

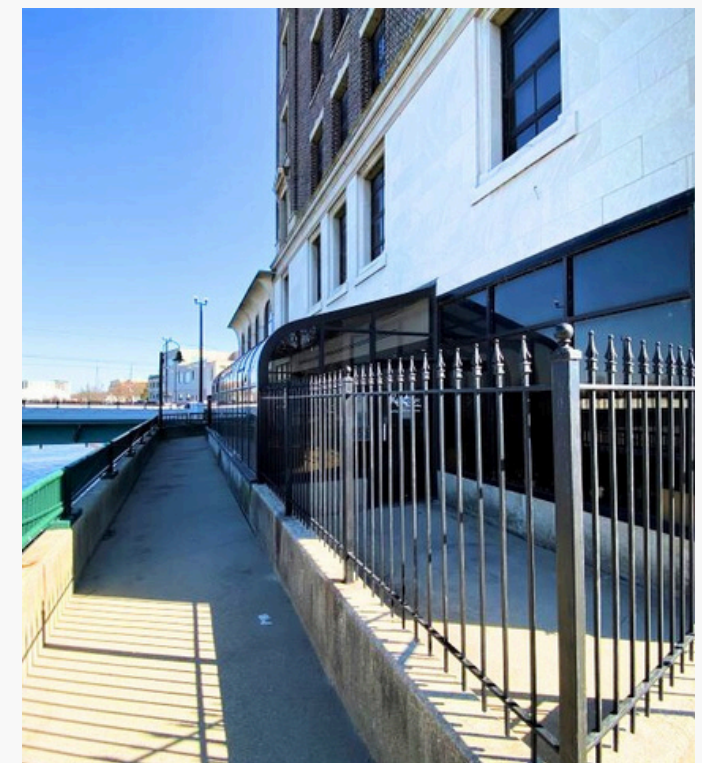
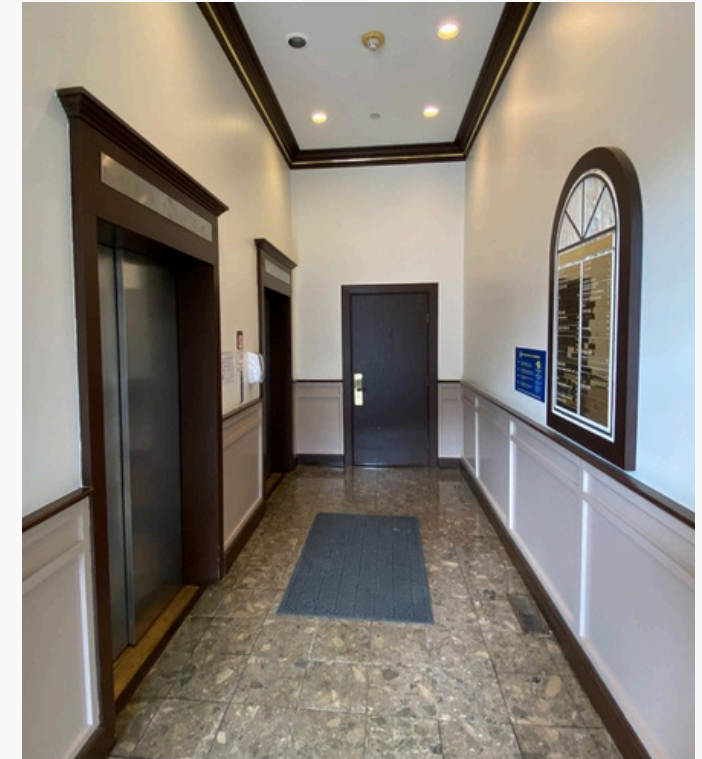


