

# 130 WEST SECOND STREET

DAYTON, OHIO 45402

Leased and Managed by: CBRE



## PROPERTY FEATURES

- + Below Market Rates
- + Great office window views
- + Conveniently located in the heart of Downtown Dayton
- + Easy access to Interstate 75, State Route 4 and Route 35
- + Building conference room, lunch room
- + High speed data
- + Exterior signage negotiable
- + Immediate occupancy
- + Valet parking
- + On site security guard with access control after hours
- + On site building Engineer, leasing and management
- + On site restaurant, coffee shop, bar, ATM



**FOR MORE  
INFORMATION  
CONTACT**

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# CLASS B OFFICE SPACE AVAILABLE FOR LEASE

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## INTERIOR IMAGES



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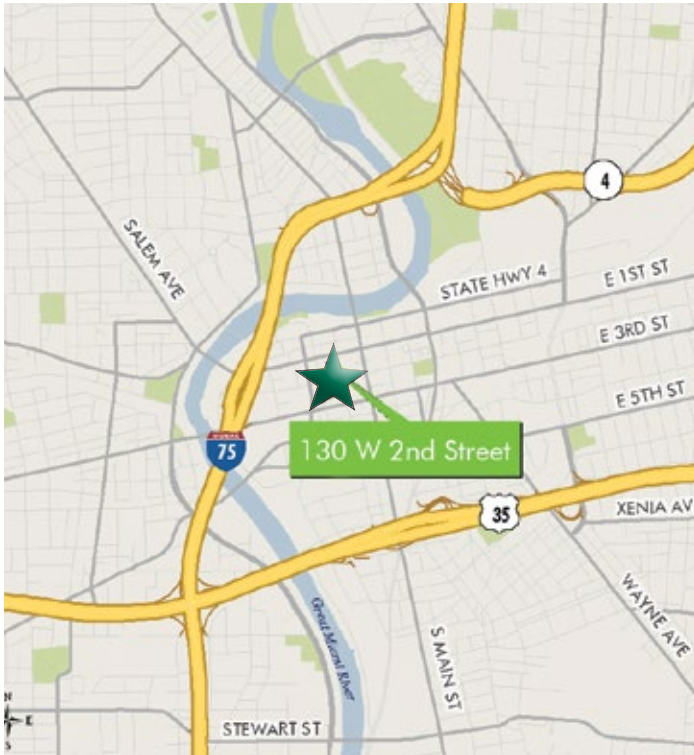
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## LOCATION MAP



## BUILDING SPECIFICATIONS

Building square feet	326,688	Ceiling Height	10'
		Core Factor %	15%
Submarket	CBD	Construction	Concrete
		Sprinkler	Partial sprinkler
No. Floors	21 + basement	HVAC	Chiller/hot water boilers
Parking	180 Spaces	Security	Security guard on-site 24-hours, key card access after hours



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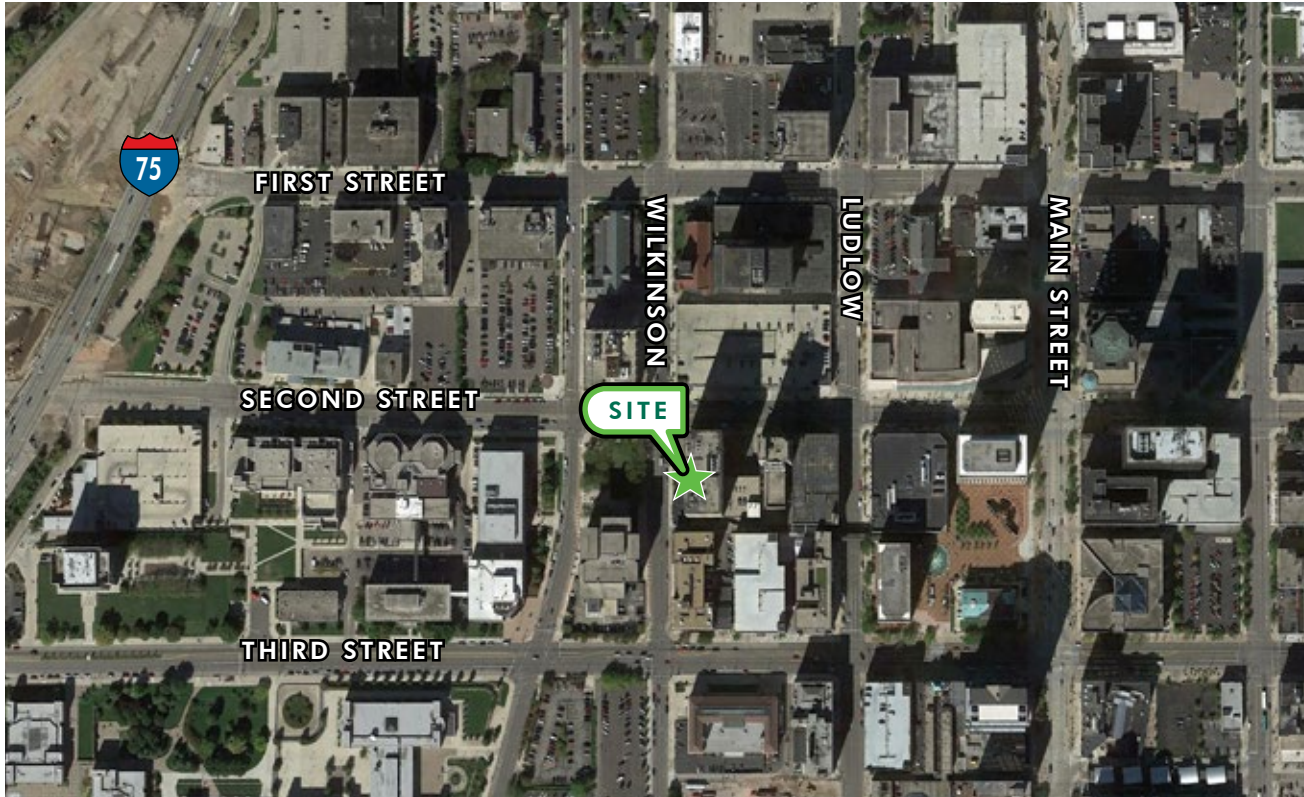


