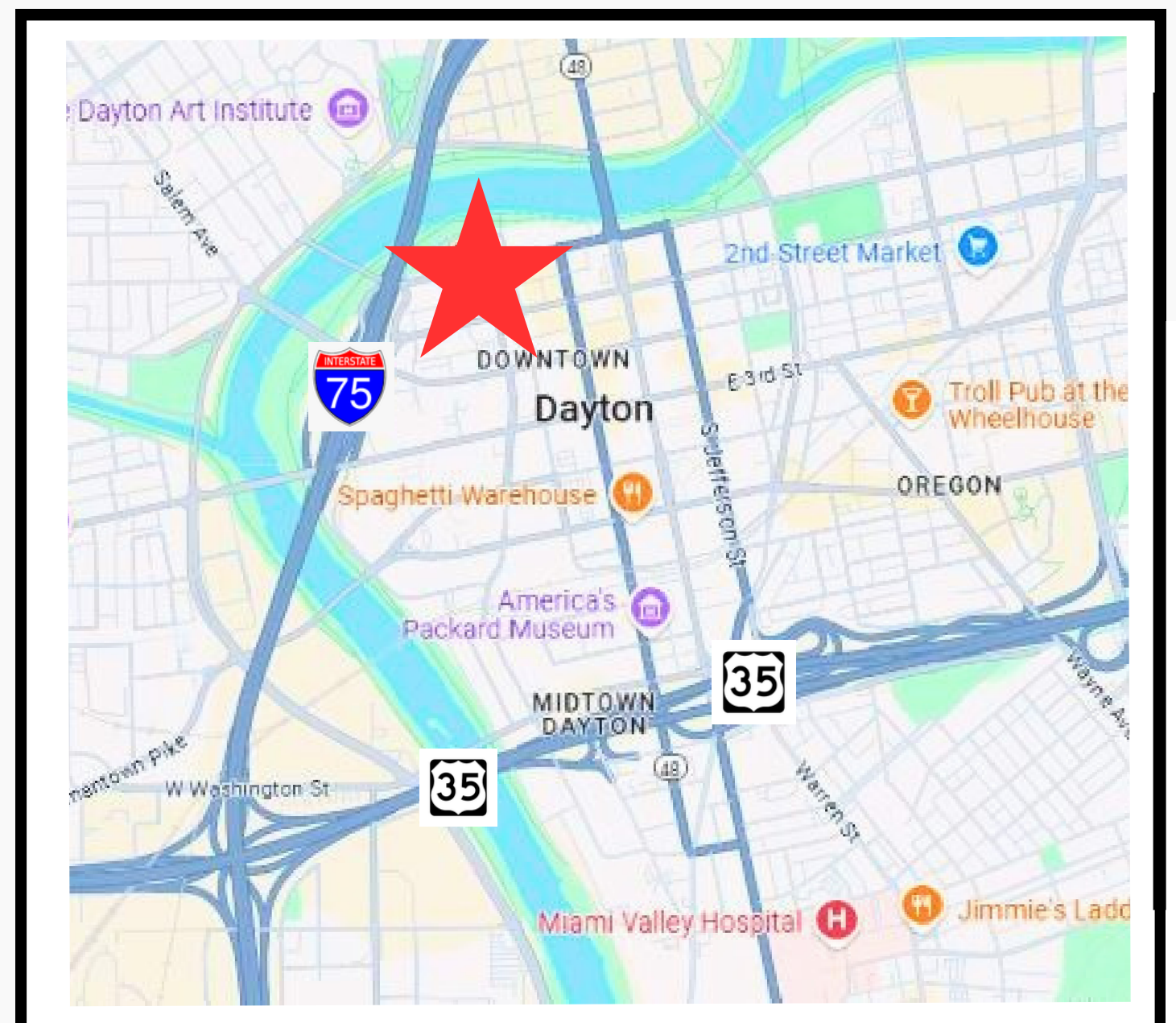
**First Floor Suite!**

301 W. First St, Suite 1, Dayton, OH 45402



## Building Highlights

- Downtown location includes plentiful parking in an adjacent lot.
- Established medical building offers proximity to I-75 and US-35.
- Just minutes to many downtown amenities.
- Available first-floor suite is 6,962 SF.
- Corner position offers mix of light-filled offices and private patient rooms, with sinks.
- Existing reception, open work areas and storage.
- Former prescription dispensary includes shelving and a safe.
- Lease Rate is \$12.50/SF, Modified Gross.
- Space may be divided.



