

CLASS B OFFICE SPACE AVAILABLE FOR LEASE

# 130 WEST SECOND STREET

DAYTON, OHIO 45402



CLICK FOR  
VIRTUAL TOUR

## PROPERTY HIGHLIGHTS

- + 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
- + Lobby Concierge with key card access after hours
- + On site building Engineer, leasing and management
- + On site restaurant, coffee shop, bar, ATM



CONTACT  
US

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# CLASS B OFFICE SPACE AVAILABLE FOR LEASE

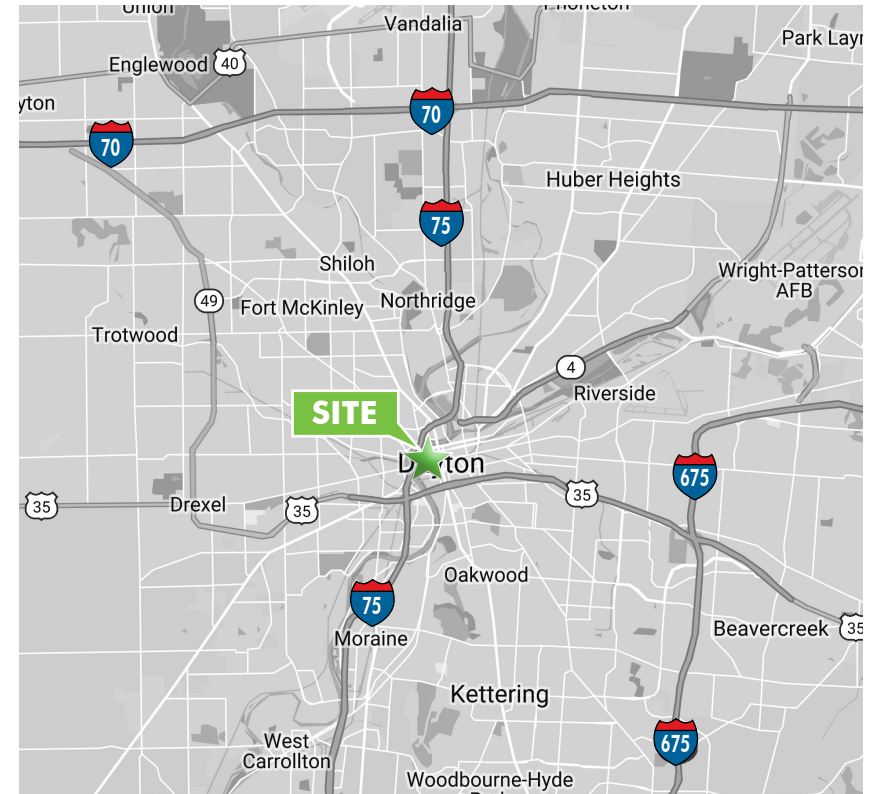
# 130 WEST SECOND STREET

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## BUILDING SPECIFICATIONS

BUILDING SQ. FT.	326,688
PARKING	180 Spaces
SUBMARKET	CBD
SECURITY	Lobby Concierge with key card access after hours
NO. FLOORS	21 + basement
CEILING HEIGHT	10'
CORE FACTOR %	15%
CONSTRUCTION	Concrete
SPRINKLER	Partial sprinkler
HVAC	Chiller/hot water boilers

## LOCATION MAP



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INTERIOR IMAGES



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**130 WEST SECOND STREET**

Dayton, OH 45402



**BAR & BILLIARDS**



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**GATHERING PLACE**



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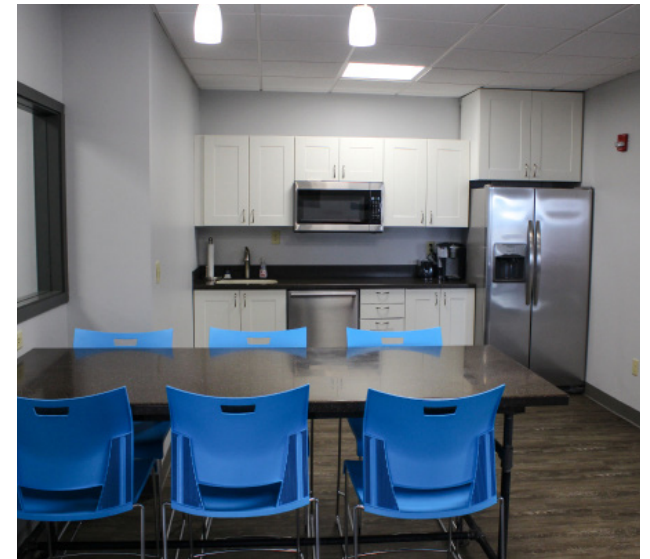
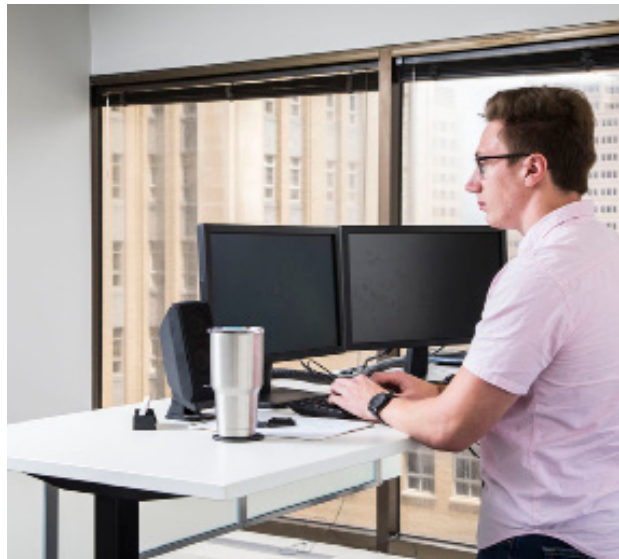
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**130 WEST SECOND STREET**

