



WATER STREET DISTRICT

COMMERCIAL LEASING OPPORTUNITIES



WATER STREET DISTRICT

SECTIONS

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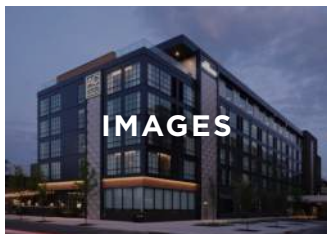
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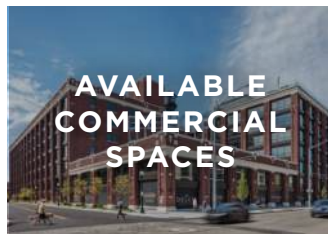
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This PDF is interactive. Click on the tiles to visit a specific section.



Visit waterstreetdayton.com for more property information.



DAYTON, OHIO | Crawford Hoying, Brackett and Woodard Development have proudly partnered with the City of Dayton to transform the vacant riverfront into a vibrant and walkable mixed-use neighborhood – Water Street District. Located adjacent to RiverScape Metropark and Day Air Ballpark (home of the Dayton Dragons), this project includes office, retail/restaurant space, structured parking and two hotels. In addition, the development offers for-rent residential communities including The Delco, Delco Lofts, Water Street Apartments, Monument, The Sutton and Centerfield Flats.

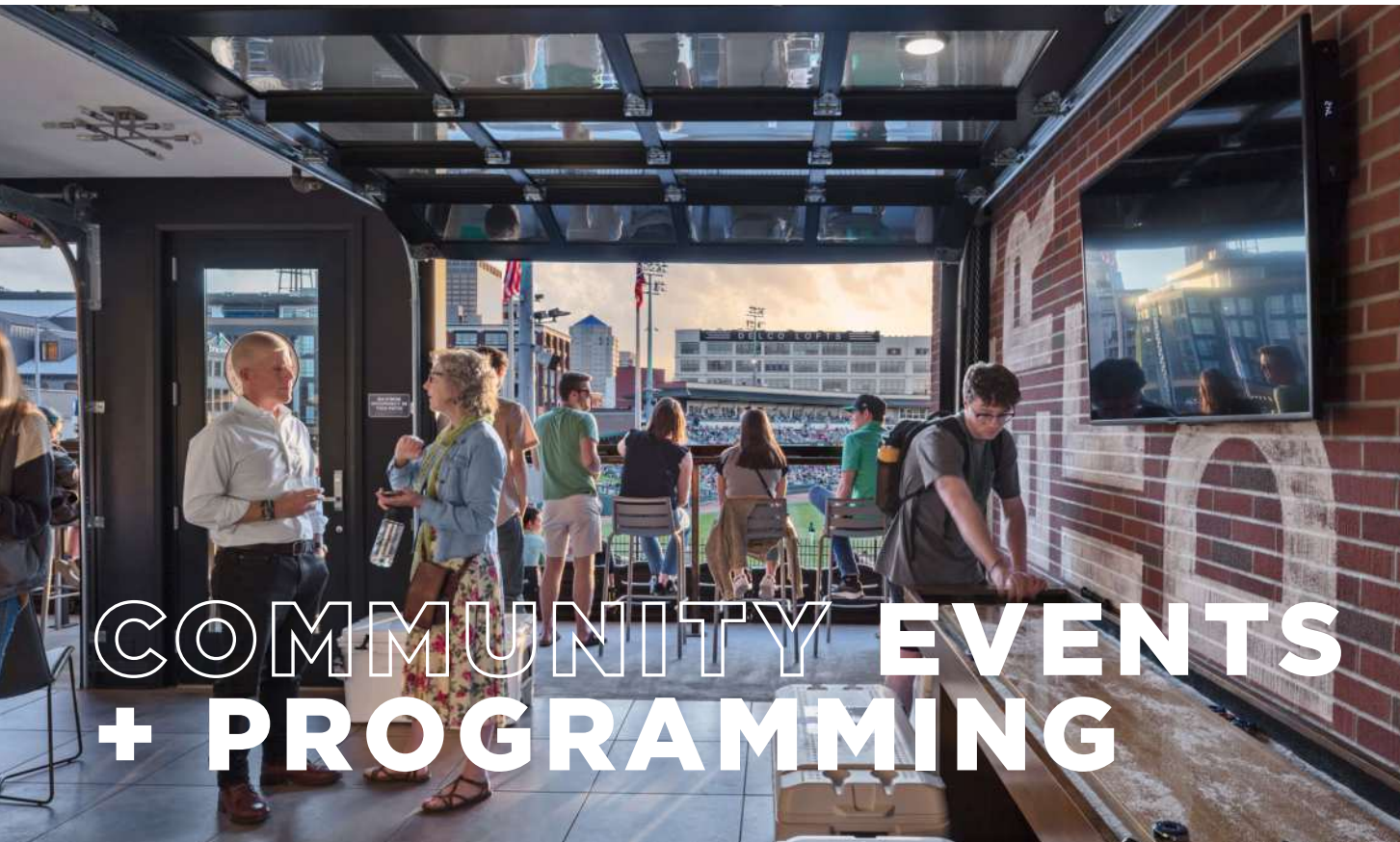
[WATCH VIDEO](#)