**Nick**  
**Miller-Jacobson**

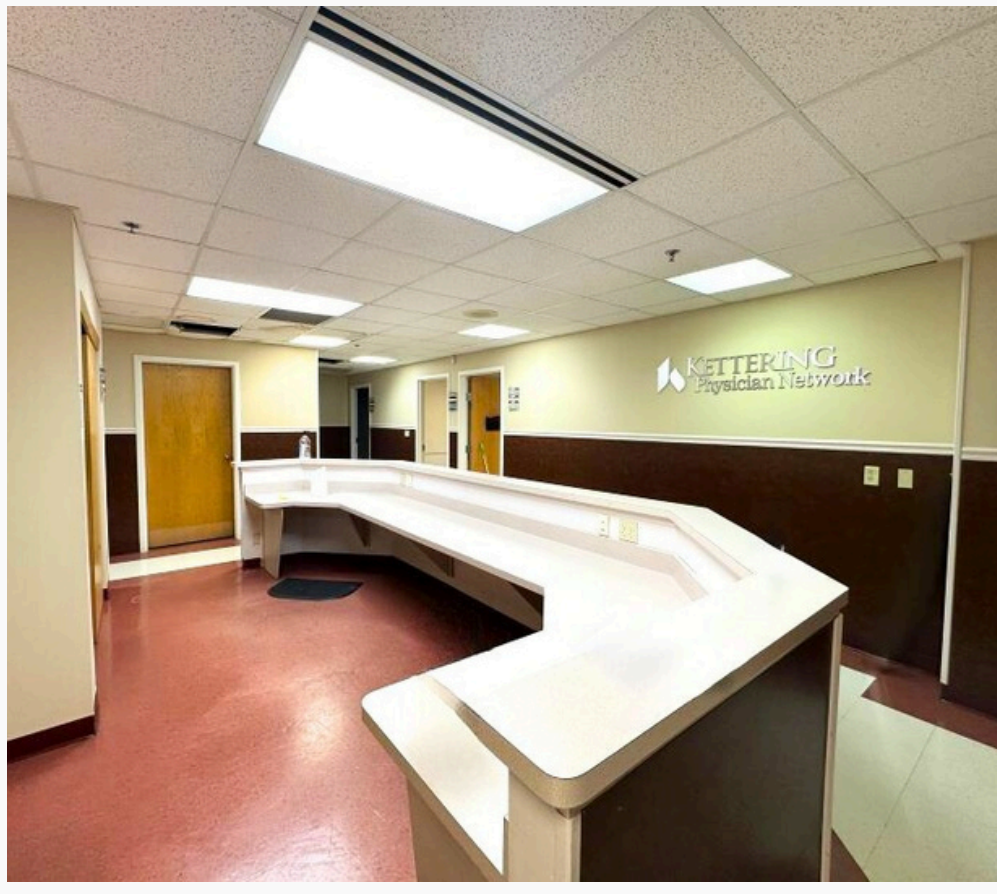
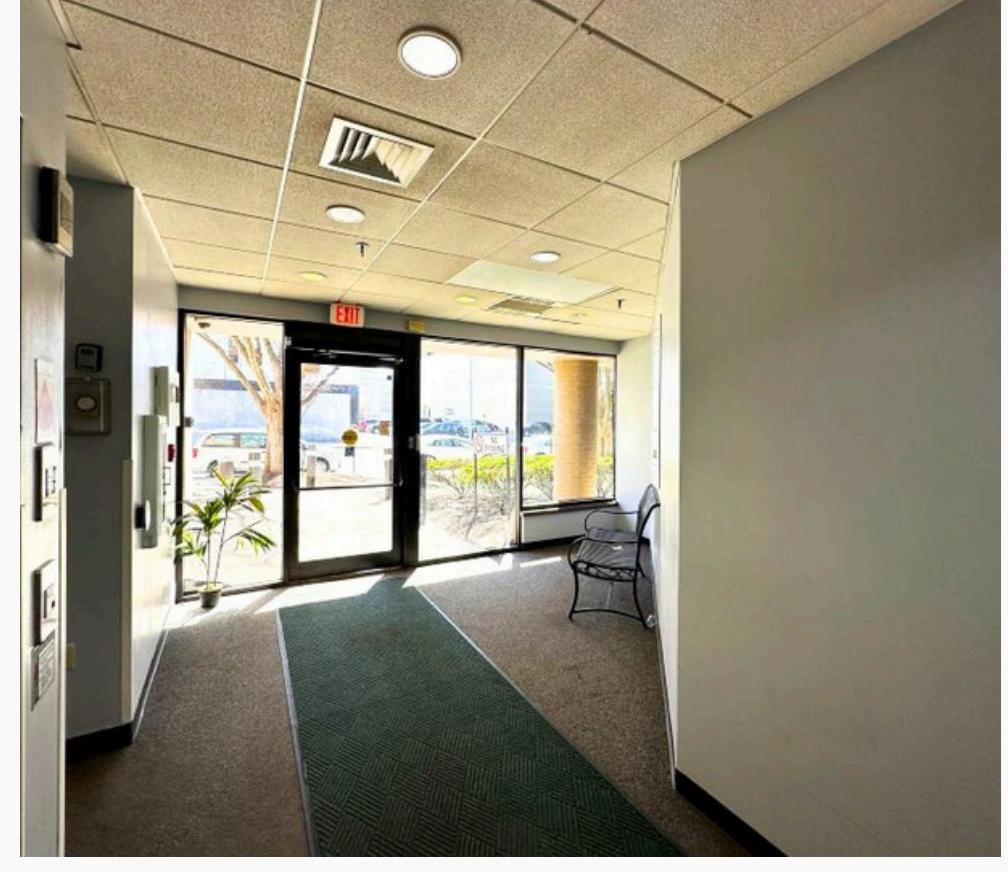
937-222-1600, ext 105  
nick@crestrealtyohio.com