Dayton, OH 45402



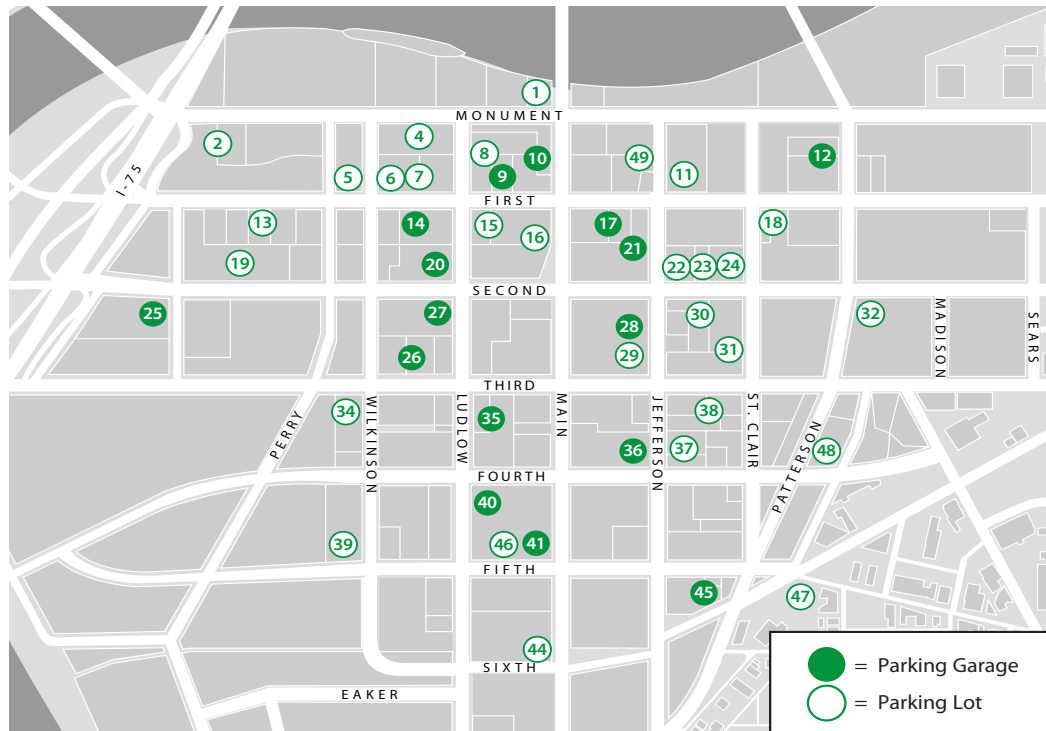
**COWORKING SPACE**



**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
- ㉚ **124 E. Second Street**  
267 spaces .....222-4171
- ㉛ **139 E. Third Street/  
26 N. Jefferson Street**  
130 spaces .....974-4868
- ㉜ **Weiler's Lot**  
304 E. Second Street  
94 spaces .....222-8312
- ㉝ **29 S. Wilkinson Street**  
50 spaces .....222-4171

