



AN APEX COMMERCIAL GROUP
REAL ESTATE OPPORTUNITY



109 N. MAIN STREET

6th Floor
DAYTON, OHIO 45402

FOR SALE

Property Snapshot

109 N. Main Street

6th Floor
DAYTON, OHIO 45402

\$625,000

PURCHASE PRICE

6th Floor – 8,217± SF

TRADITIONAL OFFICE
FLOOR PLAN

HEART OF DOWNTOWN
DAYTON

The Opportunity

Apex Commercial Group is pleased to present the opportunity to purchase 109 N. Main Street, 6th floor located in Dayton, Ohio. The Class A property is positioned well for an owner/user needing office space.

Location - Downtown Dayton is the epicenter of the city's rich culture, buzzing entertainment, diverse cuisine, and community events. Whether you live Downtown or not, if you aren't spending time there to enjoy all it has to offer you are missing out! Performance Place is located in this same epicenter - at the heart of it all. Restaurants, Banks, Apartments or the Courts are all in the neighborhood. Near Interstate and State Route interchanges, access and location perfect for any business in need of a central and accessible location.

Schuster Center - Built in 2003, the Benjamin & Marian Schuster Performing Arts Center is a world-class facility for the best in local, national and international entertainment. The Schuster Center includes the Mead Theatre, the Mathile Theatre, and the Wintergarden featuring palm trees set against a block-long, glass-enclosed atrium. The Schuster Center is also available to rent for meetings, parties, receptions, and performances.

Committed Downtown Tenancy - Performance Place is truly a Class A property in heart of Downtown Dayton. Near corporate tenants like CareSource, Premier Health Partners, Key Bank as well as the University of Dayton and Sinclair Community College the opportunity exists to own in the center of it all.





Move-In Ready!

**Numerous Amenities
Nearby**

**Class A Office Space
at Dayton's Premier
Location**

**10 Parking Spaces
Within the Building**

OVERVIEW

ADDRESS	109 N. Main Street, Dayton, Ohio 45402
FLOOR	6 th
TOTAL SF	8,217± SF

PROPERTY FEATURES

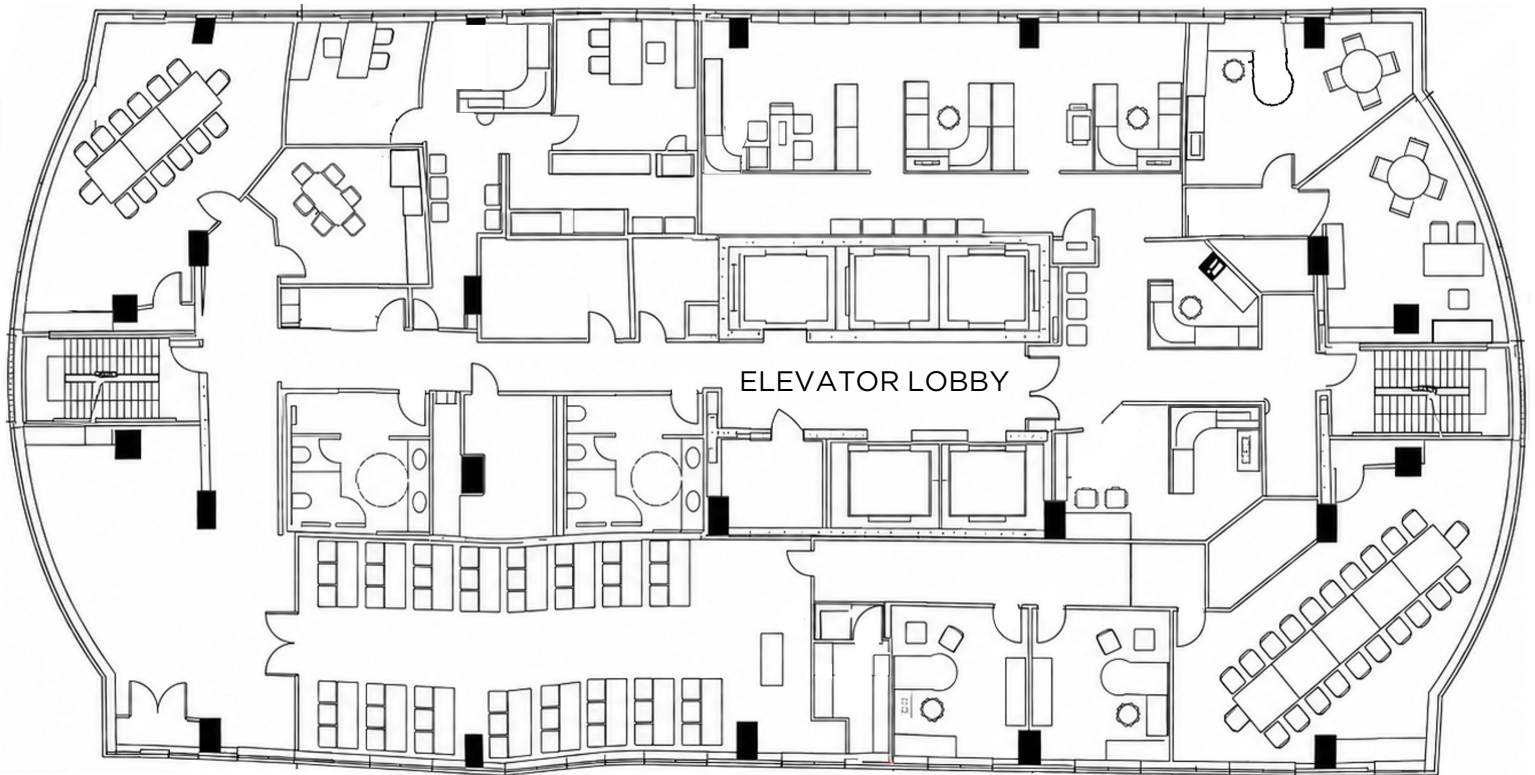
YEAR BUILT	2003
SECURITY	24/7 Posted security and keyed elevator
MANAGEMENT	Full property management – Turner Property Services Group

