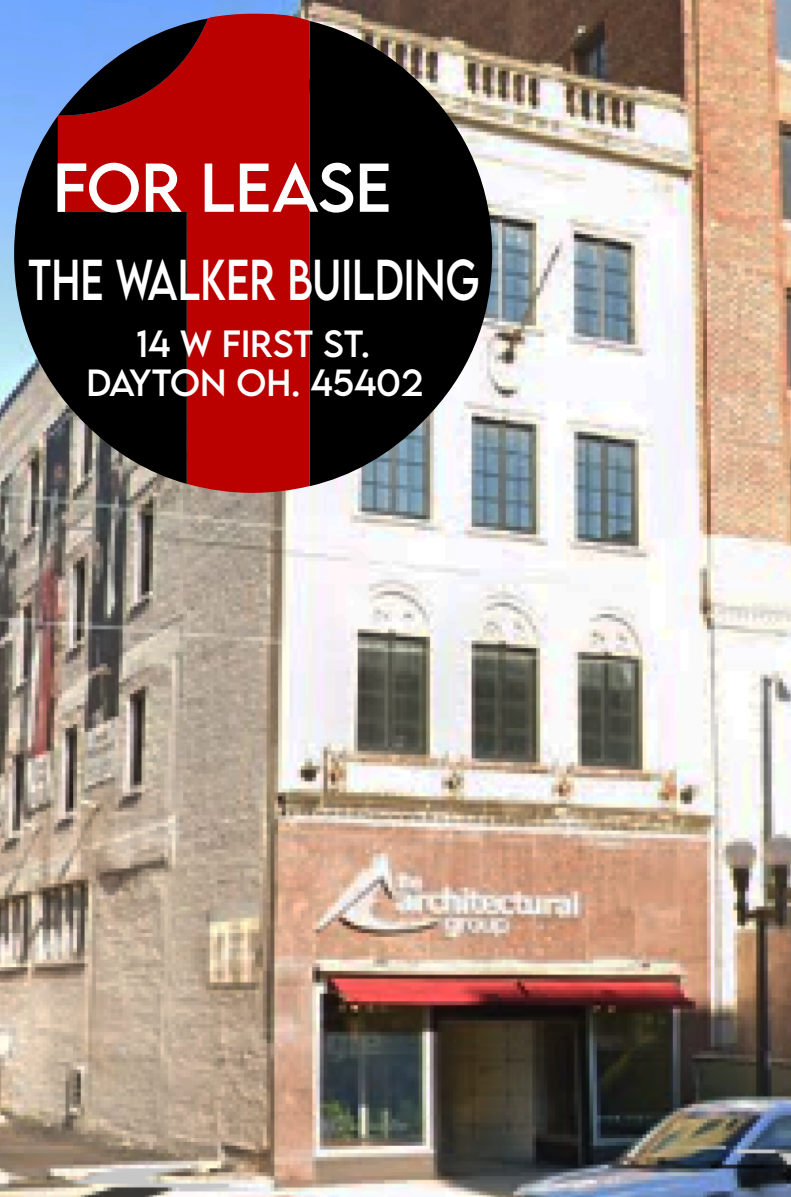


FOR LEASE

THE WALKER BUILDING

14 W FIRST ST.
DAYTON OH. 45402



ZENDER CANIZALES - 937.474.4365
ZENDERCANIZALES.RE@GMAIL.COM

EVAN SMITH - 724.766.1257
RED1CINCY@GMAIL.COM

523 WINDSOR PARK DR. CENTERVILLE, OH. 45459

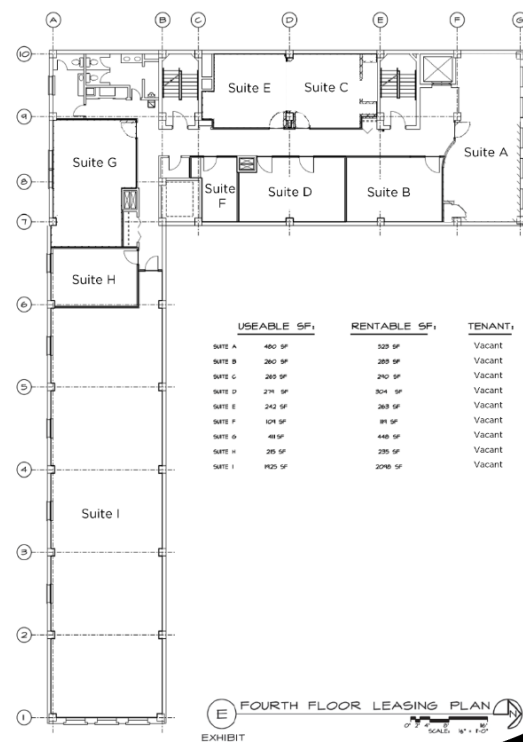
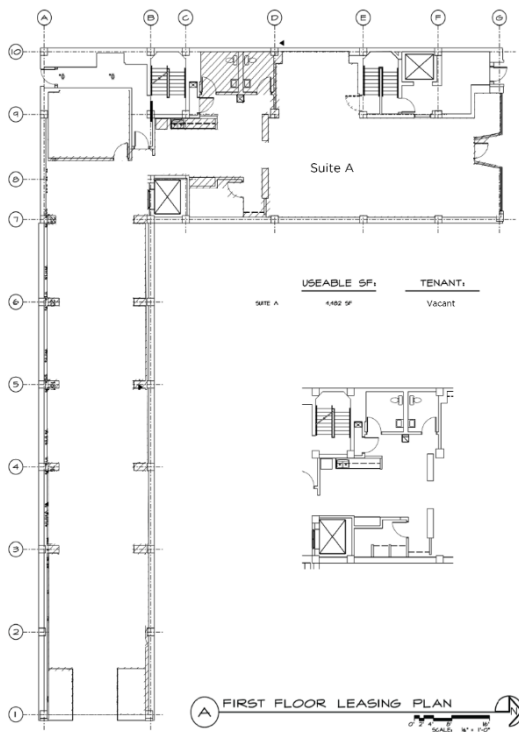
- BUILT: 1923
- FIRST AND FOURTH FLOOR SPACES AVAILABLE
- AVAILABLE SQUARE FOOTAGE: 500 TO 5,500
- PRIVATE UPPER FLOOR ENTRANCE FROM FIRST ST.
- FINISHED AND UNFINISHED SPACES WITH HIGH CEILINGS