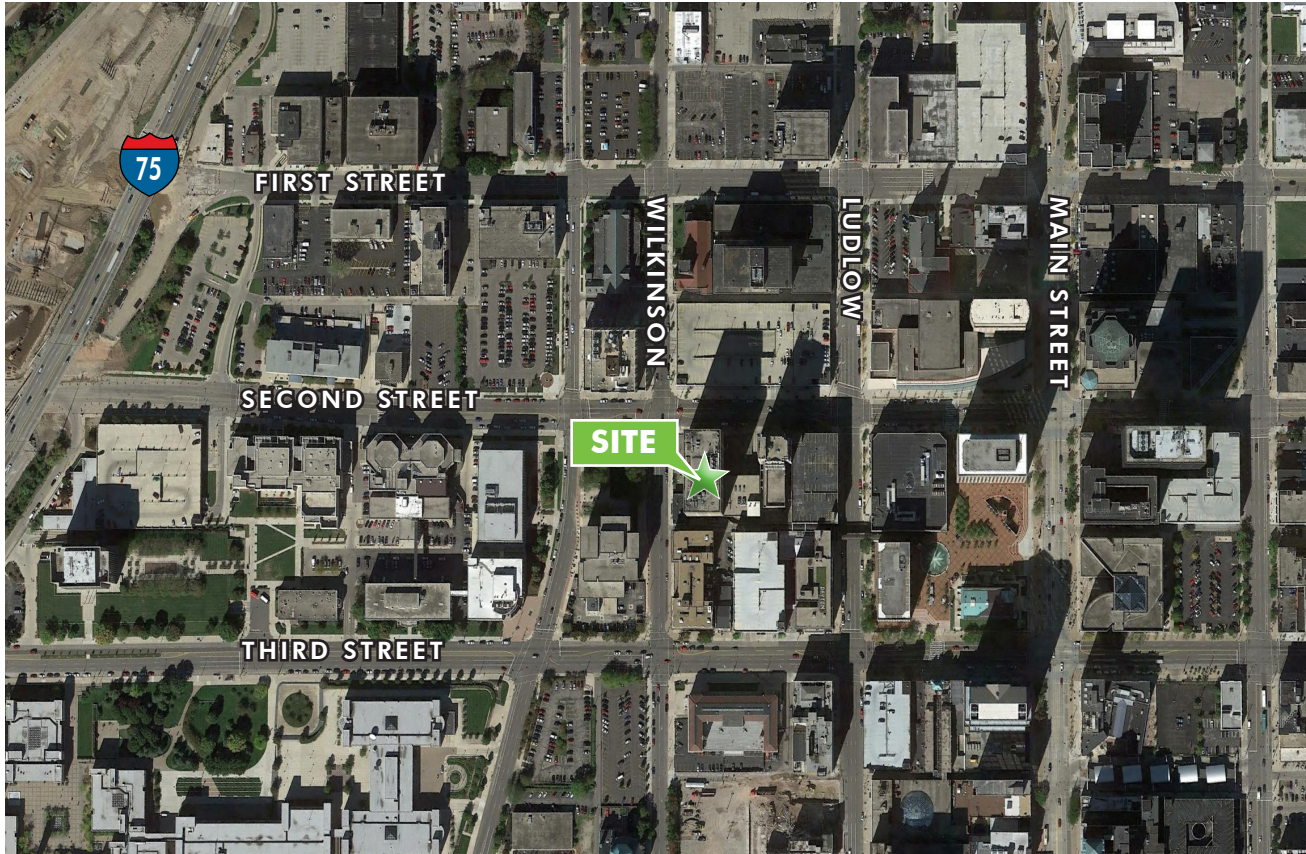
- ㉞ **Fifth Third Center Garage**  
16 S. Ludlow  
417 spaces .....461-2916
- ㉟ **Air City Garage**  
25 E. Fourth  
397 spaces .....461-2916
- ㊱ **Price Stores Lot**  
28 S. Jefferson Street  
168 spaces .....222-4171
- ㊲ **130 E. Third Street**  
57 spaces .....222-4171
- ㊳ **135 S. Wilkinson Street**  
34 spaces .....461-2916
- ㊴ **40 W. Fourth Garage**  
360 spaces .....223-4902
- ㊵ **Reibold Garage**  
131 S. Main  
833 spaces .....225-4572
- **211 S. Main Street**  
Temporarily closed
- **Fidelity Plaza Garage**  
Temporarily closed
- ㊶ **15 W. Sixth at Main Street**  
177 spaces .....461-2916
- ㊷ **Transportation Center Garage**  
101 E. Fifth  
1416 spaces .....461-2916
- ㊸ **19 W. Fifth St.**  
35 spaces .....222-4171
- ㊹ **Oregon Arts District Lot**  
E. Fifth St.  
185 spaces .....226-0457
- ㊺ **GMH Parking**  
Fourth St. at Patterson  
35 spaces .....222-2815
- ㊻ **N. Jefferson Lot**  
219 N. Jefferson Street  
44 spaces .....222-4171

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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