TOTAL DEVELOPMENT *(ONCE COMPLETED)*

- » 150,000 SF Office
- » 50,000 SF Retail/Restaurant
- » 800 For-Rent Units
- » 1,000 Parking Spaces
- » 98-Key Fairfield Inn & Suites Hotel
- » 134-Key AC Hotel by Marriott Dayton
- » \$250 Million Total Investment

KEY TENANTS + ATTRACTIONS

- » PINS Mechanical Co.
- » Base Camp Outdoors Co.
- » PNC Bank
- » Brackett
- » Day Air Ballpark
- » 2 Hotels
- » 6 Residential Buildings



COMMUNITY EVENTS + PROGRAMMING

Just steps away from Dayton's RiverScape MetroPark and Day Air Ballpark, Water Street District brings a new take to downtown's most sought-after destinations. With the newest restaurants, liveliest entertainment and numerous high-end living options, you're sure to find a little bit of everything here.

EVENTS

DAYTON DRAGONS

- » A Minor League Baseball team of the Midwest League and the High-A affiliate of the Cincinnati Reds. They play their home games at Day Air Ballpark, in the heart of the Water Street District.

PARTY AT THE PLAZA

- » A family-friendly Dayton Dragons tailgate on select Fridays during the season with live music, outdoor games, inflatables, balloon artists and local vendors.

WATER STREET DISTRICT PINT PATH

- » Explore downtown Dayton as you hop to each restaurant or bar, grab a pint, and earn stamps as you go. Visit all 14 stops whenever you wish and turn in your completed passport to receive a prize.

DOWNTOWN DAYTON DORA

- » Allows patrons to purchase alcoholic beverages in a designated cup from a permitted establishment and carry those beverages within the defined boundary.

COMMUNITY EVENTS

- » Art in the City
- » Dayton Celtic Festival
- » RiverScape MetroPark's Summer Music Series
- » Yoga in the Park
- » Trivia and live music at local bars and restaurants
- » Holiday Hop
- » 2nd Street Market



