



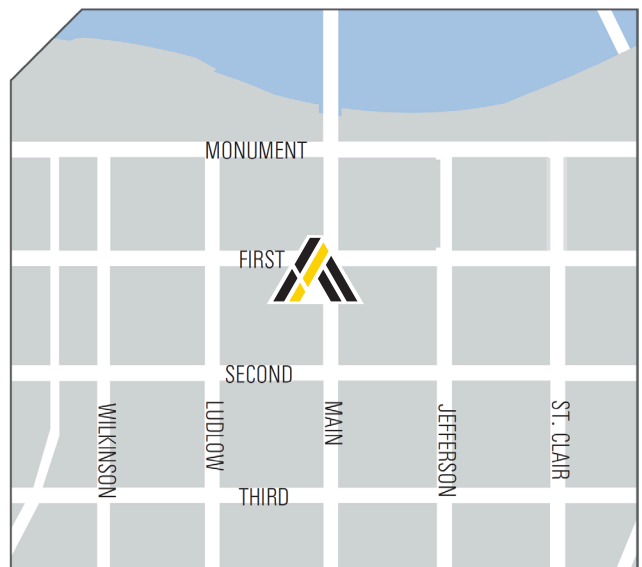
The Walker Building

14 West First Street
Dayton, Ohio 45402

LEASE RATE:
\$16.00 PSF FULL SERVICE

Property Highlights

- 500± up to 5,500± SF Available
- The Walker Building is located in the heart of Dayton's Central Business District, adjacent to the Schuster Center and Victoria Theater
- Four story with basement storage
- Street level Office, Retail, Mercantile and / or Restaurant possibilities
- Classic high ceilings and large windows; finished and unfinished spaces
- "L" shaped design with exposure on both Main and First Streets
- Built in 1923; remodeled 1982, 1999, 2013 and 2017 / 2018
- New Windows 2017 / 2018
- Ample parking in adjacent surface lots and garages
- Montgomery County Certified Green Business Design Services Available
- Minutes to I-75, SR 35, and SR 4



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Photos - First Floor



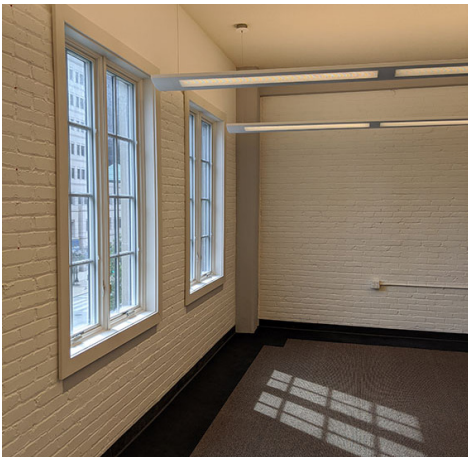
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Photos - Third Floor

