



**Crest**  
Commercial Realty

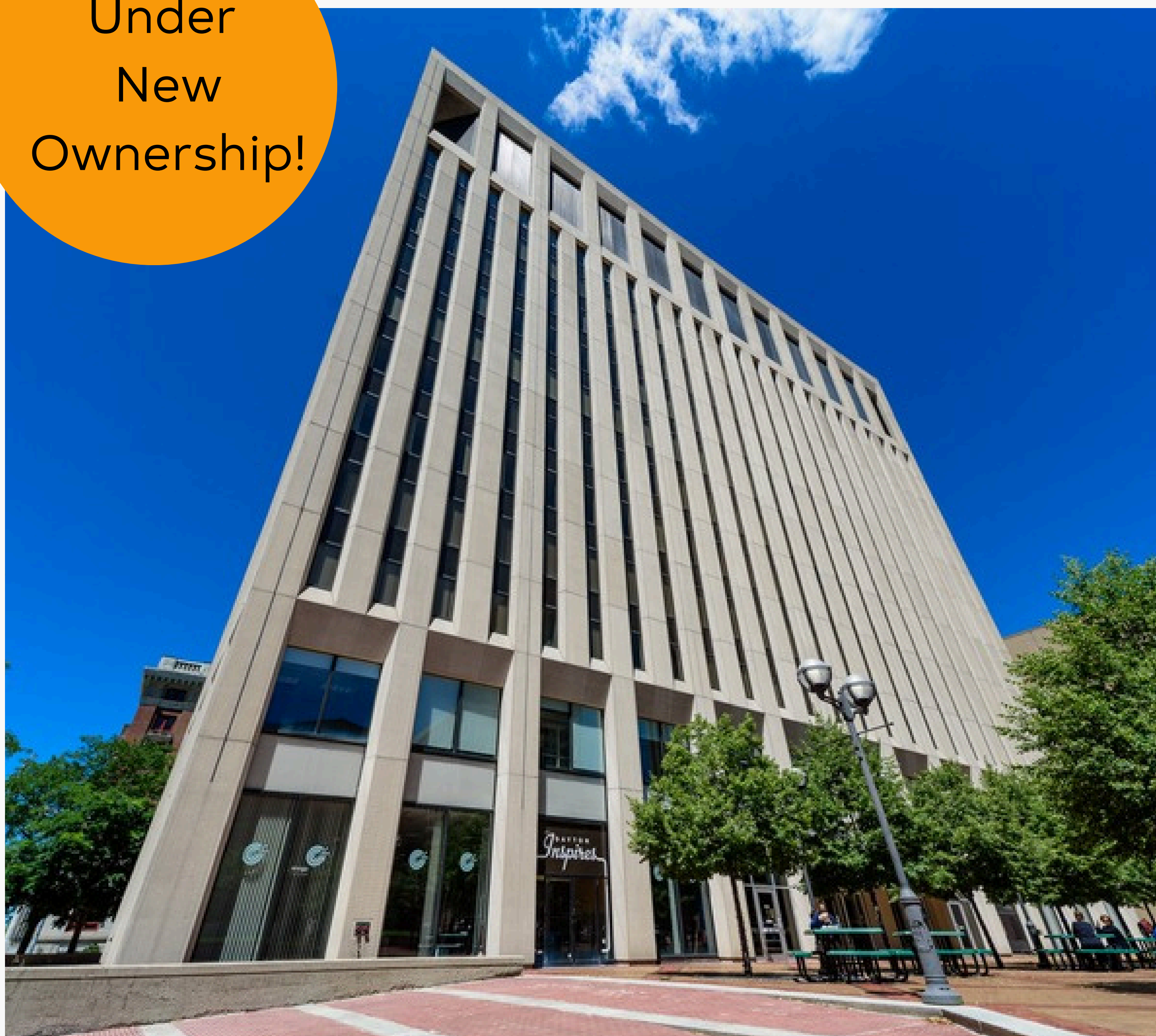
**Office / Downtown CBD**

**FOR LEASE**

Under  
New  
Ownership!