**CONTACT US**

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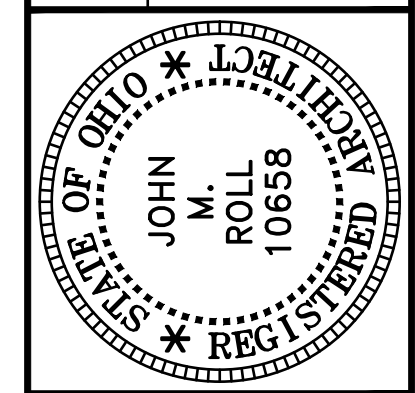
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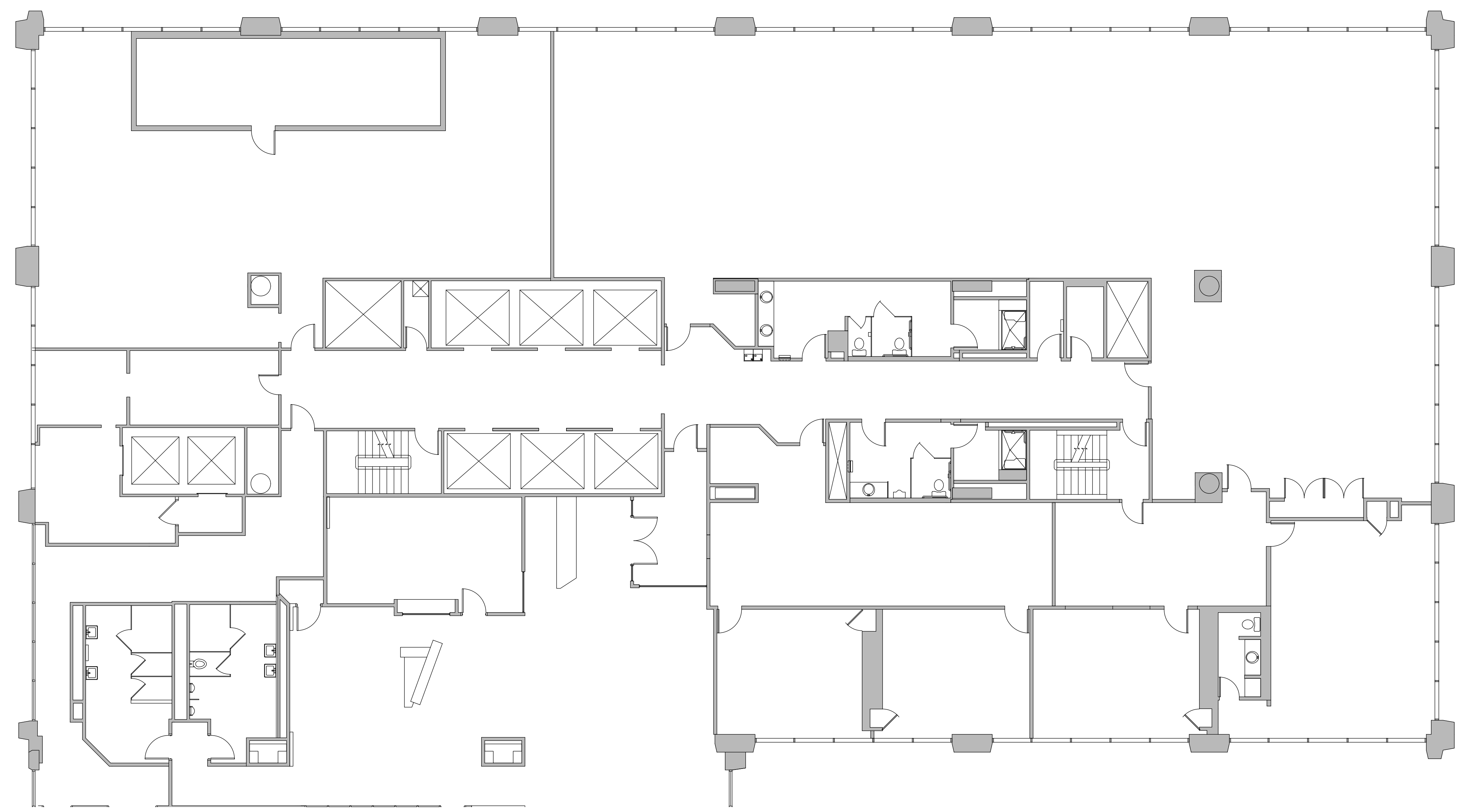
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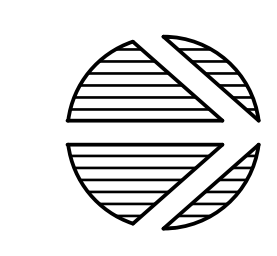
DATE	DESCRIPTION
6-28-22	PRELIMINARY



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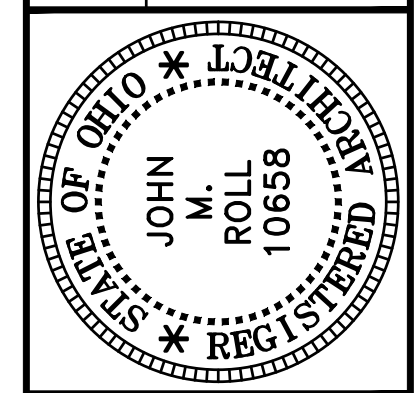
**FLOOR PLAN**  
 1/8" = 1'-0"



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PROJECT NO. <b>56365</b>
PROJECT TITLE <b>2ND FLOOR TENANT</b>
DWG. TITLE <b>FLOOR PLAN</b>
DWG. NO. <b>1</b>