DEVELOPMENT MAP



THE DELCO

AC HOTEL BY MARRIOTT DAYTON

MADISON ON FIRST

CENTERFIELD FLATS

MONUMENT & WEBSTER

DELCO LOFTS

THE SUTTON

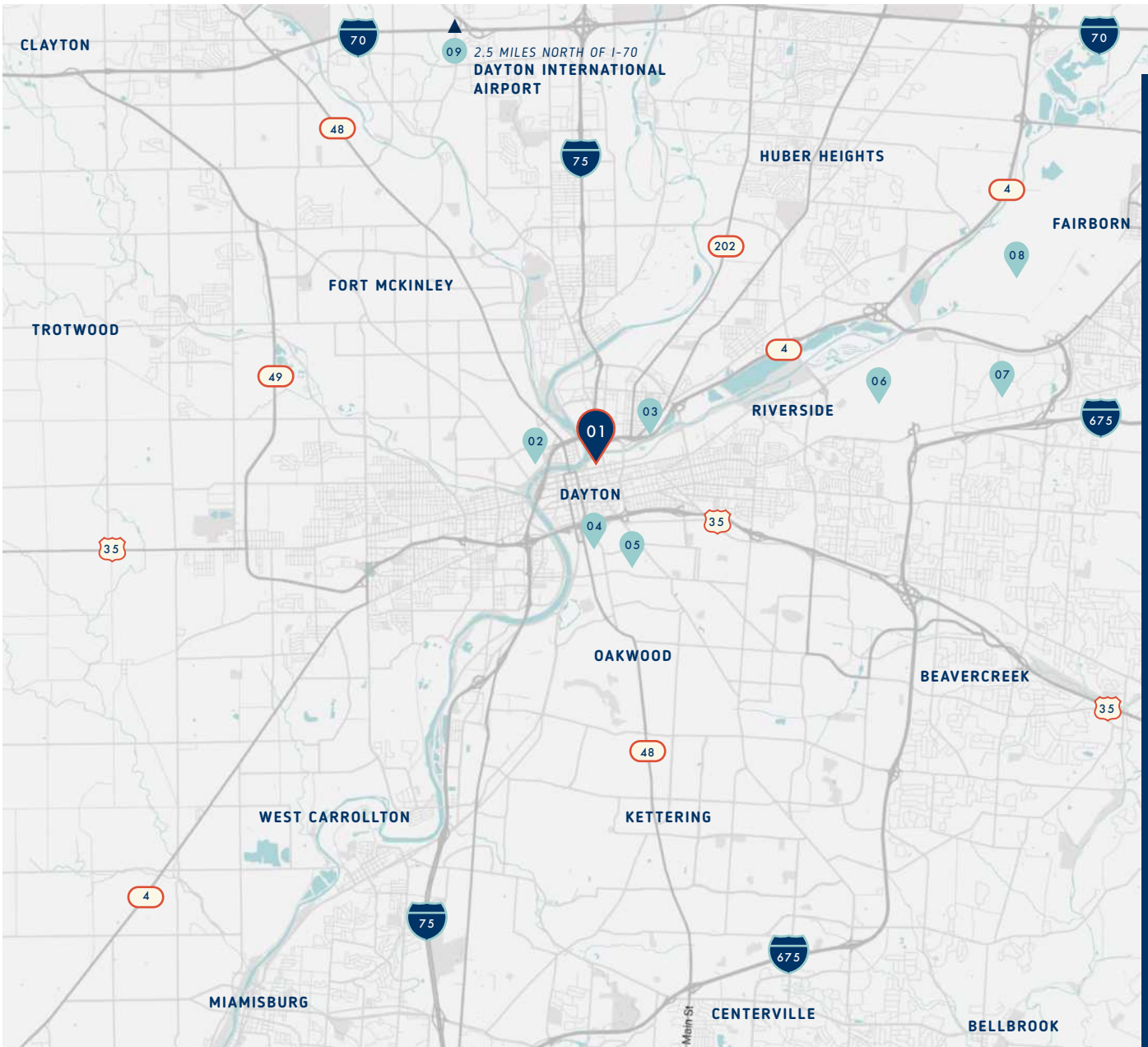
FAIRFIELD INN & SUITES

PARKING GARAGE

WATER STREET APARTMENTS

MONUMENT

312 PATTERSON OFFICE BUILDING



AROUND DAYTON

01 WATER STREET DISTRICT
DAY AIR BALLPARK

AREA ATTRACTIONS

02 THE DAYTON ART INSTITUTE
4 MIN

03 DAYTON CHILDREN'S HOSPITAL
5 MIN

04 MIAMI VALLEY HOSPITAL
7 MIN

05 UNIVERSITY OF DAYTON
7 MIN
11,460 STUDENTS
741 FACULTY AND STAFF

06 NATIONAL MUSEUM OF THE UNITED STATES AIR FORCE
10 MIN

07 WRIGHT STATE UNIVERSITY
15 MIN
10,798 STUDENTS
1,970 FACULTY AND STAFF

08 WRIGHT-PATTERSON AIR FORCE BASE
19 MIN
31,000 EMPLOYEES INCLUDING MILITARY, CIVILIANS AND CONTRACTORS

09 DAYTON INTERNATIONAL AIRPORT
16 MIN

* DISTANCES NOTED IN DRIVE TIME TO/FROM WATER STREET DISTRICT

GET TO KNOW DAYTON

Without losing a sense of community. The home of the Wright brothers lives up to its heritage with a conveniently located international airport, and the Wright-Patterson Air Force Base, which employs more than 31,000 people and brings people from all over to Dayton and the surrounding suburbs. Dayton's thriving healthcare industry is growing at a rate of more than 2x the national average, and the University of Dayton and Wright State University bring students, innovation and opportunities for growth to the area.

