

MONUMENT AVENUE & WEBSTER STREET



PRIME RETAIL OPPORTUNITY

Monument Avenue & Webster Street | Dayton, Ohio

Being only steps away from the home of the Dayton Dragons, the property offers high visibility corner retail space. Surrounded by over 500 new luxury apartments in the heart of downtown Dayton's entertainment district, tenants are situated in the center all the best that Dayton has to offer. Abundant surface parking and outdoor patio space available. Tremendous signage opportunities also available.

Project Summary:

The project consists of a two-story 27,600 SF building anchored by a 10-year, 24,300 SF lease with Marsh McLennan Agency (MMA) and 3,200 SF of first floor retail space. The project is a joint venture between Crawford Hoying and Woodard Development. The property is within a Qualified Opportunity Zone and located at the northwest corner of Monument Avenue and Webster Street in the dynamic Water Street District.

Lease Structure:

The office lease is a modified gross lease. Tenant pays for submetered utilities including electric and gas. The retail tenant is modeled as a standard NNN lease.

About Water Street District:

The Water Street District is a mixed-use development featuring 50,000 SF of commercial space, 513 luxury apartment units and a Marriott Fairfield Inn and Suites, the first new hotel in downtown Dayton, Ohio in more than 30 years.



MONUMENT AVENUE & WEBSTER STREET

Opportunity Summary & Rendering





MONUMENT AVENUE &
WEBSTER STREET

PARKING
GARAGE

CENTERFIELD
FLATS

FIFTH
THIRD FIELD

WATER STREET
APARTMENTS

DELCO
LOFTS

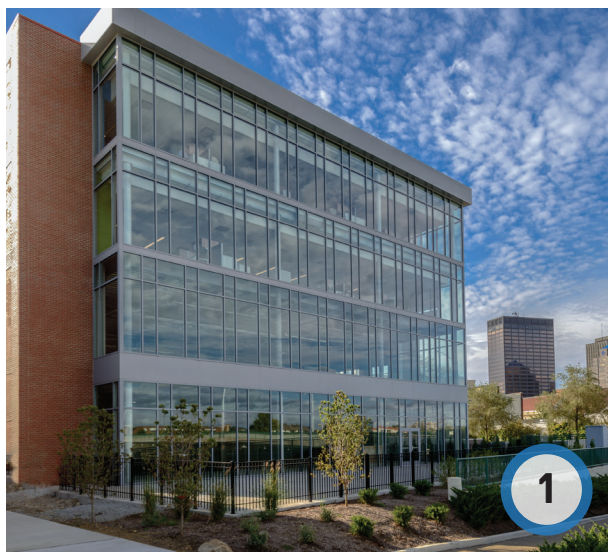
312 PATTERSON
OFFICE BUILDING

FAIRFIELD
INN & SUITES

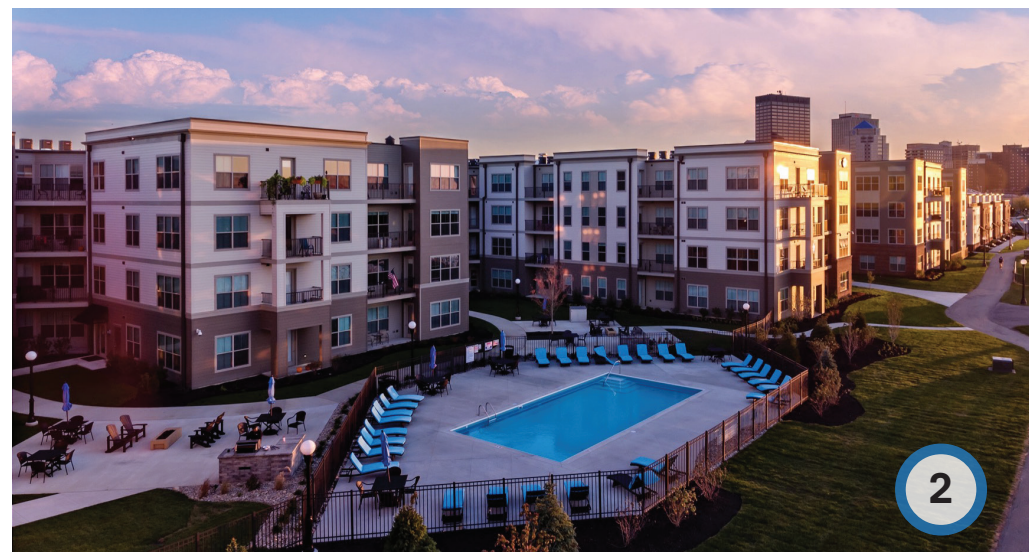
DOWNTOWN
DAYTON



- 1** 312 PATTERSON: (4 STORY)
Opened September 2015
50,800 SF Office/Retail/Restaurant
Anchored by PNC
- 2** PHASE 1 APARTMENTS: (4 STORY)
Opened May 2016
Two 4-Story Apartment Buildings
200 Apartments
18 Townhomes
- 3** THE DELCO LOFTS: (6 STORY)
Opened July 2017
133 Loft Apartments
Lock 27 Brewery and Restaurant
- 4** PHASE II APARTMENTS: (3 STORY)
Construction Started June 2017
54 Flats in Four Buildings
- 5** FAIRFIELD INN & SUITES: (6 STORY)
Opened October 2018
98 Keys
- 6** CENTERFIELD FLATS: (4 STORY)
Completion Fall 2019
110 Apartments
Local Cantina
- 7** KETTERING CENTER: (6 STORY)
Completion Spring 2021
46,200 SF Office/Retail/ Restaurant
- 8** MENDELSON BUILDING: (4 STORY)
Future Development
550,000 SF Office/Retail/Restuarnt
- 9** MONUMENT AVE. & WEBSTER STREET: (2 STORY)
To-be Constructed
27,600 SF Office & Retail
- P** PARKING GARAGE
420 Spaces
Completed Summer 2015



1



2



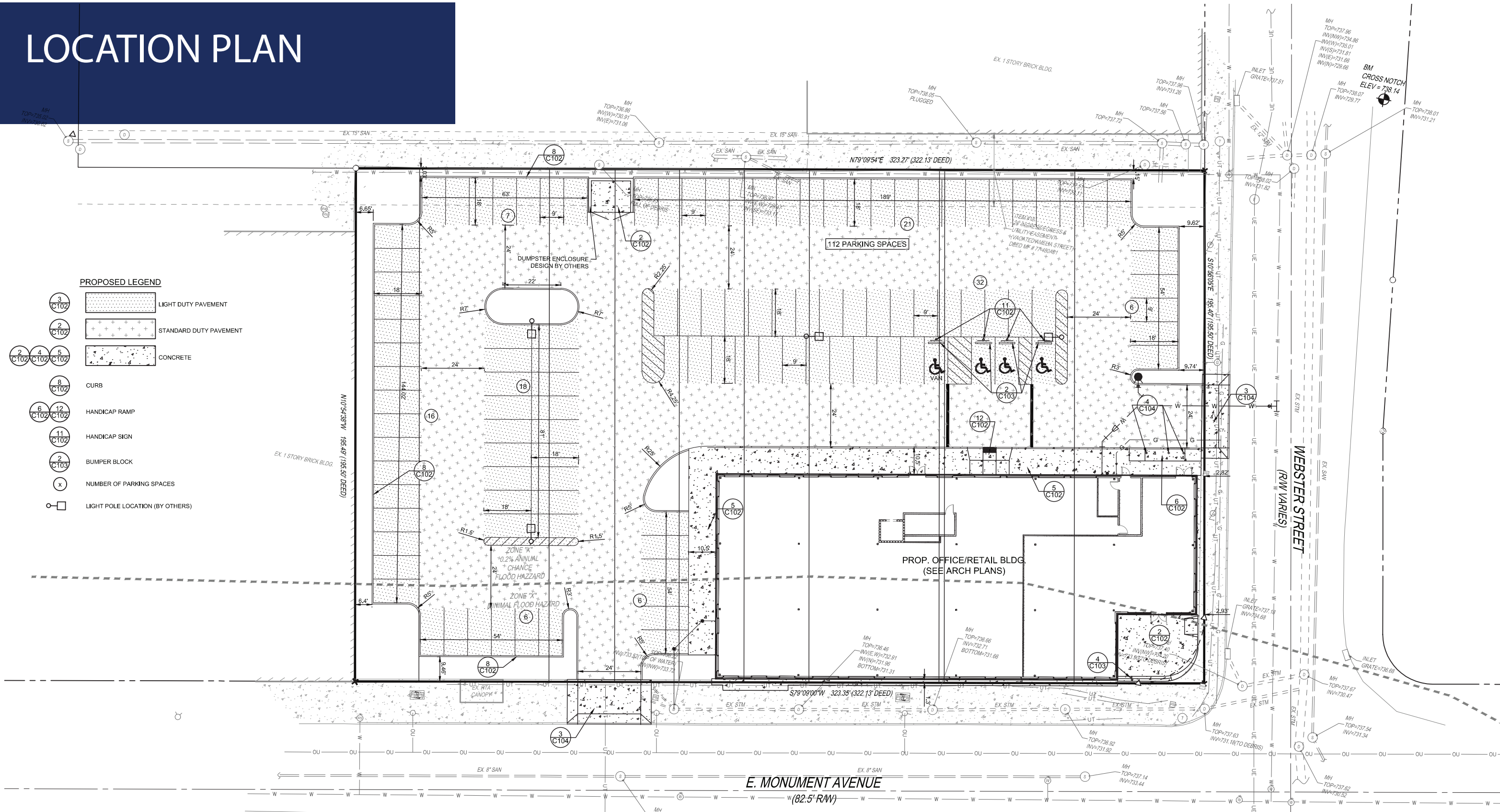
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WATER STREET DISTRICT