6th FLOOR FEATURES

Traditional office floor plan
Small storage space in basement
Modern and up to date finishes

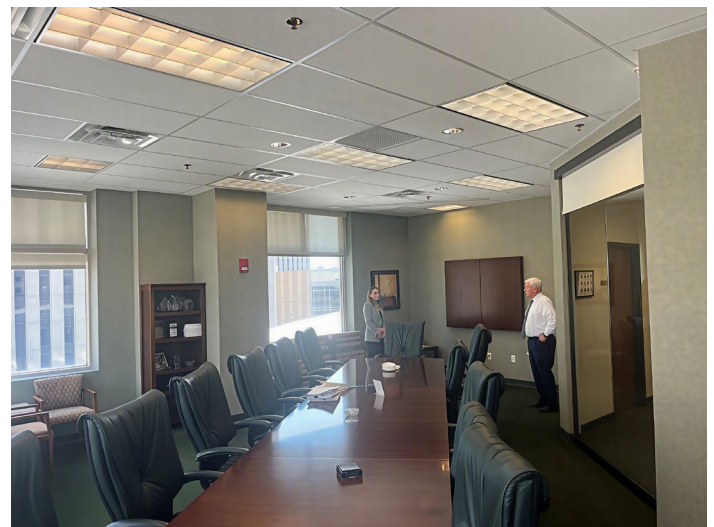


Floor Plan

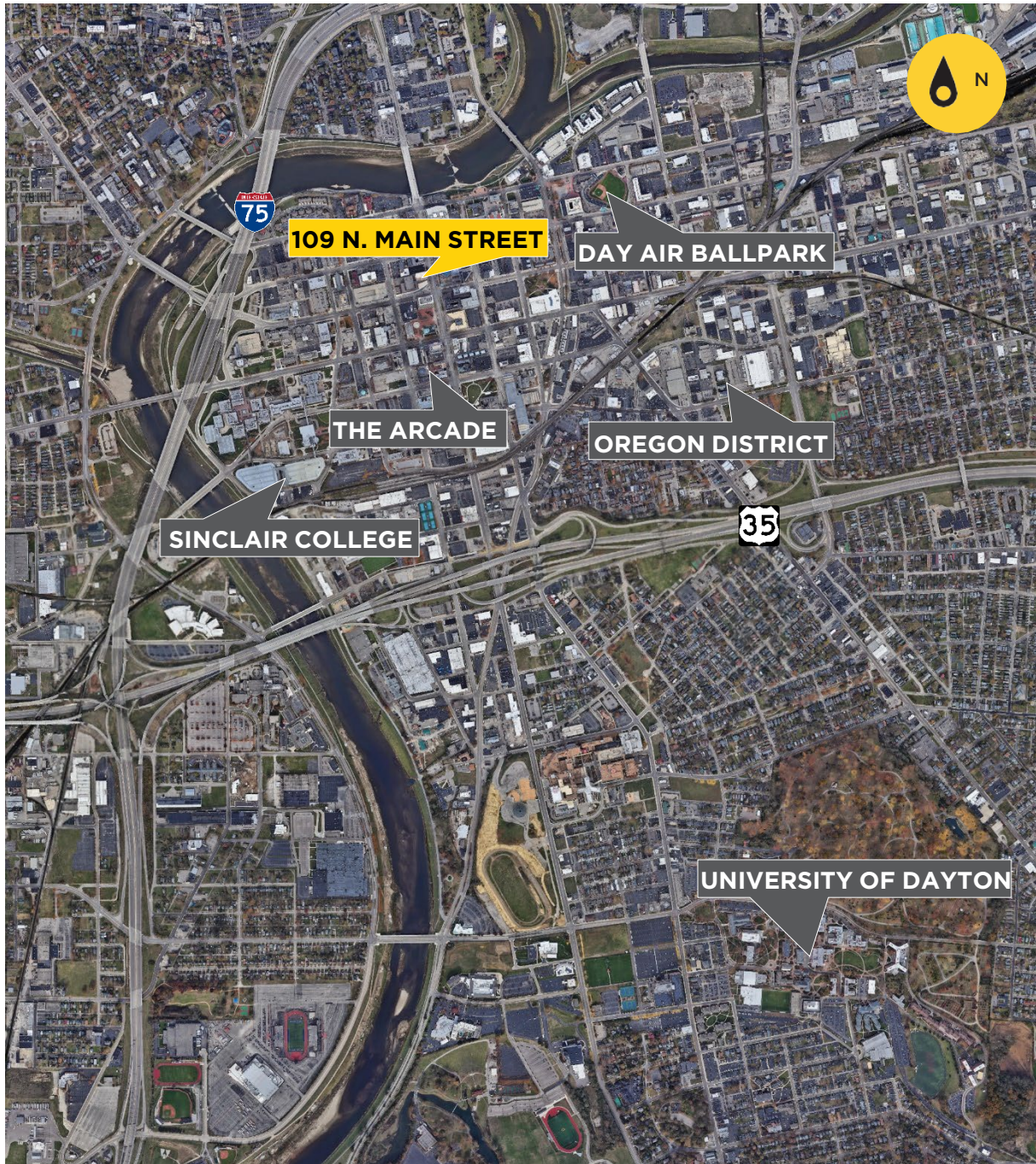


**PERFORMANCE PLACE
MODERN OFFICE LAYOUT
6TH FLOOR
DAYTON, OHIO 45402**

Photos



Aerial Map





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