With the fourth largest metropolitan area in Ohio, Dayton offers urban vibrancy



Water Street Apartments



The Delco



AC Hotel by Marriott Dayton



Centerfield Flats



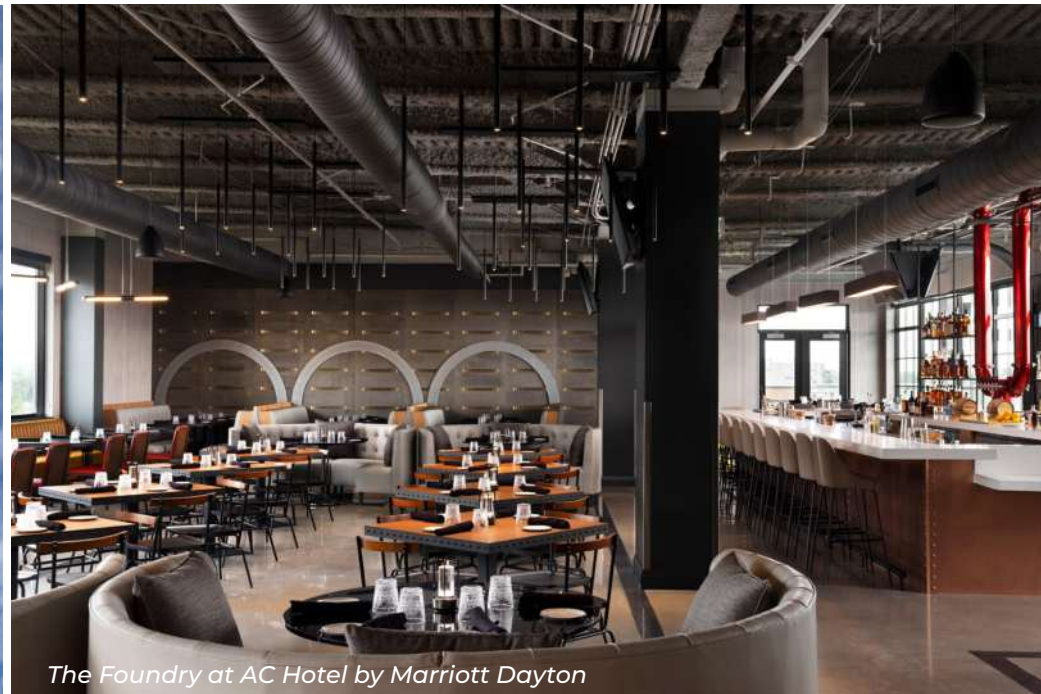
Delco Lofts



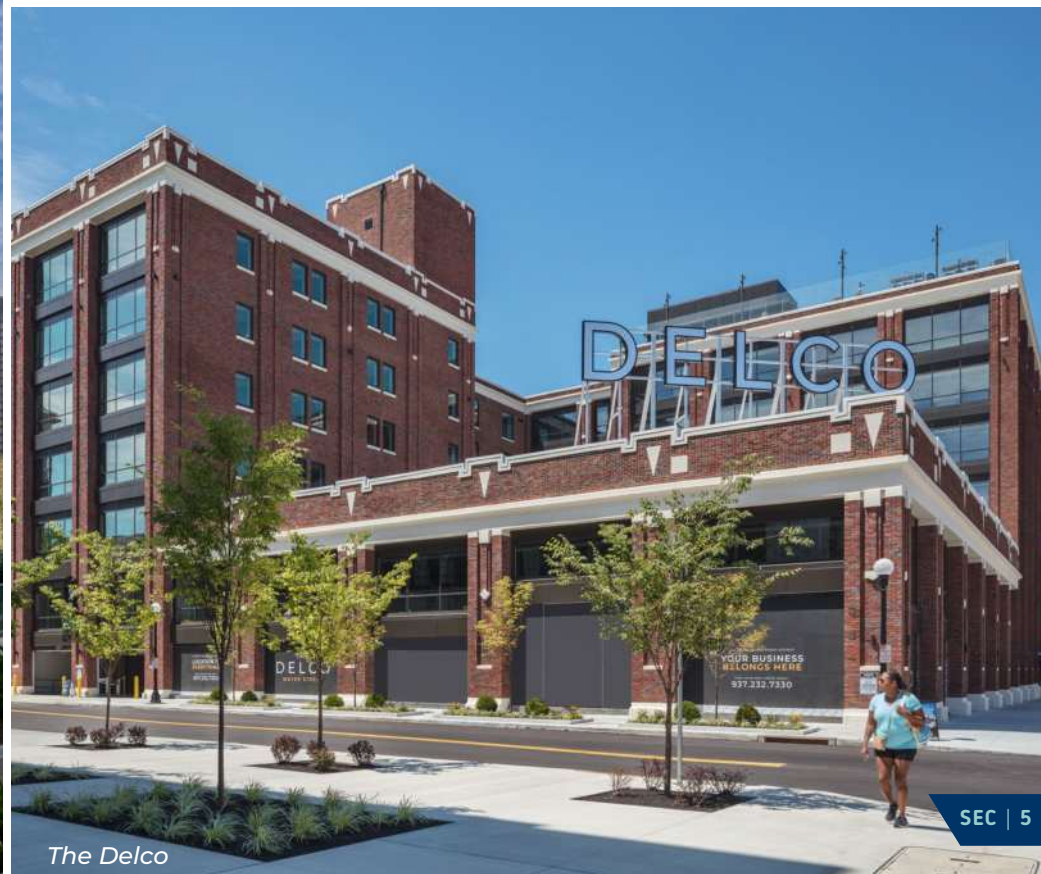
The Delco



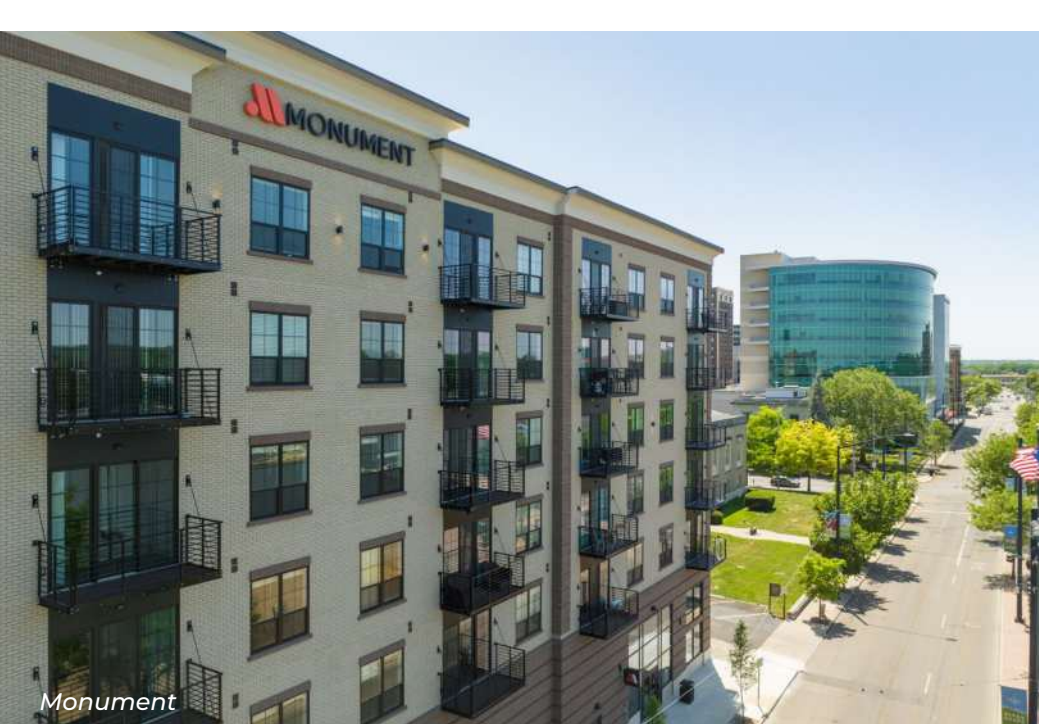
312 Patterson Office Building



The Foundry at AC Hotel by Marriott Dayton



The Delco



Monument



Fairfield Inn & Suites by Marriott



The Sutton + Delco Lofts

THE DELCO



THE DELCO, formerly known as Mendelsons, is a historic building that has been a community landmark for decades. Crawford Hoying purchased the property in 2019 and announced plans for renovation of the building with a mix of uses to better serve the needs of the Dayton community. The building offers market-rate multi-family units, ground floor commercial space, office space on upper floors, parking spaces on the lower levels and several residential amenity spaces. At approximately 515,000 SF, this is the largest project to date in the Water Street District. The completion of this renovation and the addition of both residential and commercial users into the neighborhood is the largest step yet in the revitalization of this area in downtown Dayton - and a culmination of a vision which started more than a decade ago.