**Courthouse Plaza SW**

10 N. Ludlow St., Dayton, OH 45402



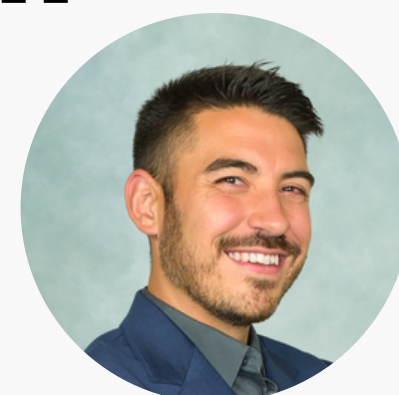
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# Courthouse Plaza SW

# 160,000

Total SF  
Class A Office Space

# 11

Stories  
Contiguous  
Floors Available.

# 24/7

Security  
Staffed security desk



**UNDER NEW OWNERSHIP!**

## Property Highlights:

- Located in the lively heart of downtown's central business district.
- The office tower overlooks Courthouse Plaza and is next to the newly renovated Arcade and Hilton Garden Inn.
- Prime location is conveniently near municipal courts and city offices.
- The elegant glass and marble lobby features a timeless design with luxurious finishes.
- A concierge service in the lobby ensures 24/7 security and assistance.
- Expansive windows allow natural light to flood the building.
- Available full-floor plates provide a flexible, open layout with breathtaking city views. Contiguous and half floors available.
- Spacious conference room and on-site fitness facility on the lower level.
- Ample covered parking and surface lots are available nearby.
- Downtown amenities and entertainment are just a short walk away.
- Competitive lease rates and negotiable tenant allowances available.
- Easy access to I-75, I-675, and US-35.
- Lease rate: \$12, Full-Service.



# Courthouse Plaza SW





# Courthouse Plaza SW





# Courthouse Plaza SW

|             |                                                  |                          |                                                |                                                                 |
|-------------|--------------------------------------------------|--------------------------|------------------------------------------------|-----------------------------------------------------------------|
| 11          | Available - 13,400 SF                            |                          |                                                |                                                                 |
| 10          | Available - 13,400 SF                            |                          |                                                |                                                                 |
| 9           | 900 DDP - 5,465 SF<br>920 Keith Fricker - 508 SF | 930 - 1,887 SF Available | 950 - Fruend, Freeze & Arnold - 4,410 SF       |                                                                 |
| 8           | Available - 10,540 SF                            |                          |                                                |                                                                 |
| 7           | Available - 13,784 SF                            |                          |                                                |                                                                 |
| 6           | Available - 13,413 SF                            |                          |                                                |                                                                 |
| 5           | Available - 13,413 SF                            |                          |                                                |                                                                 |
| 4           | 400 IMS - 5,410 SF                               | 401 - 3,614 Available    | 410 GSA - 2,747 SF                             |                                                                 |
| 3           | 300 GSA - 13,784                                 |                          |                                                |                                                                 |
| 2           | 200 FLHS - 10,142 SF                             |                          | 203 Management Recruiters of Dayton - 1,586 SF |                                                                 |
| 1           | 100 Dayton Peace Museum 4,726 SF                 |                          | 104 Catapult Creative 4,459 SF                 |                                                                 |
| Lower Level | 50 Building Gym                                  | 75 Posey & Casper        | 80 Dinsmore Gym                                | 81 Dinsmore Storage<br>82 Vacant Storage    83 & 84 DDP Storage |

