



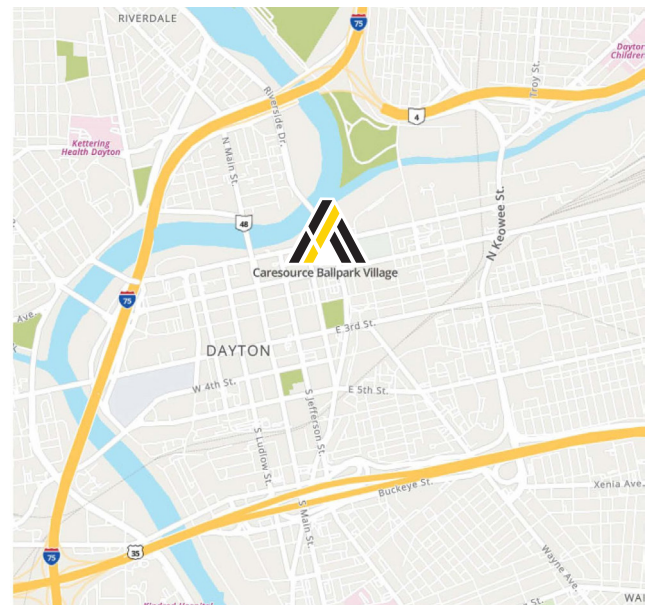
Ballpark Village

220 E. Monument Avenue
Dayton, Ohio 45402

LEASE RATE:
\$20.95 PSF FULL SERVICE

Property Highlights

- Move-in ready, Class A office space now available from 5,000± SF up to 90,000± SF total on 3 floors
- Space is fully furnished with modern furniture, all in excellent condition and available free of additional charge
- Flexible floorplans with an abundance of natural light and outdoor patio areas on the 5th floor
- Free, on-site employee parking available in the attached garage with direct access to each floor - 3 spaces provided per 1,000 sf leased
- First floor common conference rooms available (seating up to 30 people) available free of additional charge
- Extensive workout facility available on first floor with showers
- On-site building security provided
- Prime location in the heart of Downtown Dayton's revival, directly across from RiverScape MetroPark and Day Air Ballpark
- Winan's Coffee, Flyboys Deli, Gulzar's Indian Cuisine all located on-site with numerous other restaurants and entertainment venues within walking distance



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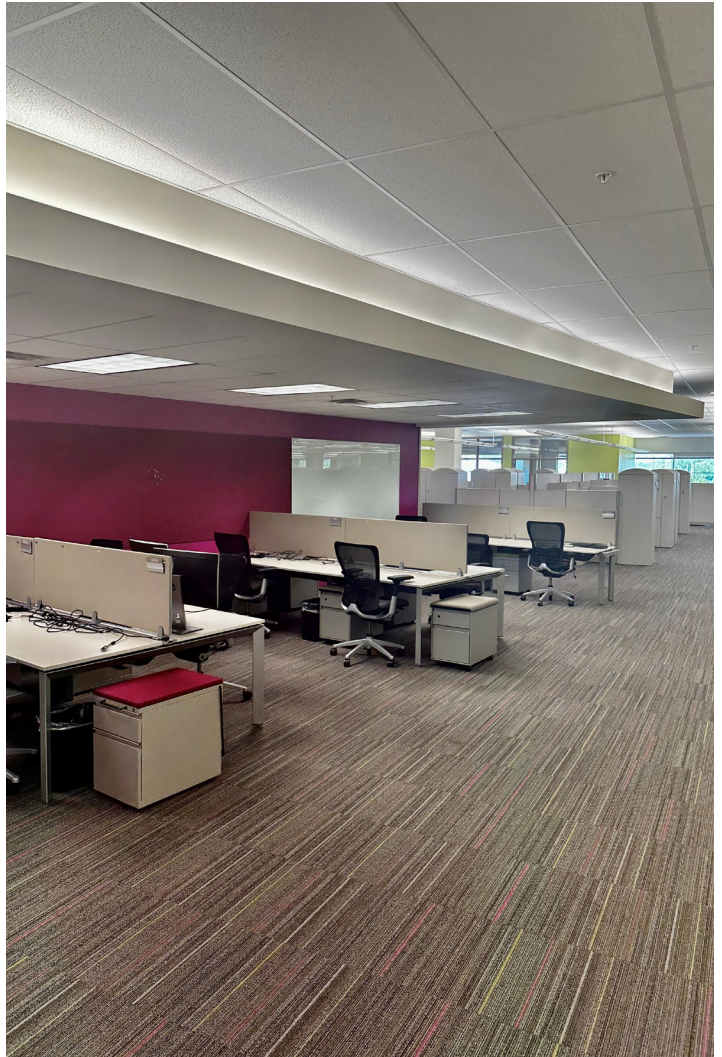
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Photos