Existing & Future Construction

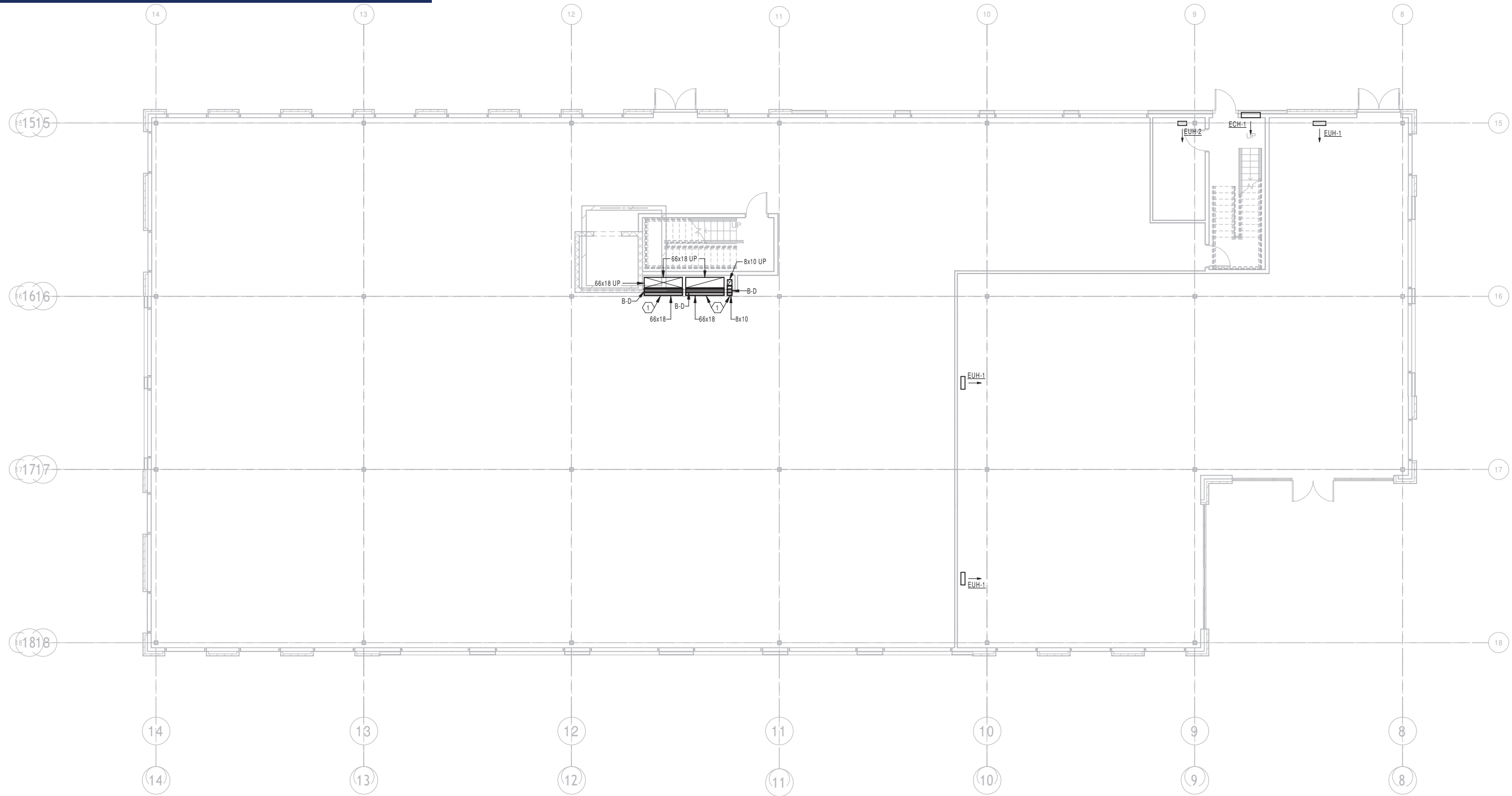


LOCATION PLAN



FLOOR PLAN

Ground Plan



MONUMENT AVENUE & WEBSTER STREET

Floor Plan