Building Gym

Building Conference Room



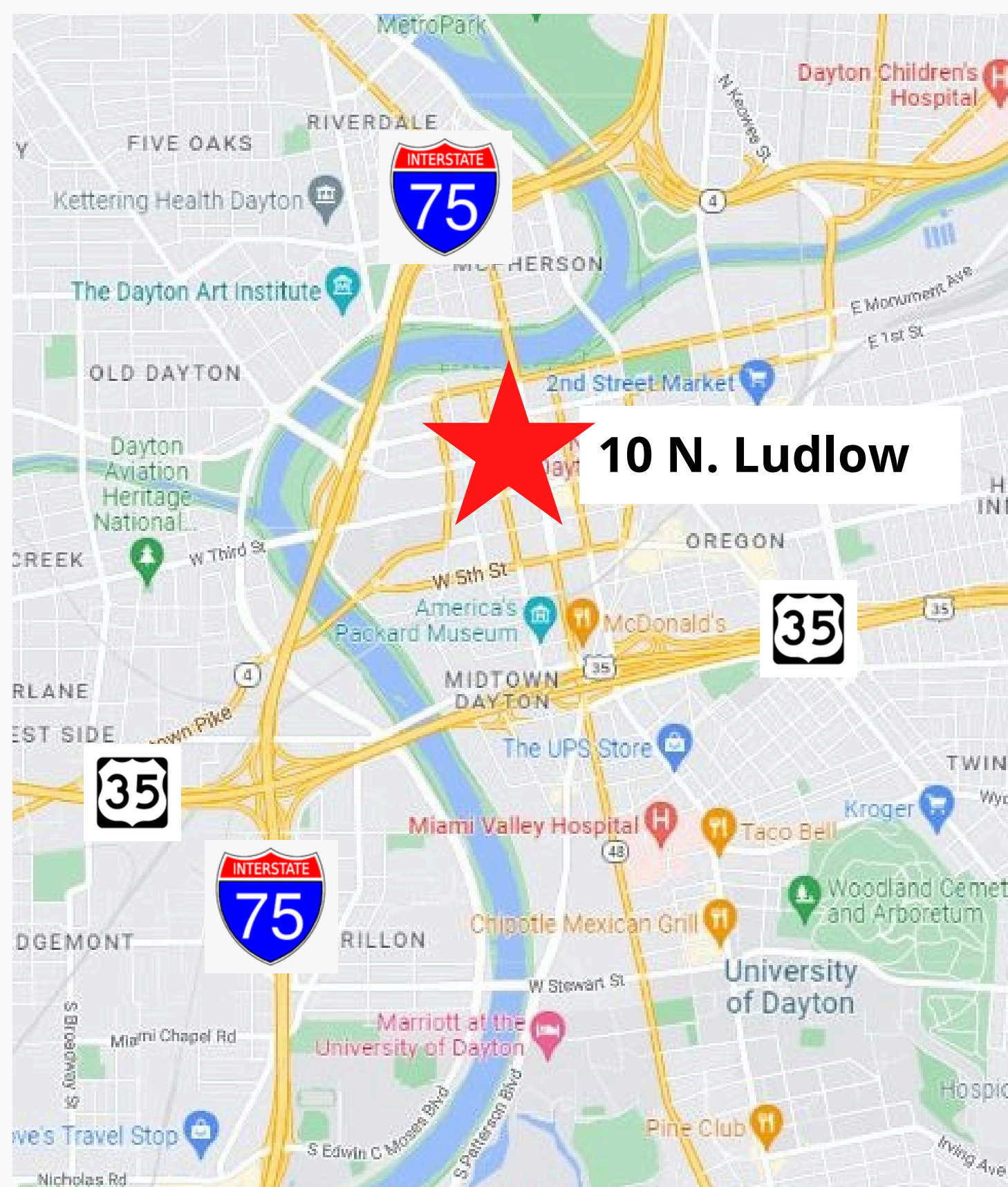