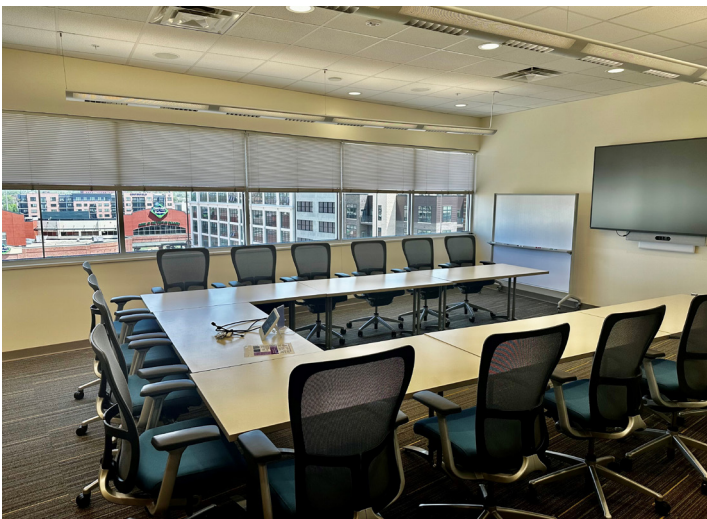
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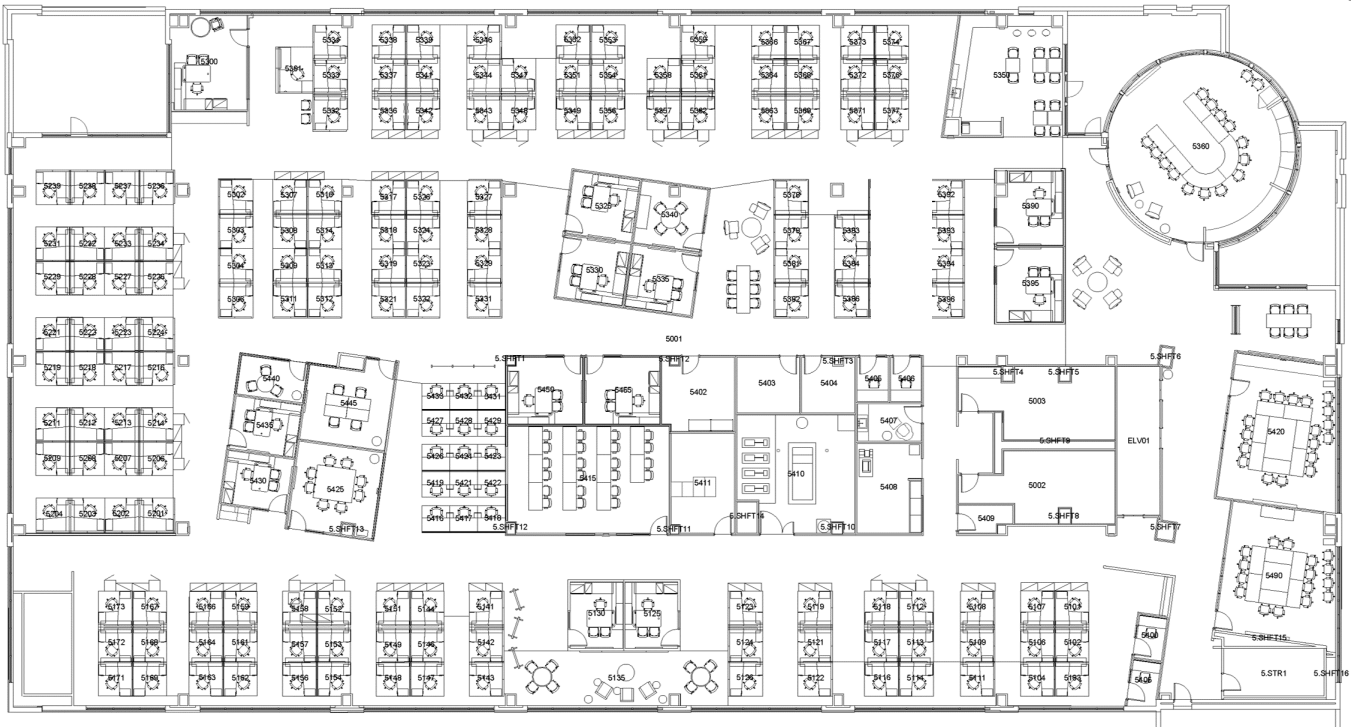