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## AERIAL MAP



## DOWNTOWN FEATURES

- + Montgomery County Building
- + Montgomery County Courts Building
- + The Federal Building
- + City Hall
- + Schuster Performing Arts Center
- + Sinclair Community College
- + Courthouse Square



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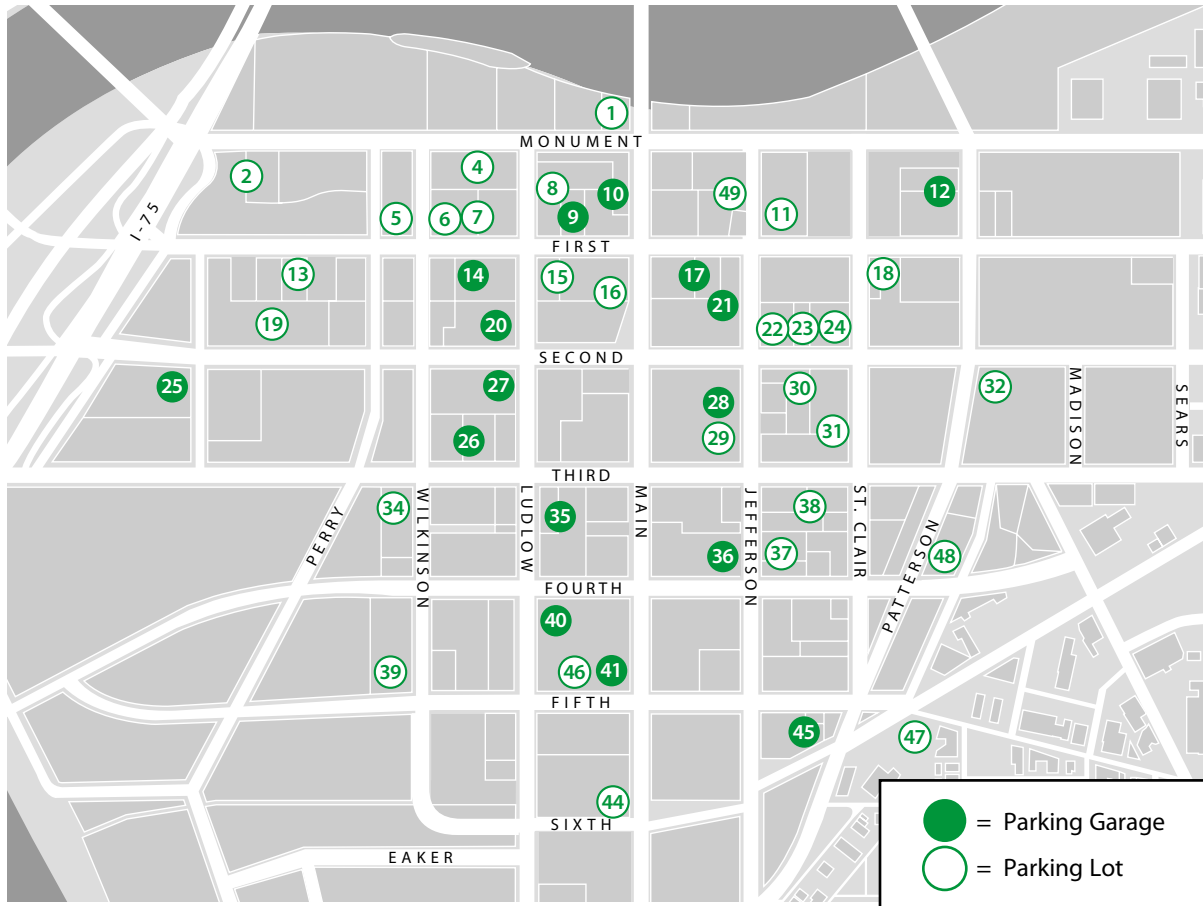
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# CBRE