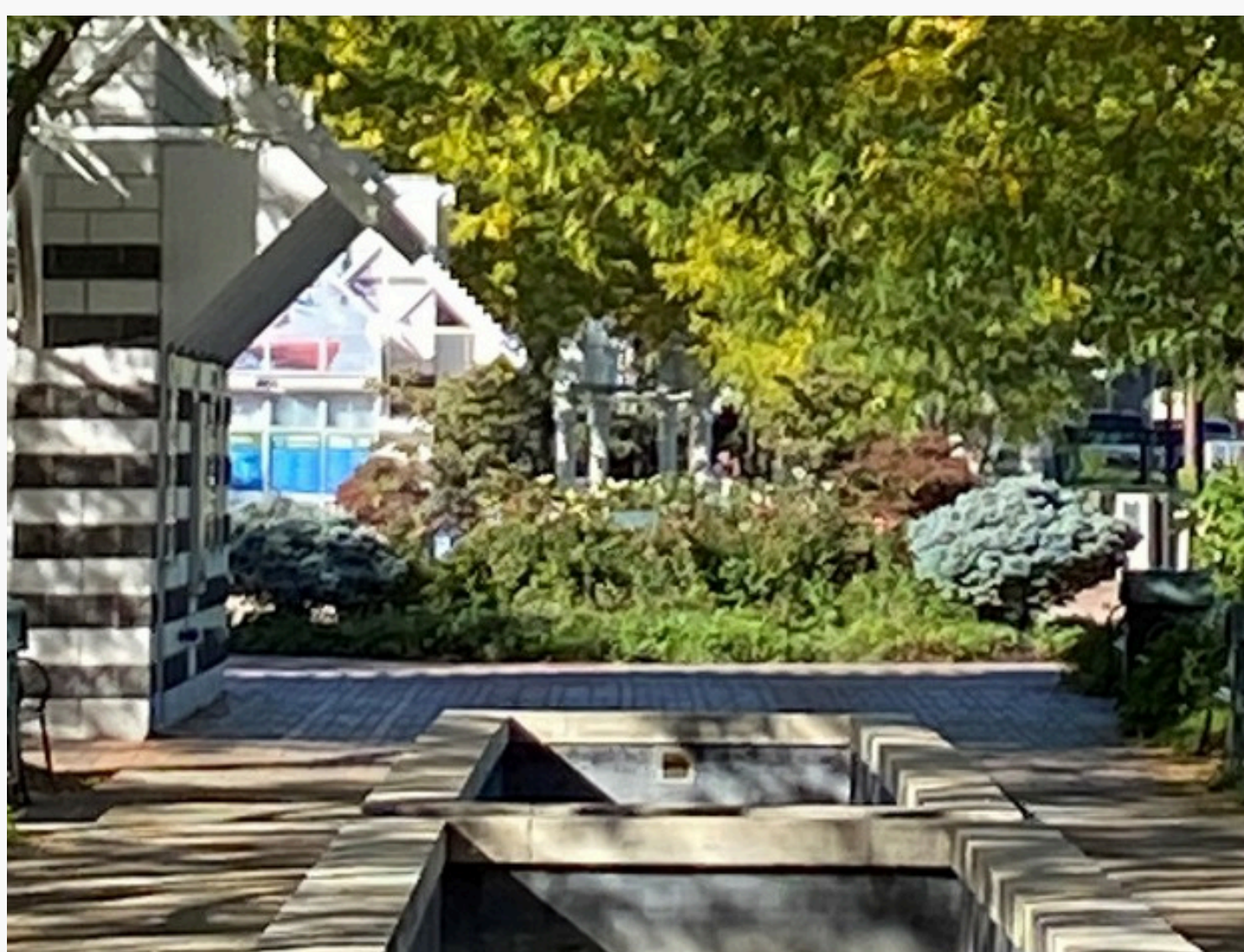