DATE	DESCRIPTION
10-23-19	LEASING PLAN
9-10-20	LEASING PLAN



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 Dayton, OH 45402

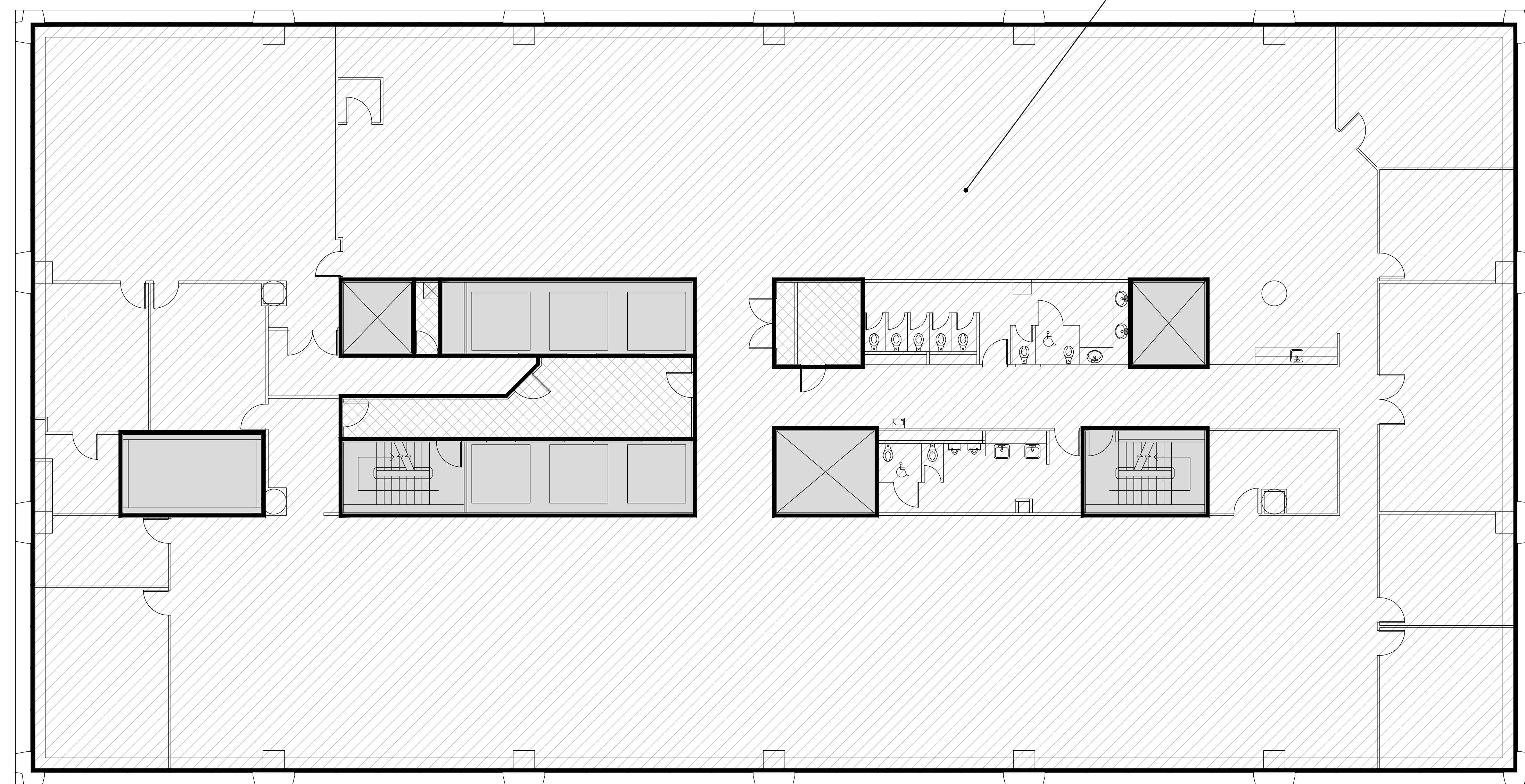
PROJECT NO.  
**56052**

PROJECT TITLE  
**130 W. SECOND ST. LEASING**

DWG. TITLE  
**5TH FLOOR PLAN**

DWG. NO.  
**5**

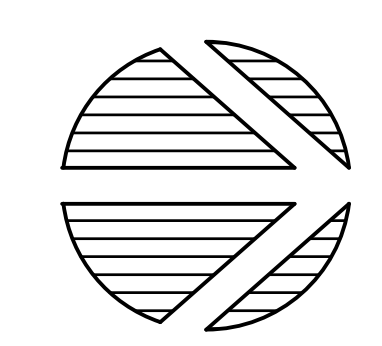
SUITE 500  
 RENTABLE 16,272.5 SF.



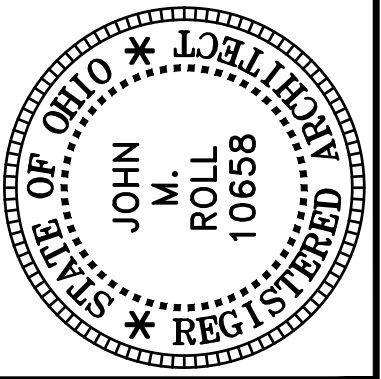
**Legend**

- VERTICAL SHAFTS, STAIR, ELEVATORS 1,307 S.F.
- COMMON FLOOR AREA 459 S.F.
- TENANT SPACES 14,150 S.F.

