

111

**WEST FIRST
DAYTON, OHIO 45402**

**Term Through:
9/30/2027**

- 16,430 SF per floor
- Fully Furnished
Plug & Play Space
- Quoted Rate:
\$11.75/SF Gross

**High-End
Plug -and -Play
Sublease in Downtown
Dayton, OH**

UP TO 65,720 SF



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PROPERTY HIGHLIGHTS

Sublease up to 65,720 SF of Class A Office Space in Dayton's Central Business District (CBD)

- With new ownership and management, the 111 Building has a renovated lobby and common areas.
- Conveniently located near I-75 and US 35
- Within walking distance to restaurants and RiverScape MetroPark



182,160 SF



11 STORIES



ON-SITE EATERY



EASY ACCESS TO MASS TRANSIT



ABUNDANT NATURAL LIGHT



ON-SITE PARKING

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AREA AMENITIES

RESTAURANTS

- 1 IEleven Flavor House
- 2 Flying Pizza
- 3 UNO Chicago Pizzeria
- 4 Mudlick Tap House
- 5 Local Cantina
- 6 Brixx Ice Company
- 7 Table 33
- 8 Carmen's Bistro
- 9 Salt Block Biscuit Co
- 10 Jollity
- 11 White Lotus
- 12 Sueno Mexican
- 13 Invoke
- 14 Olive Mediterranean Grill
- 15 District Market
- 16 Troll Pub at Wheelhouse
- 17 Lily's Dayton
- 18 Corner Kitchen
- 19 Spaghetti Warehouse
- 20 Grist Provisions
- 21 Smokin Bar-B-Que
- 22 Jay's Seafood
- 23 Oregon Express
- 24 Thai 9

- 25 Salar
- 26 Lucky's Taproom
- 27 Roost Modern Italian
- 28 The Trolley Stop
- 29 Dublin Pub
- 30 Franco's Italian
- 31 Wheat Penny
- 32 Lazglasc
- 33 The Brunch Club

- 34 Old Scratch Pizza
 - 35 Coco's Bistro
 - 36 Pizza Factory
- FAST CASUAL**
- 1 Jimmy John's
 - 2 MeYanna Berry Co
 - 3 Winans Coffee
 - 4 Flyboy's Deli
 - 5 Kobrick Coffee Co

- 6 Boston Stoker Coffee
- 7 Gather Coffee
- 8 Third Perk Coffeehouse
- 9 Choice Juice Box
- 10 Poppets Coffee & Tea
- 11 Press Coffee
- 12 McDonald's
- 13 Wholly Grounds
- 14 Ghostlight Coffee

ENTERTAINMENT

- 1 Bar Granada
- 2 Lock 27 Taproom
- 3 Day Air Ballpark
- 4 Canal Street Arcade
- 5 Moeller Brew Barn
- 6 Victoria Theatre
- 7 Little Fish Brewing Co
- 8 Two Social

POINTS OF INTEREST

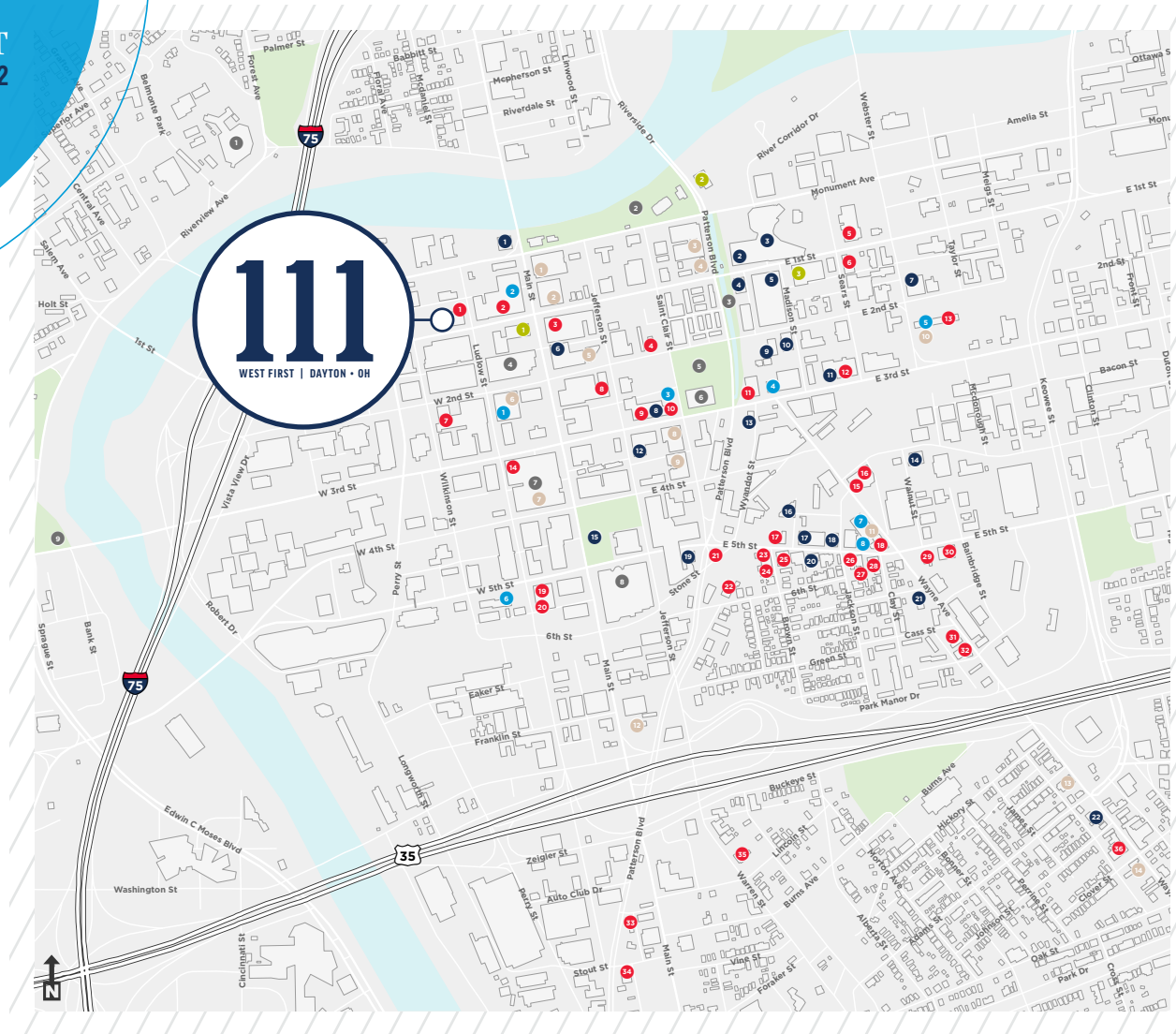
- 1 Dayton Art Institute
- 2 RiverScape Metro Park
- 3 Canal Walk
- 4 Schuster Performing Arts Center
- 5 Cooper Park
- 6 Dayton Public Library
- 7 Dayton Arcade
- 8 Dayton Convention Center
- 9 Dayton Aviation National Park

HOTELS

- 1 Tapestry by Hilton
- 2 Fairfield Inn
- 3 AC by Marriott

RETAIL

- 1 CVS Pharmacy
- 2 Norman's Pet Supply
- 3 Skeleton Dust Records
- 4 The Barrel House
- 5 2nd Street Market
- 6 Baba Love Organics
- 7 Luna Gifts & Botanicals
- 8 Heart Mercantile





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