6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459

301 W. First St.

# Suite 1 - 6,962 SF



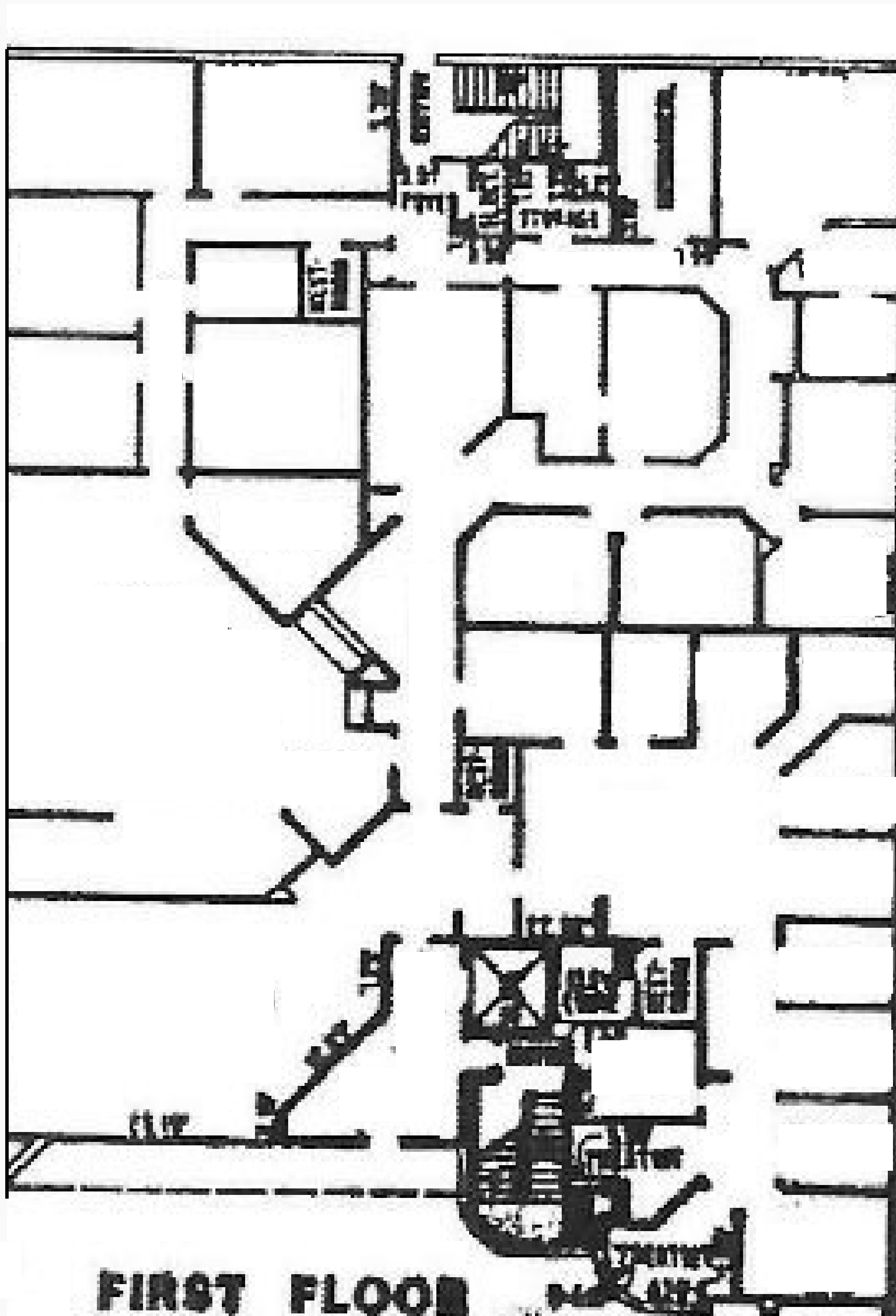
# Floorplan

301 W. First St.

Suite 1 - 6,962 SF

## Parking Lot

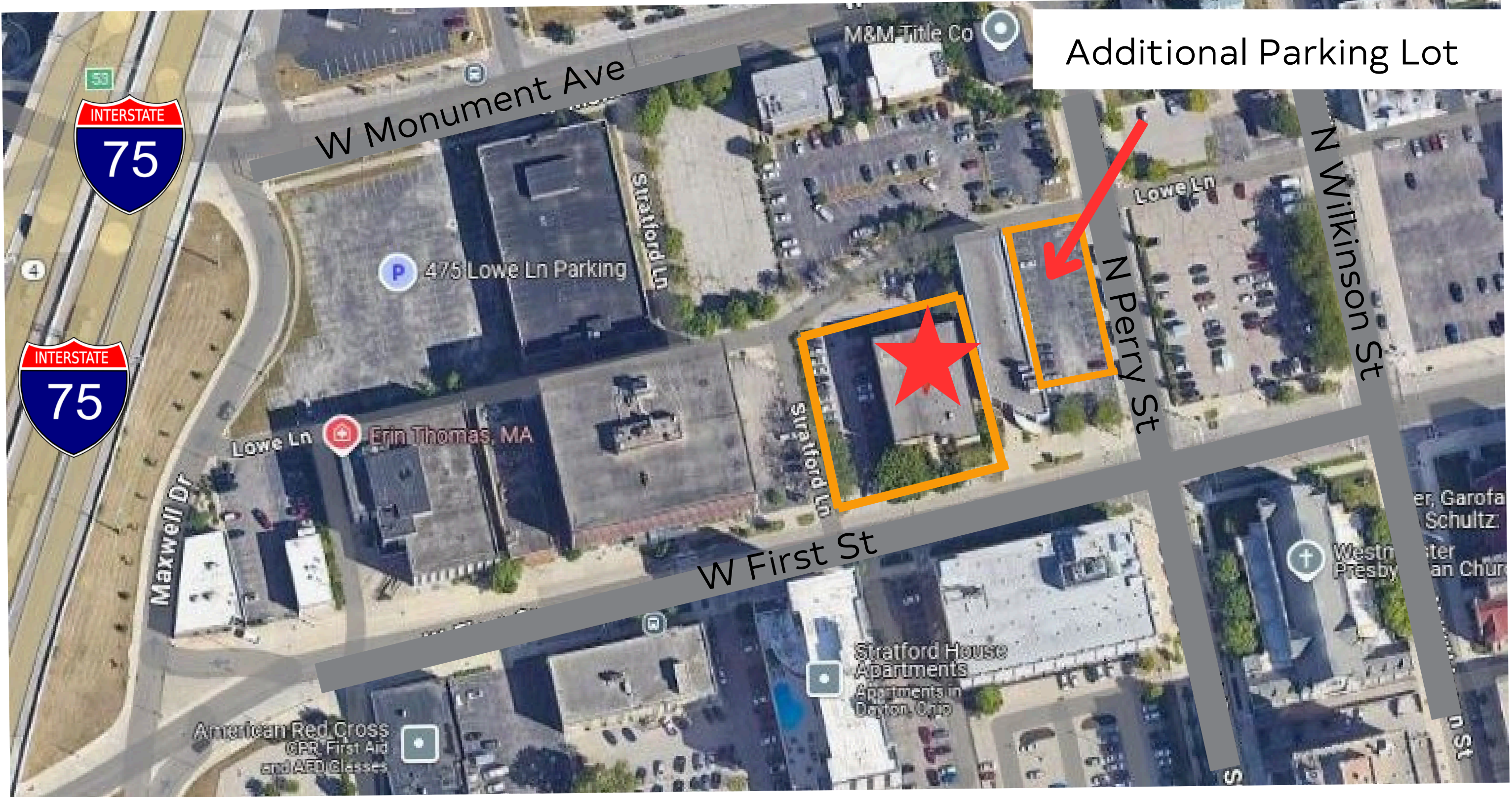
Parking Lot



W. First St.

# Location

301 W. First St.



Just minutes from the downtown CBD and easy access to U-75!



**Nick  
Miller-Jacobson**

937-222-1600, ext 105  
nick@crestrealtyohio.com



6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459