# Downtown Office

**FOR LEASE**

11 W. Monument Ave, Dayton, OH 45402

## The Lemberg Co. Building

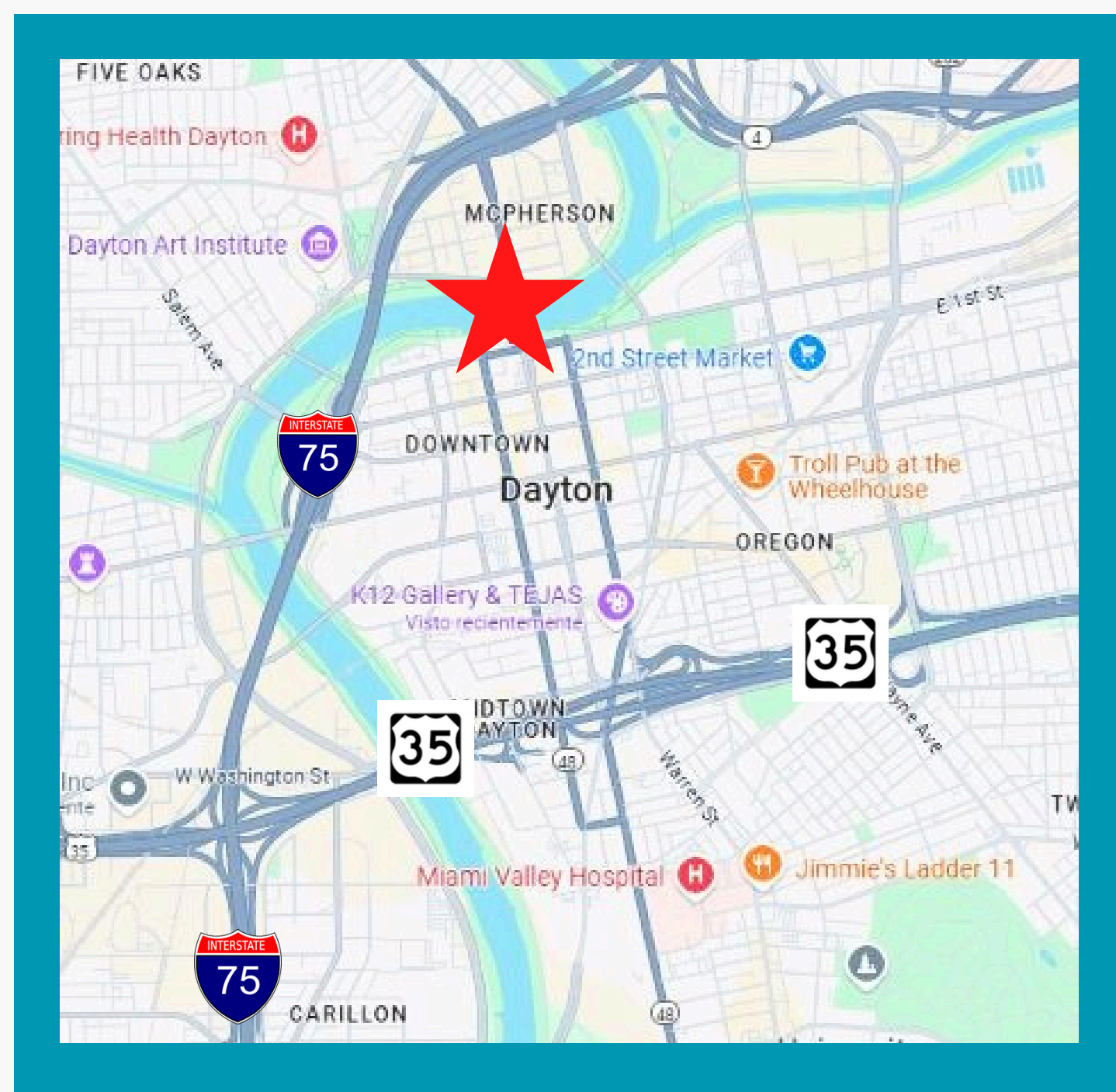


## Building Highlights

- The building offers 8 floors, 2 elevators, and 50,000 SF.
- Original architecture features high ceilings, large windows and classic finishes.
- The top floor offers direct elevator access, a wood paneled room with fireplace and excellent views.
- Card system offers 24-hour, secure access.
- Just blocks from the Central Business District.
- Close to many downtown amenities ~ food, entertainment and parks and recreation.
- Adjacent surface lot offers parking options.
- Street parking available + covered garages nearby.
- Overlooks the Miami River offering amazing views.
- Proximity to I-75 and US-35.
- Various suite sizes available, 400 SF - 6,380 SF.
- Full-service lease rates and negotiable terms.