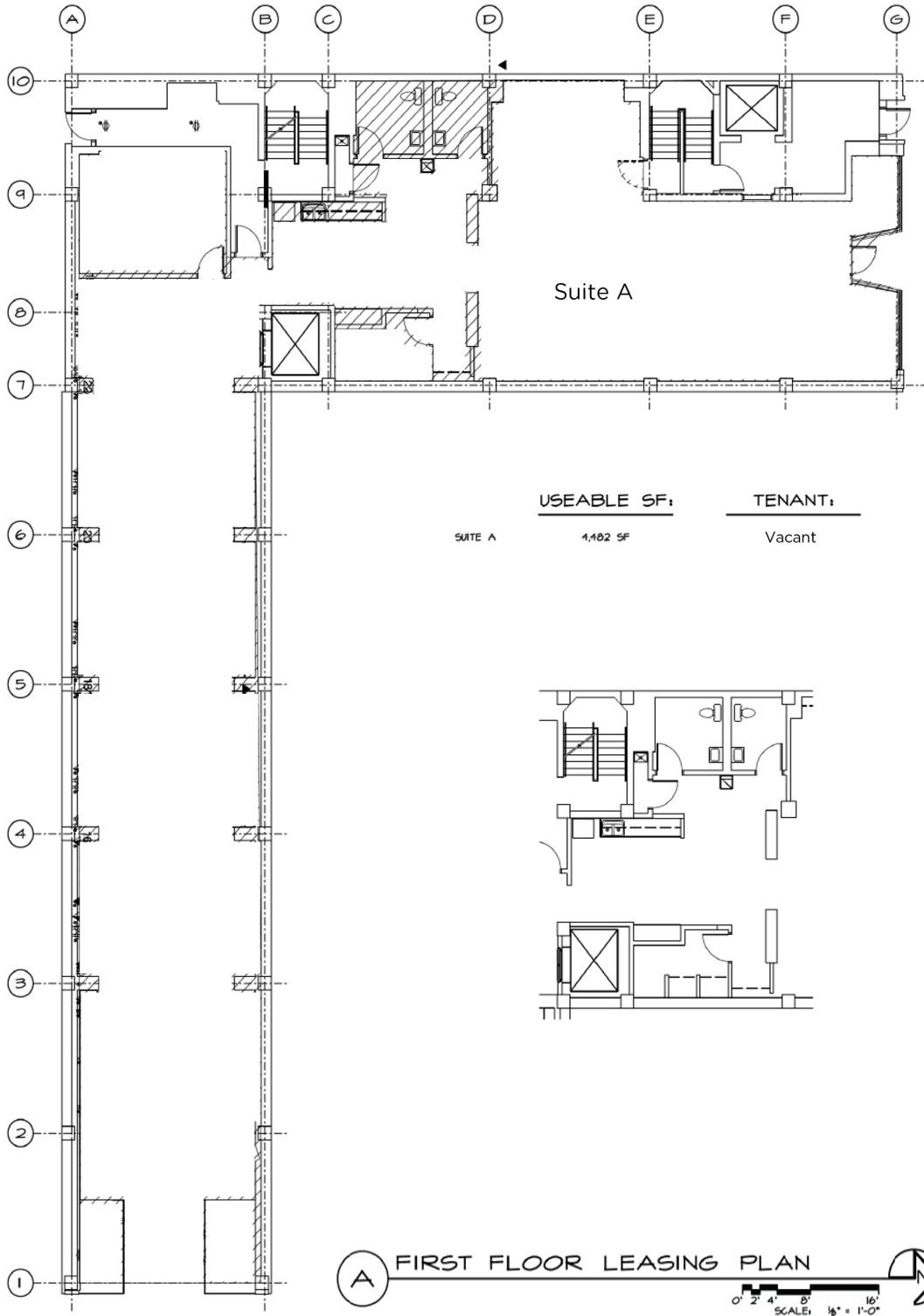


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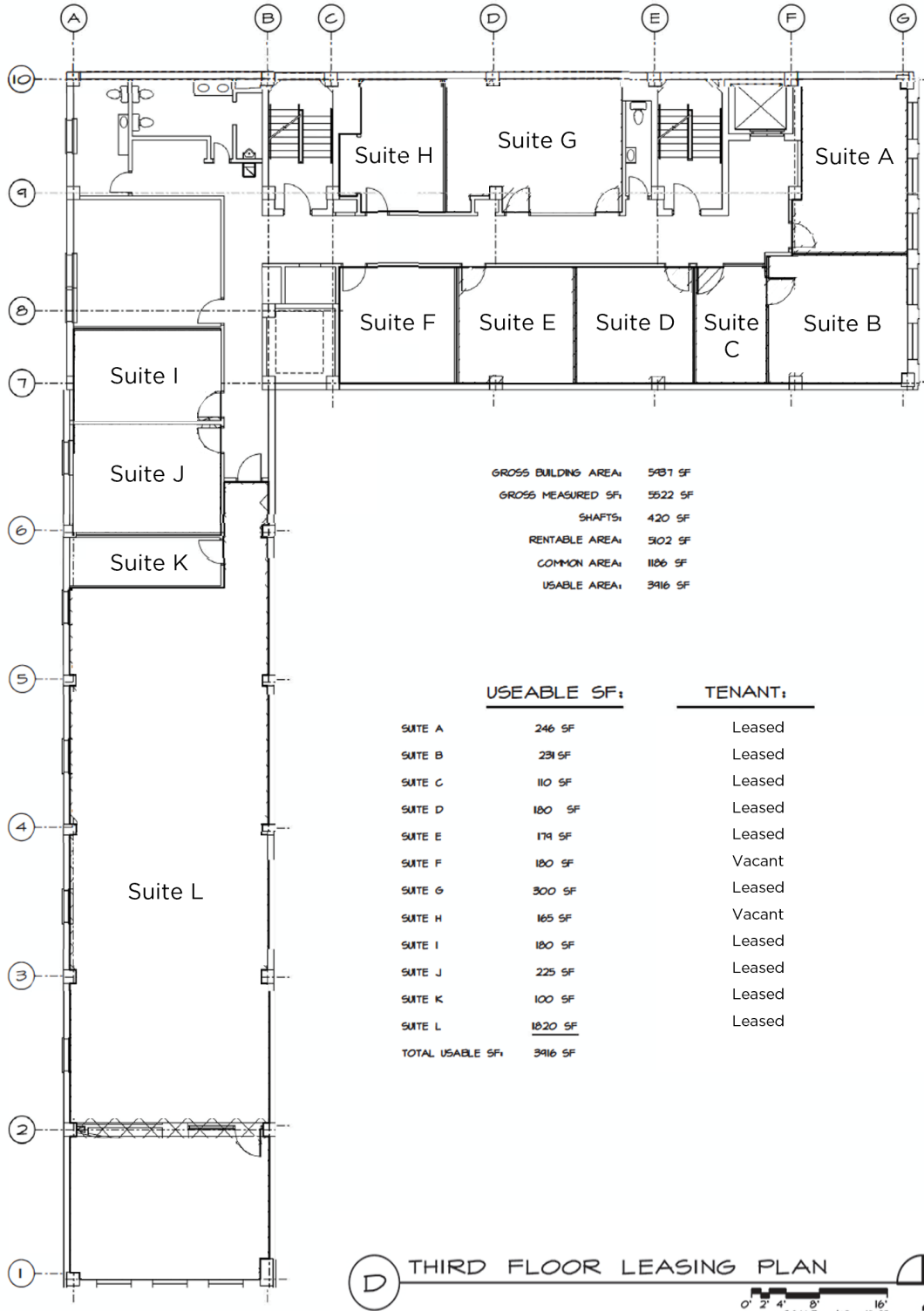