- FIRST FLOOR (CAN BE DIVIDED) HAS ENTRANCES ON BOTH MAIN ST. AND FIRST ST. WITH A "L" SHAPED FLOOR PLAN
- PARKING IN ADJACENT LOTS AND PARKING GARAGE
- ACCESSIBLE FROM I-75, ROUTE 4 AND ROUTE 35
- WALKING DISTANCE TO ALL DOWNTOWN AMENITIES



REDONE
R E A L T Y



14 WEST FIRST STREET, DAYTON OHIO 45402



FIRST FLOOR LAYOUT CAN BE DIVIDED TO ACCOMMODATE 2 SEPARATE TENANTS

FOURTH FLOOR LAYOUT CAN BE DIVIDED, OR COMBINED TO ACCOMMODATE SEPARATE TENANTS

POSSIBLE BASEMENT STORAGE

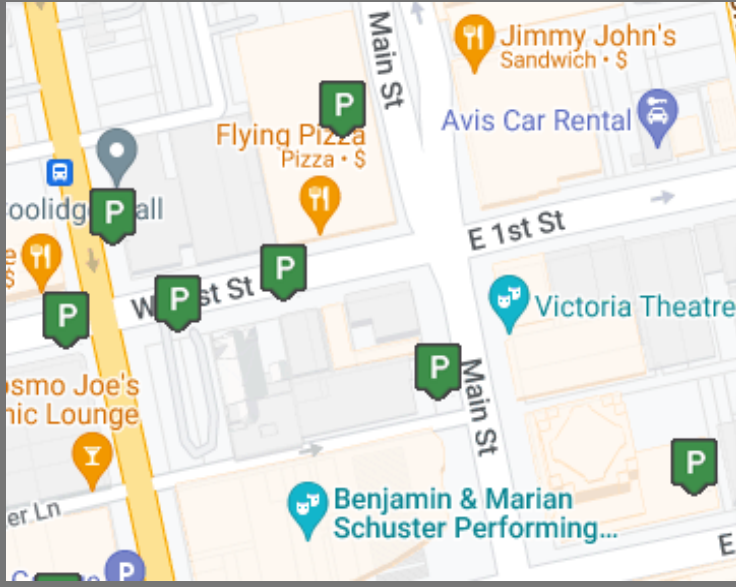
LEASE RATE; \$16 - OFFICE AND \$18 RETAIL PER SQUARE FOOT