## Tracy Rutherford

937-222-1600 Ext. 121  
trutherford@crestrealtyohio.com



# The Lemberg Co. Building

## Assorted Suite Sizes Available

### Third Floor

Suite 302 - 551 SF

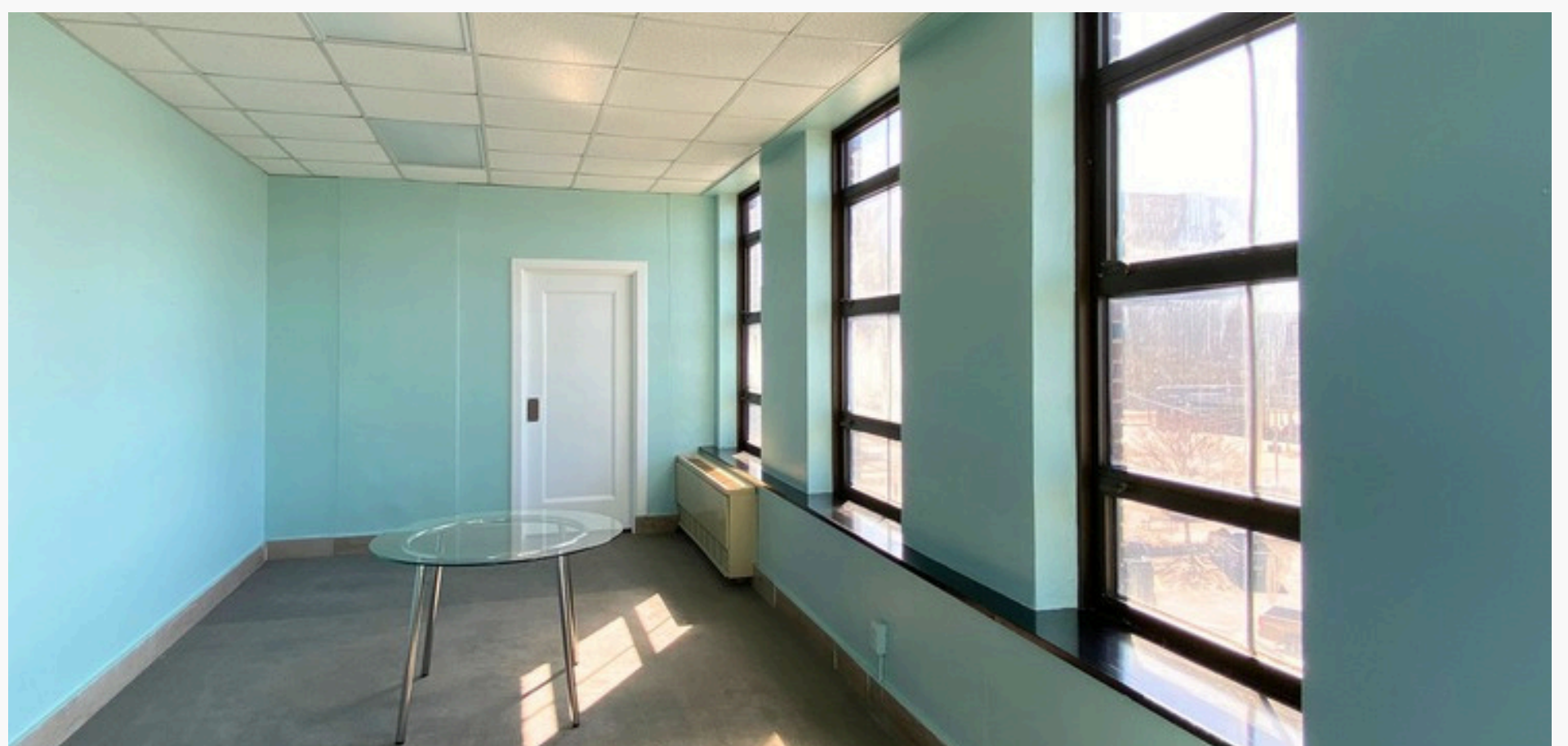
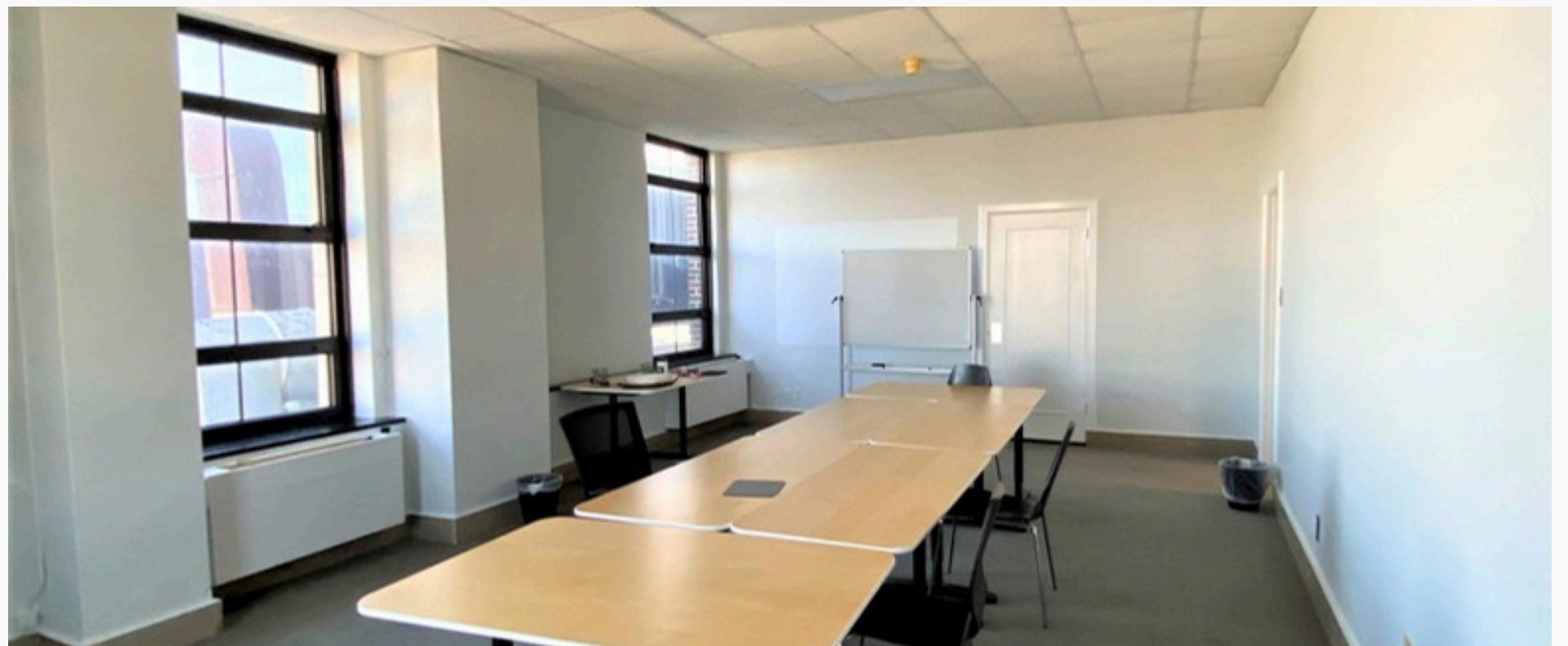
Suite 303 - 445 SF