First Floor Leasing Plan



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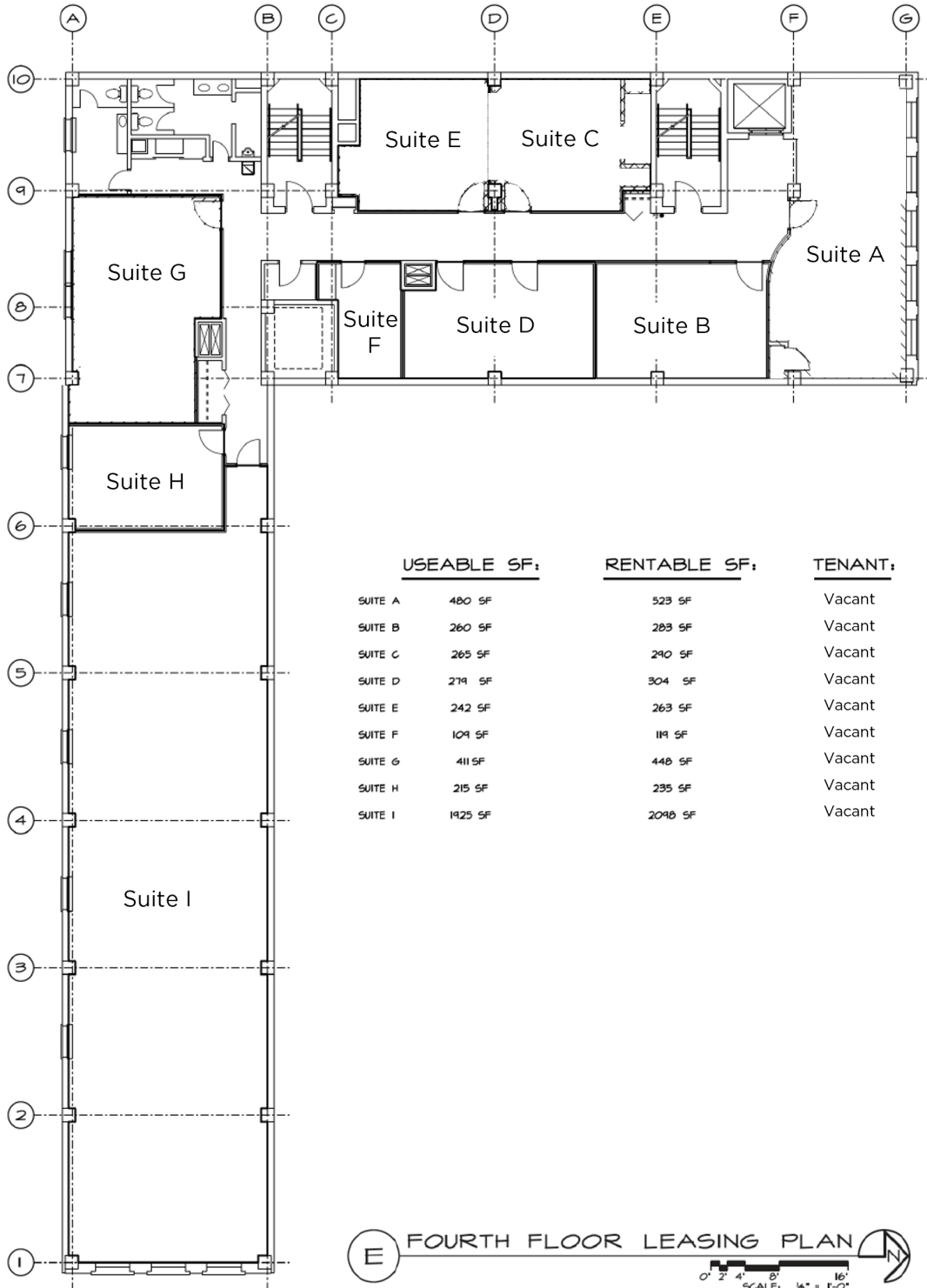
Third Floor Leasing Plan