**FIFTH FLOOR PLAN**  
 1/8" = 1'-0"



DATE	DESCRIPTION
10-23-19	LEASING PLAN
9-10-20	LEASING PLAN



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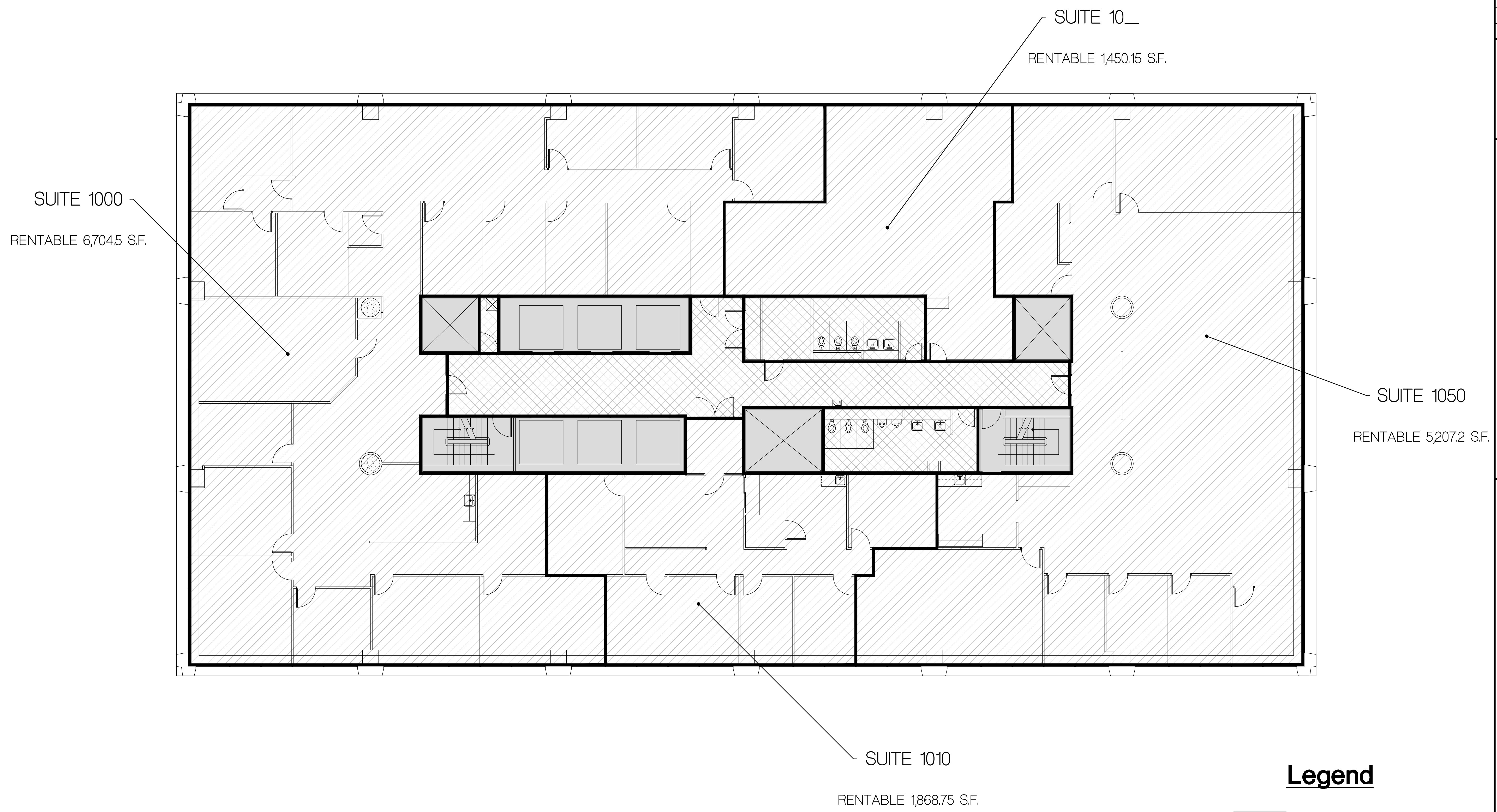
**CBRE**  
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PROJECT TITLE  
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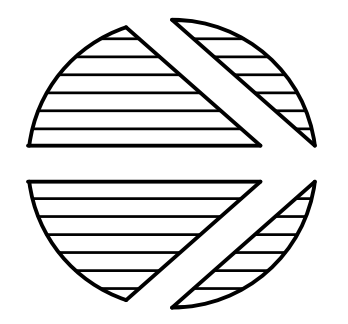
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**10TH FLOOR PLAN**

DWG. NO.  
**10**

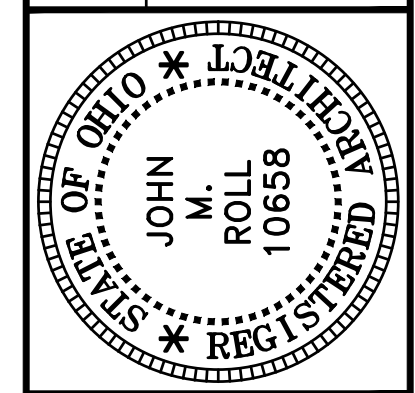


# TENTH FLOOR PLAN

1/8" = 1'-0"



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10-23-19	LEASING PLAN
9-10-20	LEASING PLAN