## **Courthouse Plaza SW offers a great location in the heart of downtown!**

Overlooking the historic Courthouse Plaza and across from the Arcade, Dayton's revitalized, one-of-a-kind hybrid downtown space, CHPSW offers easy access to the best of downtown Dayton.

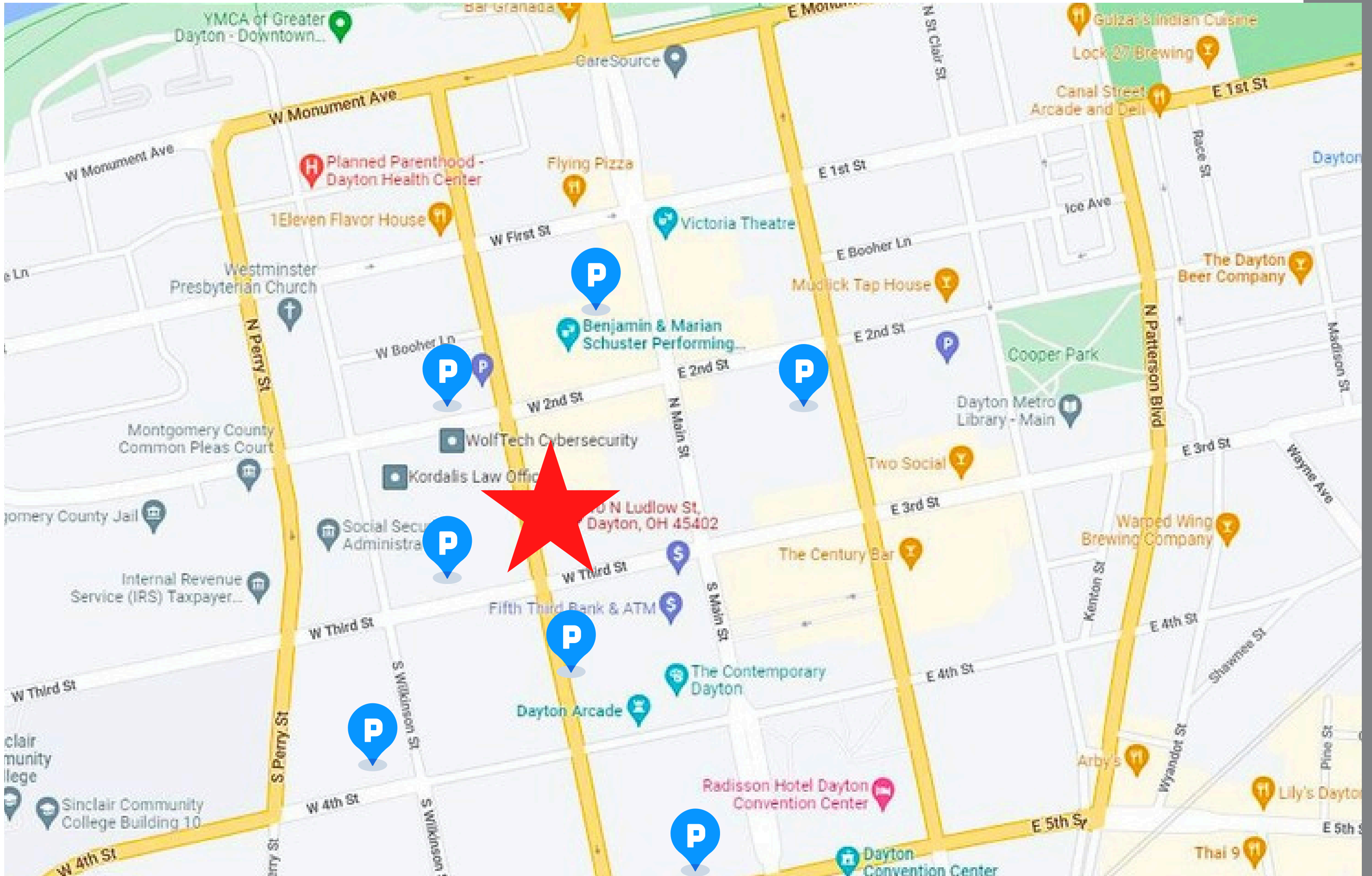
Just a short walk to Shuster Performing Arts Center, Victoria Theatre, restaurants, hotels, cultural centers, riverfront amenities and the home field for the minor league baseball team, the Dayton Dragon's.

Many new downtown living developments are also nearby. The Monument, The Lofts on St. Clair, Delco Lofts, and Performance Place offer many desirable downtown housing options.





# Courthouse Plaza SW



## Downtown Eateries

- Bistecca
- Coffee Chamber
- Elevate Cafe & Bar
- Flying Pizza
- Grist
- Lucho
- Luke's Grab & Go
- Mudlick Tap House
- Olive Mediterranean Grill
- Salt Block Biscuit Company
- Smales Pretzel Bakery
- Starbucks
- Sueno
- Table 33
- The Century Bar
- The Dessert Bar
- The Spaghetti Warehouse
- The Foundry

Located in the epicenter of downtown, 10 N. Ludlow offers a central location in the heart of the CBD!

The prime location is walking distance to new downtown lofts, apartments, restaurants, entertainment, and cultural events.

## Downtown Parking

- Arts Garage
- City of Dayton Municipal Parking
- Dayton Arcade
- Fifth Third Center Garage
- N. Main St. Parking
- Reibold Garage
- S. Wilkinson St. Parking
- Stratacache Parking Garage