AVAILABLE SPACE

- » Ground Floor | 19,000 SF Retail Available
- » Sixth Floor | 26,000 SF Office Available
- » Fifth Floor | 26,000 SF Office Available
- » Seventh Floor | 26,000 SF Office Leased

**340 EAST FIRST STREET
DAYTON, OH 45401**

TOTAL DEVELOPMENT

- » 19,600 SF Retail/Restaurant
- » 77,400 SF Office (25,800 SF Floorplates)
- » 160 Residential Units
- » 482 Structured Parking Spaces



MONUMENT is ideally located in downtown Dayton, just across from RiverScape Metropark. The building features 124 brand new residential units, 132 parking spaces and offers high visibility on a busy street with beautiful river and park views. Ground-floor retail space is now available for lease.

AVAILABLE SPACE

» Ground Floor | 4,500 SF Retail Available

**140 EAST MONUMENT AVENUE
DAYTON, OH 45401**

TOTAL DEVELOPMENT

- » 124 Residential Units
- » 4,500 SF Retail
- » 132 Parking Spaces
- » Built in 2023



DELCO LOFTS

DELCO LOFTS is centrally located in the heart of Water Street District just steps from the main entrance of Day Air Ballpark, home of the Dayton Dragons in downtown Dayton. With exclusive patio space facing the plaza, the available space takes advantage of the energy of game day and offers easy access to the community. This Dayton Historic Landmark underwent renovation in 2014 and features 133 luxury loft-style apartments and an on-site parking garage with 113 spaces. Ground-floor restaurant space is now available for lease.

AVAILABLE SPACE

- » Ground Floor | 11,000 SF Retail Available



**140 EAST MONUMENT AVENUE
DAYTON, OH 45401**

TOTAL DEVELOPMENT

- » 133 Residential Units
- » 11,000 SF Restaurant/Retail
- » 113 Parking Spaces
- » Historic Renovation in 2014

312 N PATTERSON



312 N PATTERSON sits in the heart of Water Street District, just steps away of RiverScape MetroPark and minutes from University of Dayton and Wright Patterson Airforce Base. The adjacent garage provides convenient parking. Ground floor retail, and second and third floor office space is now available.

AVAILABLE SPACE

- » Ground Floor | 4,800 SF Retail Available
- » Second Floor | 2,070 SF Office Available
- » Third Floor | 13,129 SF Office Available

**312 N PATTERSON BOULEVARD
DAYTON, OH 45401**

TOTAL DEVELOPMENT

- » 49,500 SF 4-Story Office Building
- » Key Tenants: PNC Bank, Robert Half, Bricker & Eckler LLP, Snap Fitness
- » Built in 2015



MONUMENT + WEBSTER

MONUMENT + WEBSTER is just steps away from the home of the Dayton Dragons with a highly trafficked corner retail space. Surrounded by more than 500 new luxury apartments in the heart of downtown Dayton's entertainment district, tenants are situated in the center of the best that Dayton has to offer. Abundant surface parking and impactful signage opportunities are available.