# Downtown Dayton Parking Map



- ① **15 W. Monument Avenue**  
200 spaces .....222-4171
- ② **369 W. First Lot**  
186 spaces .....222-4171
- **333 W. First St. Garage**  
Temporarily closed
- ④ **239 N. Ludlow Street**  
135 spaces .....222-4171
- ⑤ **Westminster Parking Lot**  
205 W. First Street  
96 spaces .....219-5994
- ⑥ **127 W. First Street**  
94 spaces .....461-2916

- ⑦ **125 W. First Street**  
80 spaces .....222-4171
- ⑧ **226 N. Ludlow Street**  
36 spaces .....478-6660
- ⑨ **First Street Garage**  
23 W. First  
625 spaces .....222-4171
- ⑩ **Main Street Garage**  
1180 spaces .....222-4171
- ⑪ **Shrine Auto Park Lot**  
107 E. First Street  
100 spaces .....461-4740

- ⑫ **WorkflowOne Garage**  
224 Harries St.  
500 spaces .....222-4171
- ⑬ **324 W. First Street**  
56 spaces .....222-4171
- ⑭ **Talbot Tower Garage**  
124 W. First  
375 spaces .....223-9514
- ⑮ **36 W. First Street**  
60 spaces .....222-4171
- ⑯ **125 N. Main Street**  
56 spaces .....222-4171
- ⑰ **26 E. First Garage**  
375 spaces .....222-4171

- ⑱ **210 E. First Street**  
39 spaces .....478-6660
- ⑲ **Courthouse Parking Lot**  
333 W. Second Street  
69 spaces .....461-2916
- ⑳ **Arts Garage**  
107 N. Ludlow  
1206 spaces .....222-4171
- ㉑ **110 N. Main Garage**  
Jefferson St. between First &  
Second Sts.  
148 spaces .....222-4171
- ㉒ **121 E. Second Street**  
35 spaces .....224-0076
- ㉓ **127 E. Second Street**  
36 spaces .....222-4171
- ㉔ **134 E. Second Street**  
46 spaces .....222-4171
- ㉕ **Montgomery Co. Garage**  
451 W. Third  
1300 spaces .....225-4572
- ㉖ **City Hall Garage**  
123 W. Third  
675 spaces .....461-2916
- ㉗ **Leigh Garage**  
25 N. Ludlow  
295 spaces .....262-7840
- ㉘ **Kettering Tower Garage**  
51 N. Jefferson  
450 spaces .....461-2916
- ㉙ **37 E. Third Street**  
87 spaces .....461-2916
- ⑳ **124 E. Second Street**  
267 spaces .....222-4171
- ㉑ **139 E. Third Street/  
26 N. Jefferson Street**  
130 spaces .....974-4868
- ㉒ **Weiler's Lot**  
304 E. Second Street  
94 spaces .....222-8312
- ㉓ **29 S. Wilkinson Street**  
50 spaces .....222-4171

- ㉔ **Fifth Third Center Garage**  
16 S. Ludlow  
417 spaces .....461-2916
- ㉕ **Air City Garage**  
25 E. Fourth  
397 spaces .....461-2916
- ㉖ **Price Stores Lot**  
28 S. Jefferson Street  
168 spaces .....222-4171
- ㉗ **130 E. Third Street**  
57 spaces .....222-4171
- ㉘ **135 S. Wilkinson Street**  
34 spaces .....461-2916
- ㉙ **40 W. Fourth Garage**  
360 spaces .....223-4902
- ㉚ **Reibold Garage**  
131 S. Main  
833 spaces .....225-4572
- **211 S. Main Street**  
Temporarily closed
- **Fidelity Plaza Garage**  
Temporarily closed
- ㉛ **15 W. Sixth at Main Street**  
177 spaces .....461-2916
- ㉜ **Transportation Center Garage**  
101 E. Fifth  
1416 spaces .....461-2916
- ㉝ **19 W. Fifth St.**  
35 spaces .....222-4171
- ㉞ **Oregon Arts District Lot**  
E. Fifth St.  
185 spaces .....226-0457
- ㉟ **GMH Parking**  
Fourth St. at Patterson  
35 spaces .....222-2815
- ㊱ **N. Jefferson Lot**  
219 N. Jefferson Street  
44 spaces .....222-4171