### Sixth Floor

Suite 601 - 229 SF

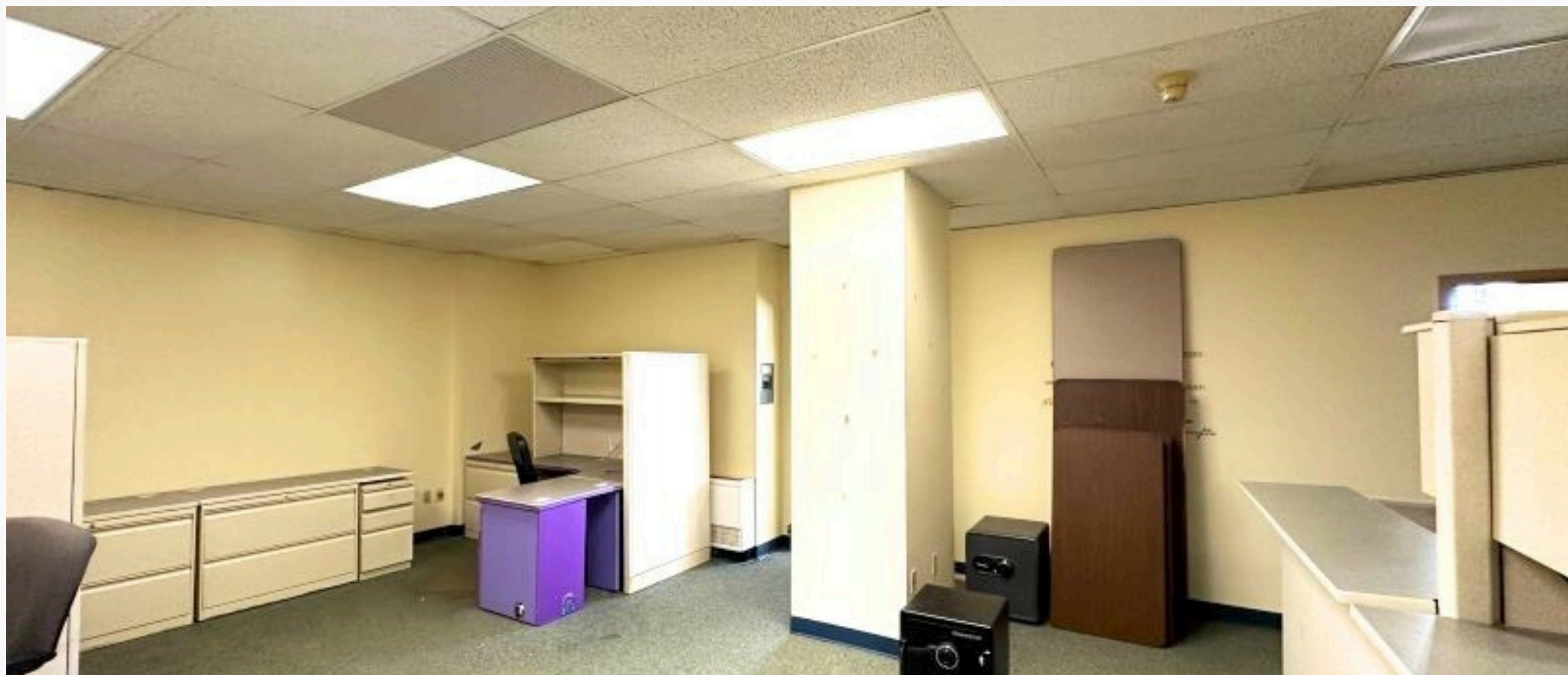
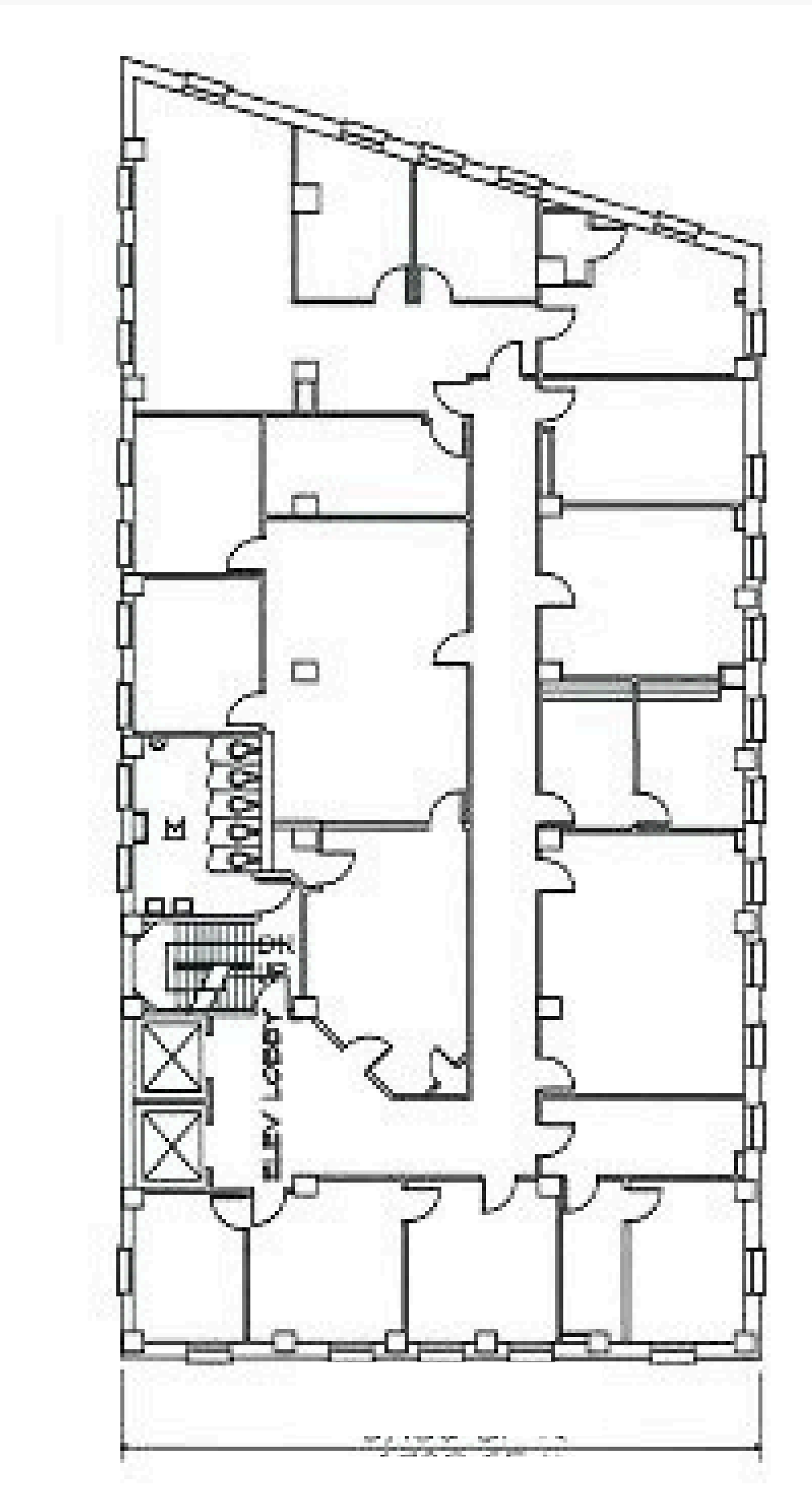
## Highlighted Suites

Suite 310 ~ 1,619 SF



# The Lemberg Co. Building

Seventh Floor ~ 4,377 SF



Suite 800 ~ 5,486SF

# The Lemberg Co. Building



# Right where you want to be.



- AC Hotel
- Benjamin & Marian Schuster Performing Arts Center
- Centerfield Flats
- Day Air Ballpark
- Delco Lofts
- Riverscape Metropark
- Second Street Market
- The Arcade
- The Delco
- The Neon Movie Theater
- The Oregon District
- The Cannery Lofts
- Victoria Theater
- Water Street Apartments