AVAILABLE SPACE

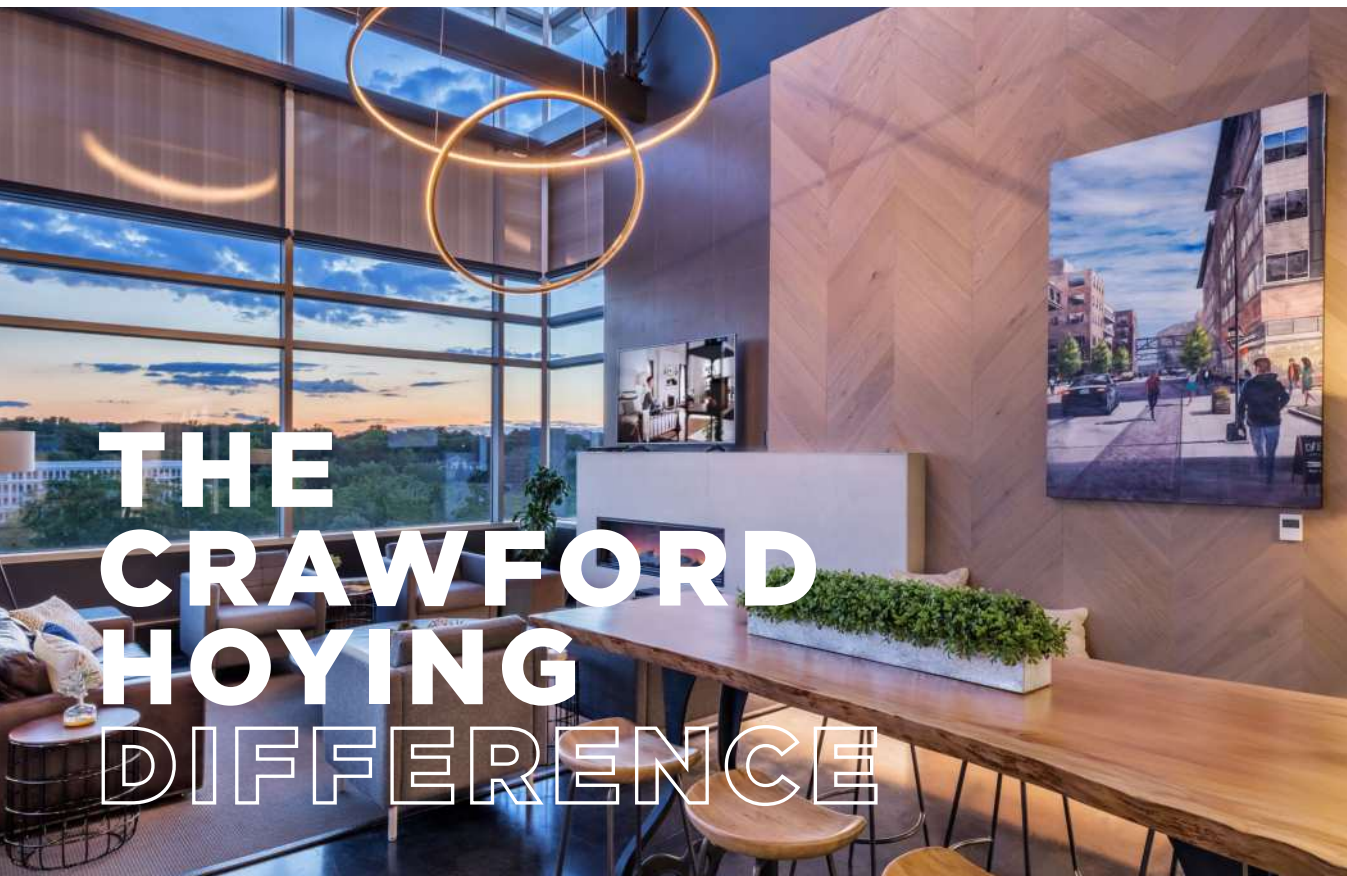
- » Ground Floor | 3,200 SF Retail/Office Available



**537 EAST MONUMENT AVENUE
DAYTON, OH 45401**

TOTAL DEVELOPMENT

- » 23,767 SF 2-Story Office Building
- » Marsh McLennan Agency - 20,000 SF
- » 112 Surface Parking Spaces
- » Built in 2020



THE CRAWFORD HOYING DIFFERENCE

CRAWFORD HOYING is a full-service provider for each aspect of real estate development, management, construction and sales in today's dynamic real estate market. The vertically-integrated company's diverse portfolio includes mixed-use, for-rent and for-sale residential, office, retail, hotel, industrial, warehouse, senior living and student housing. Crawford Hoying is invested heavily in Ohio, with more than \$3 billion in completed and active developments including the transformational Bridge Park in Dublin and the vibrant Water Street District in downtown Dayton.

To learn more about Crawford Hoying, visit [crawfordhoying.com](https://www.crawfordhoying.com).



BRENT CRAWFORD AND BOB HOYING
PRINCIPALS, CRAWFORD HOYING



\$3.5 BILLION

TOTAL DEVELOPMENT + ACQUISITION

19 MILLION

COMMERCIAL SF MANAGED

17 HOTELS

BUILT OR MANAGED



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