FULL SERVICE GROSS LEASES

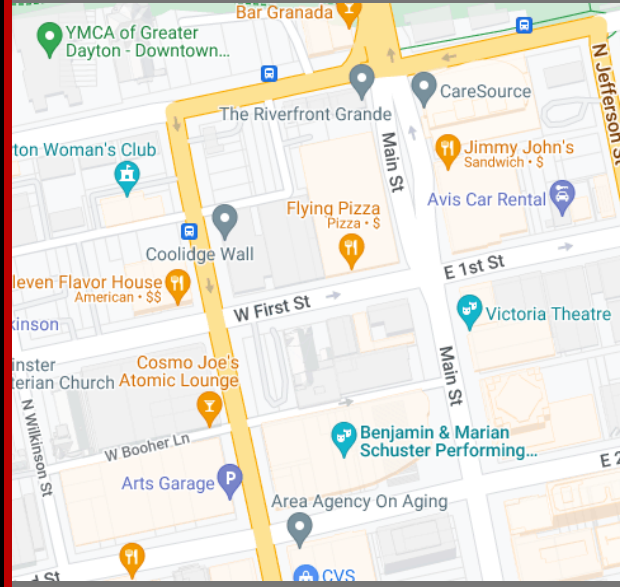


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NEARBY PARKING



NEARBY AMENITIES



SEVERAL RESTAURANTS ARE OF WALKING DISTANCE: FLYING PIZZA, STARBUCKS, UNO PIZZA, HALAL BOURBON CHICKEN, AND MORE.

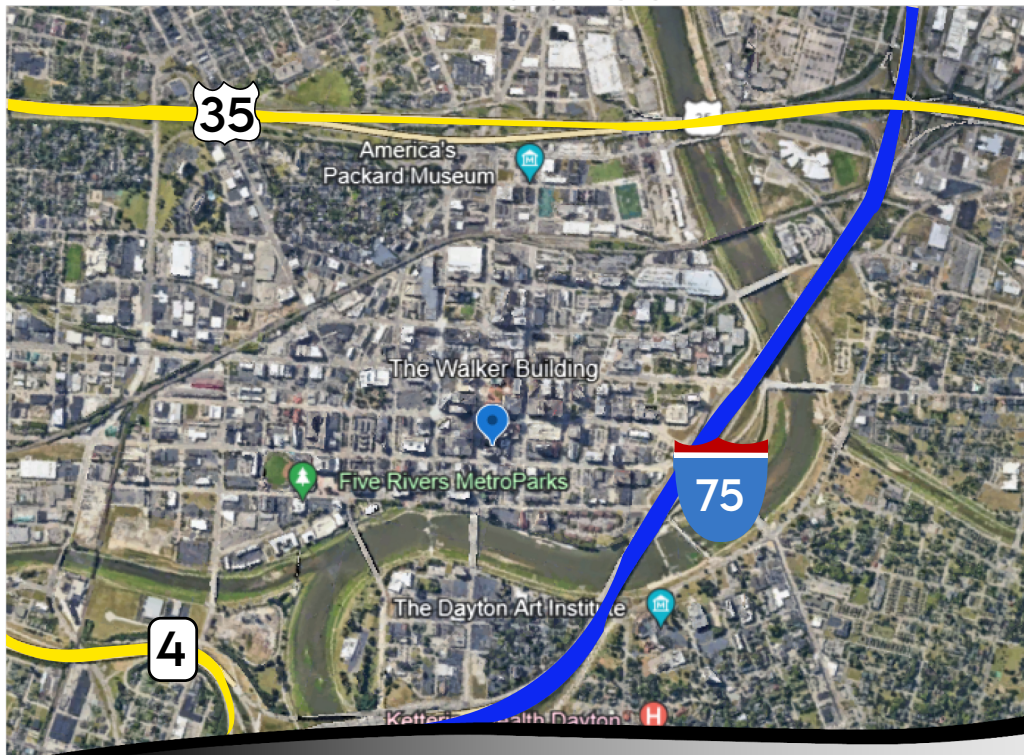
RIVERSCAPE IS ONLY 2 BLOCKS AWAY.

SCHUSTER CENTER, VICTORIA THEATER, ARTS GARAGE, AND THE ARCADE ARE ALL IN WALKING DISTANCE.

OTHER AMENITIES ARE AVAILABLE LIKE; BAR GRANADA, MUDLICK TAP HOUSE, WARPED WING BREWING COMPANY, THE CENTURY BAR AND THE OREGON DISTRICT.

14 WEST FIRST STREET, DAYTON OHIO 45402

EASILY ACCESSIBLE



THROUGH I-75, TAKE EXIT MAIN ST. AND HEAD SOUTH TO FIRST ST. IT WILL BE ON THE RIGHT OF MAIN.

THROUGH STATE ROUTE 4, EXIT ON KEOWEE AND HEAD SOUTH TO SECOND ST. AND TURN RIGHT. TURN RIGHT ON MAIN ST. BUILDING WILL BE ON THE LEFT.

THROUGH STATE ROUTE 35, EXIT ON N. JEFFERSON ST. AND TURN RIGHT. HEAD NORTH TO SECOND STREET AND TURN RIGHT ON MAIN. BUILDING WILL BE ON THE LEFT SIDE OF MAIN ST.



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