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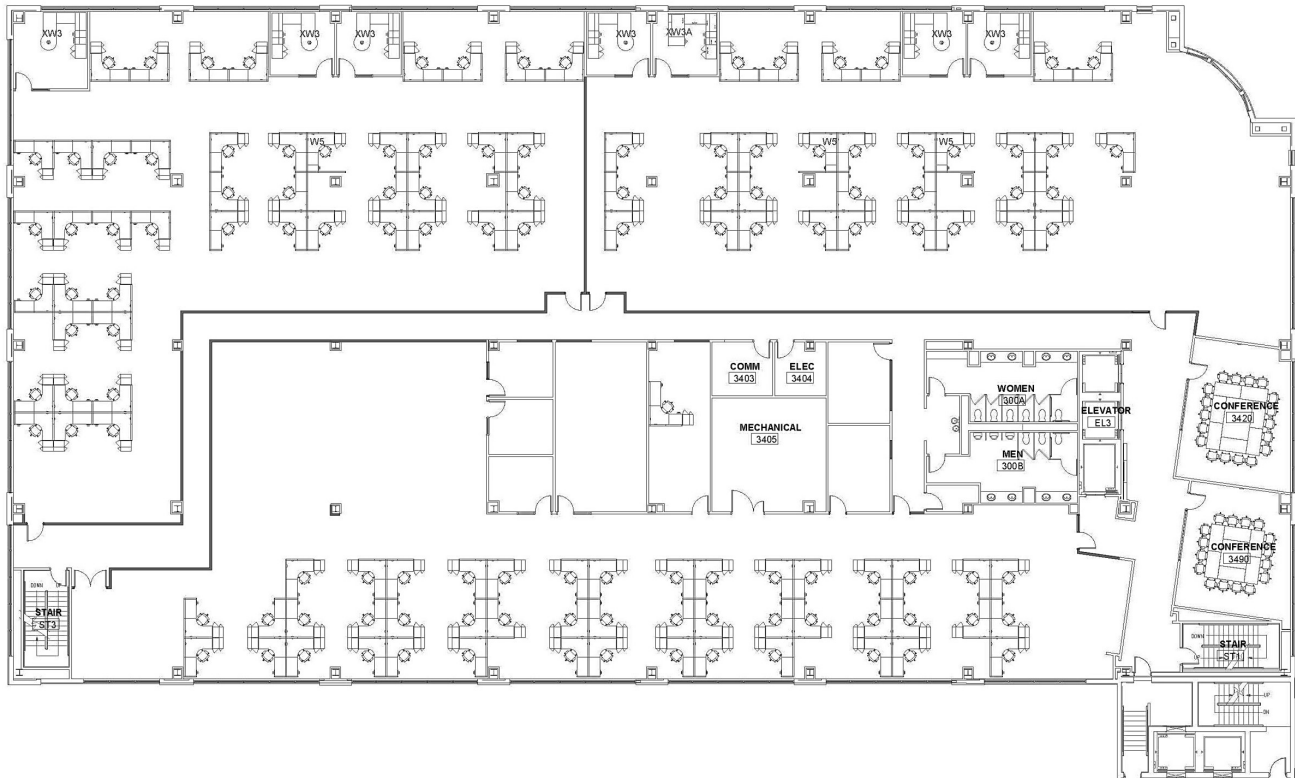
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Floor Plan - 5th Floor - 30,000 SF



