

# 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** 



## 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







EASY ACCESS TO MASS TRANSIT 11 STORIES



ABUNDANT Natural light





ON-SITE Parking



SAMPLE FLOORPLAN FLOOR 6 | 16,430 SF

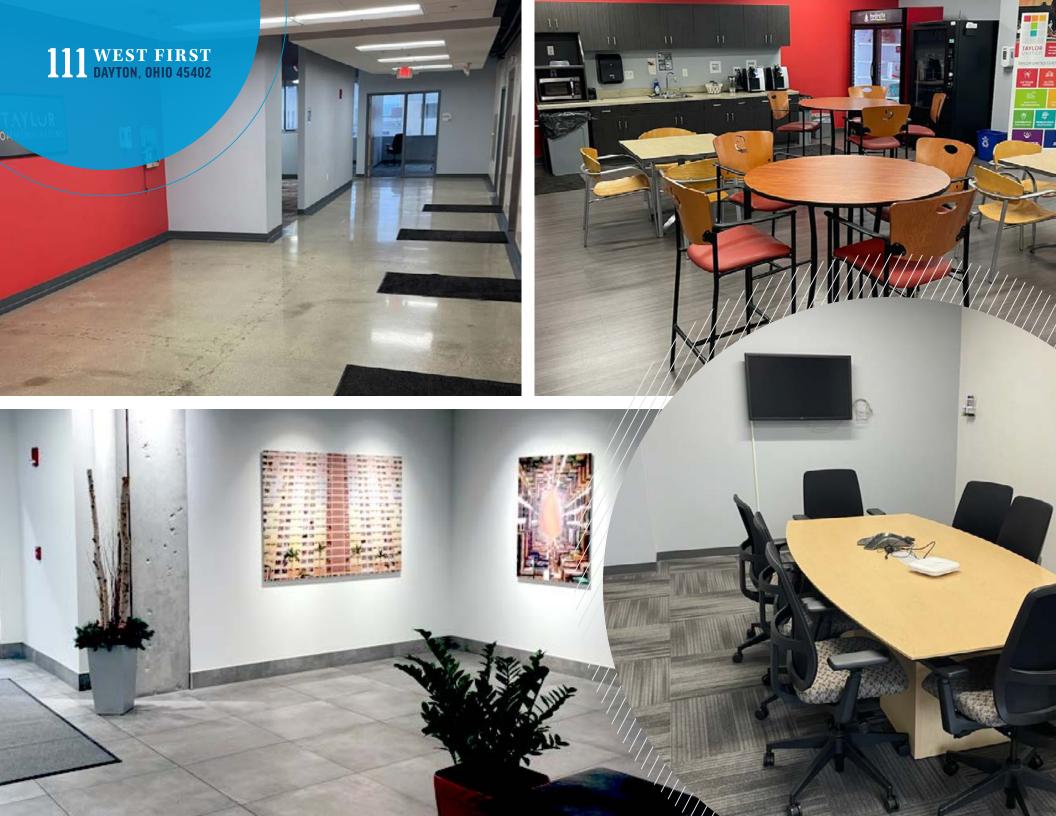


CLICK HERE FOR OUR 360 VIRTUAL TOUR









## **111 WEST FIRST** DAYTON, OHIO 45402

## **AREA** AMENITIES

### RESTAURANTS

- 1Eleven Flavor House
- 2 Flying Pizza
- 3 UNO Chicago Pizzeria
- 4 Mudlick Tap House
- 5 Local Cantina
- 6 Brixx Ice Company
- 7 Table 33
- Carmen's Bistro 8
- 9 Salt Block Biscuit Co
- 10 Jollity
- 11 White Lotus
- 12 Sueno Mexican
- 13 Invoke
- Olive Mediterranean Grill 14
- 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

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### 25 Salar

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- 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

- Old Scratch Pizza
- Coco's Bistro 35
- 36 Pizza Factory
- Jimmy John's
- MeYanna Berry Co
- Winans Coffee
- Flyboy's Deli
  - Kobrick Coffee Co

- Gather Coffee
- Third Perk Coffeehouse
- Choice Juice Box
- Poppets Coffee & Tea
- Press Coffee
- McDonald's
- Wholly Grounds
  - Ghostlight Coffee

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

### 9 Dayton Barrel Works

- 10 Dayton Beer Co
- 11 Tender Mercy Cocktail Bar
- 12 The Century Bar
- Warped Wing Brewery 13
- 14 Yellow Cab Tavern
- Levitt Music Pavilion 15
- Wiley's Comedy Club 16
- 17 Ned Pepper's
- 18 Toxic Brew Co
- 19 Neon Theater
- 20 Blind Bob's
- 21 Van Buren Room
- 22 Branch & Bone Artisan Ales

### POINTS OF INTEREST

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

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

## RETAIL

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



## For Information, Contact:

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