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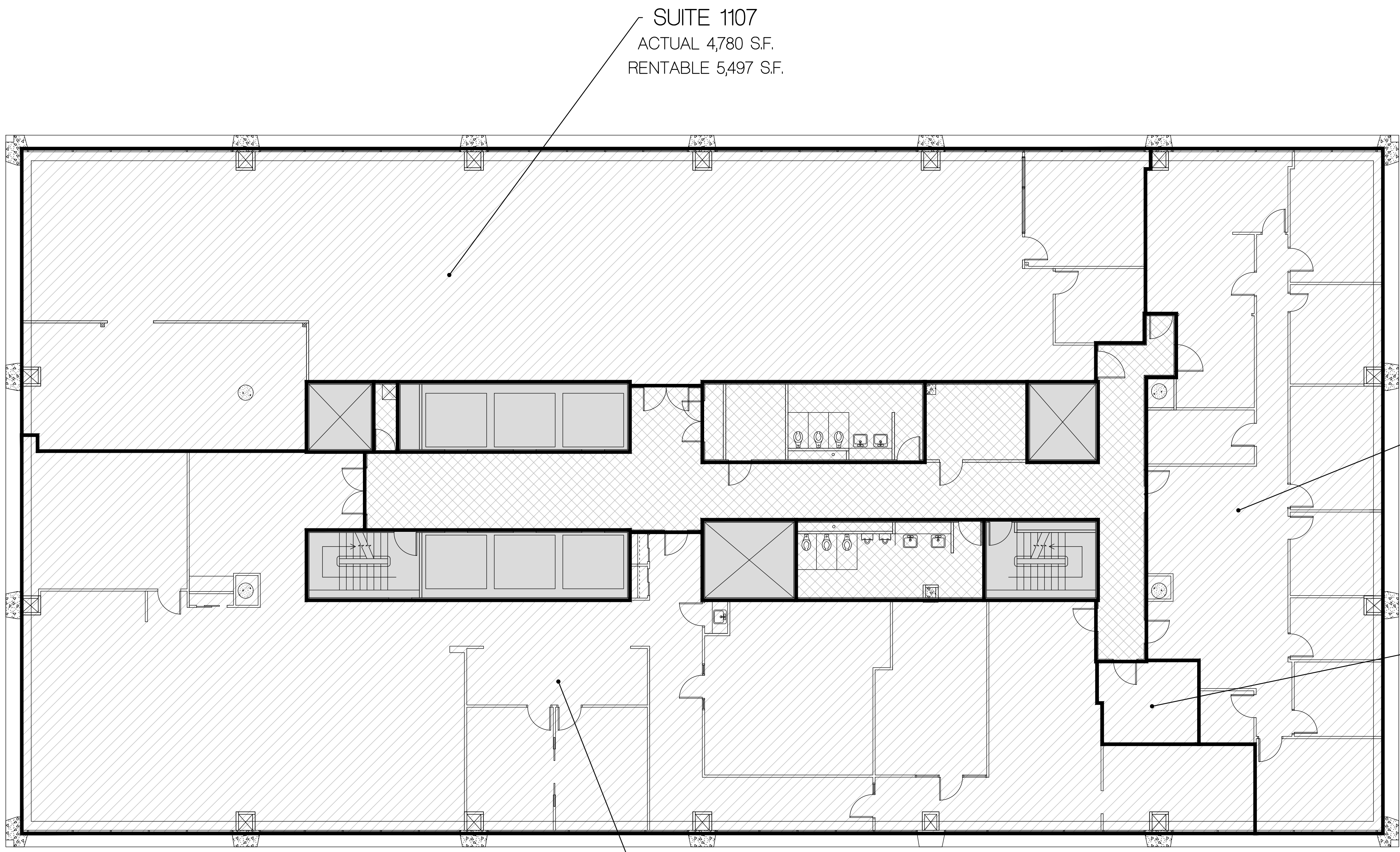
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PROJECT NO.  
**56052**

PROJECT TITLE  
**130 W.  
SECOND ST.  
LEASING**

DWG. TITLE  
**11TH FLOOR  
PLAN**

DWG. NO.  
**11**



SUITE 1107  
 ACTUAL 4,780 S.F.  
 RENTABLE 5,497 S.F.

SUITE 11  
 ACTUAL 2,483 S.F.  
 RENTABLE 2,866.95 S.F.

SUITE 1112  
 ACTUAL 141 S.F.  
 RENTABLE 162.15 S.F.

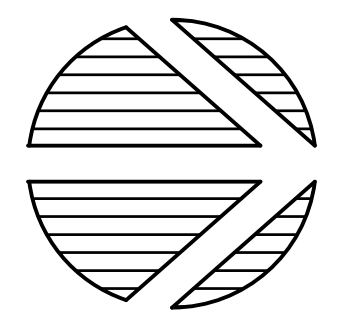
SUITE 1111  
 ACTUAL 5,415 S.F.  
 RENTABLE 6,227.25 S.F.

**Legend**

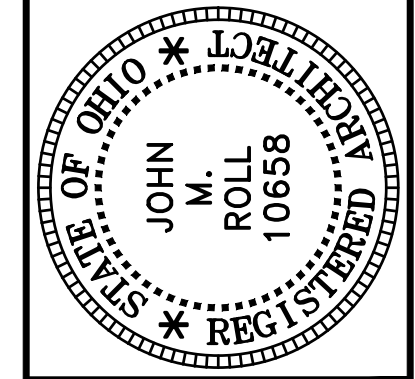
- VERTICAL SHAFTS, STAIR, ELEVATORS 1,132 S.F.
- COMMON FLOOR AREA 1,955 S.F.
- TENANT SPACES 12,829 S.F.