Sample Demising Floorplan - 5,000 SF - 30,000 SF

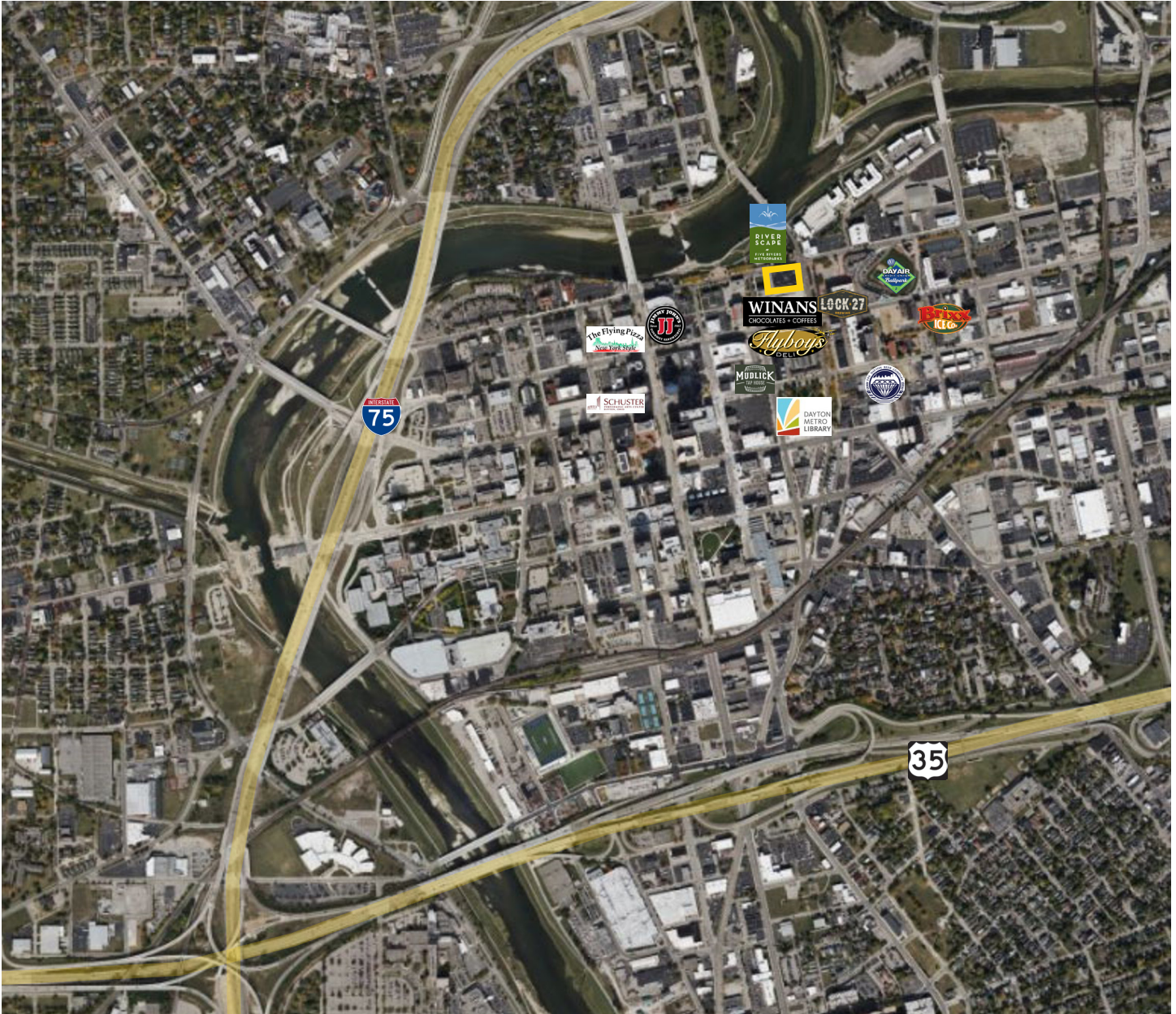


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Amenities



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