**ELEVENTH FLOOR PLAN**

1/8" = 1'-0"



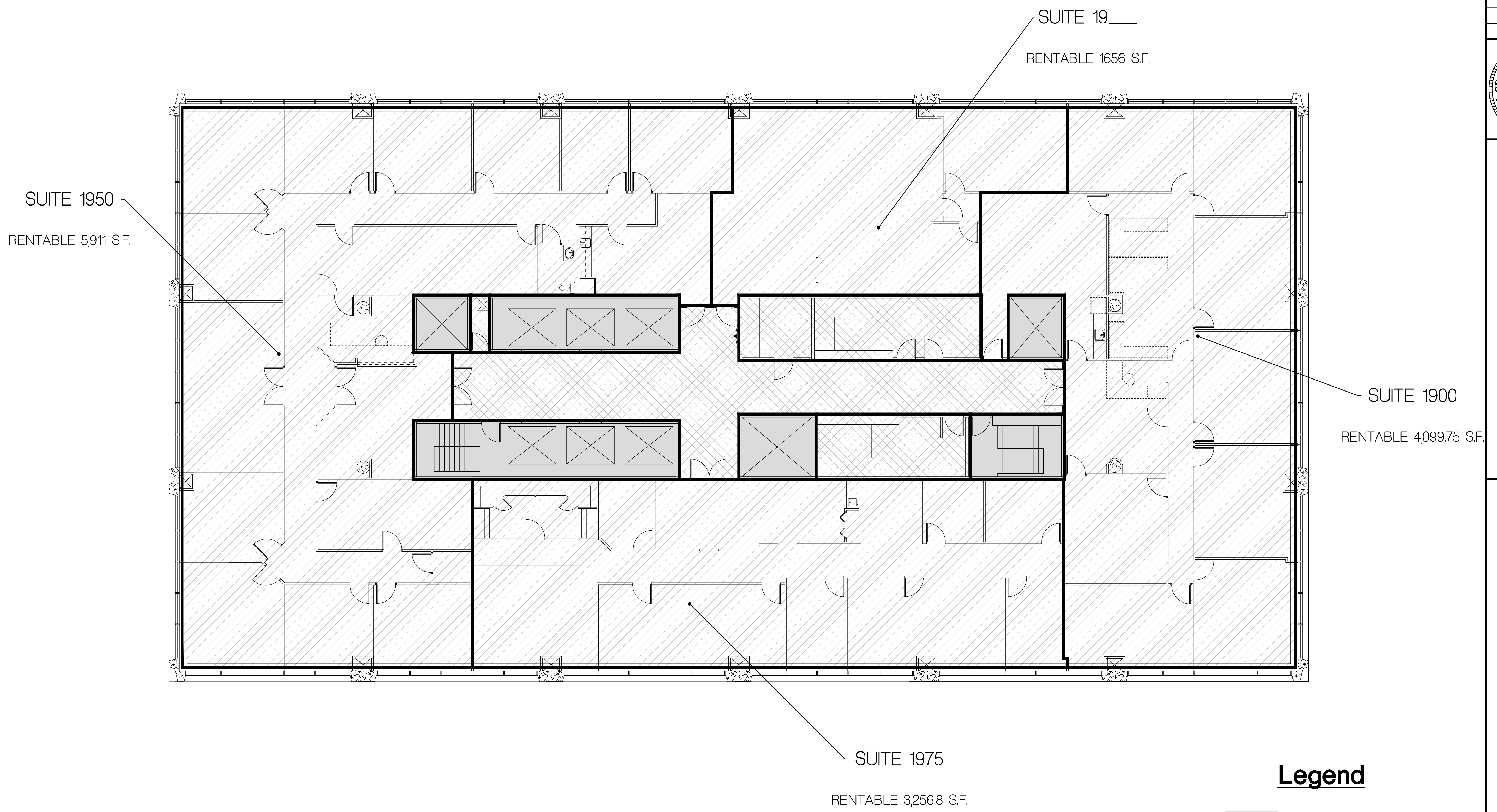
DATE	DESCRIPTION
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9-10-20	LEASING PLAN



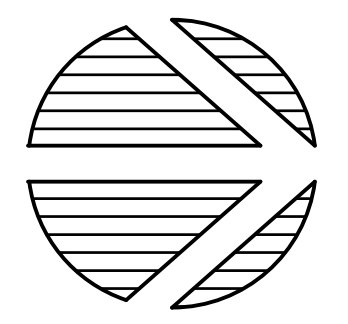
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PROJECT NO. <b>56052</b>
PROJECT TITLE <b>130 W. SECOND ST. LEASING</b>
DWG. TITLE <b>19TH FLOOR PLAN</b>
DWG. NO. <b>19</b>



**NINETEENTH FLOOR PLAN**  
 1/8" = 1'-0"



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