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Fourth Floor Leasing Plan



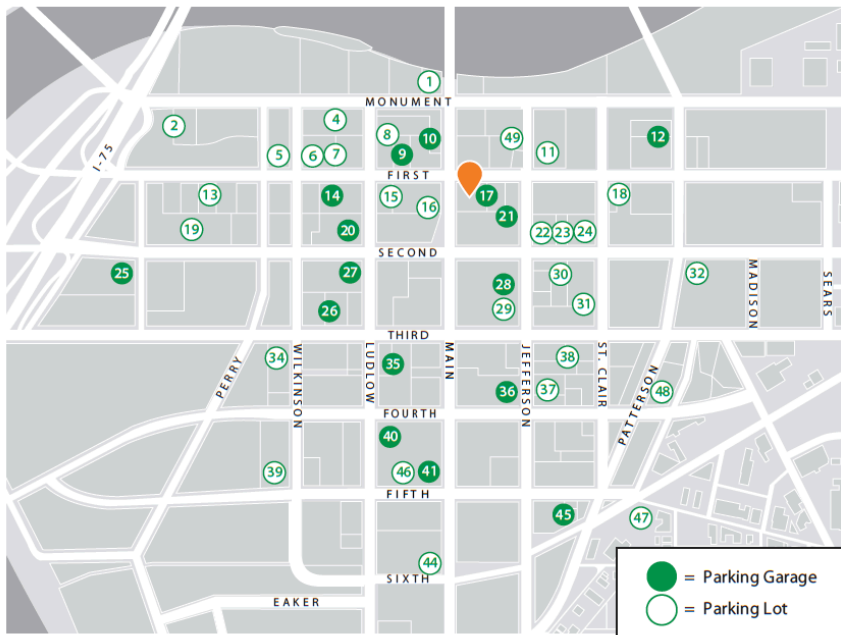
E FOURTH FLOOR LEASING PLAN
 0' 2' 4' 8' 16'
 SCALE: 1/8" = 1'-0"

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Parking Map

Downtown Dayton Parking Map



- | | | | | |
|---|---|--|--|---|
| <p>① 15 W. Monument Avenue
200 spaces222-4171</p> <p>② 369 W. First Lot
186 spaces222-4171</p> <p>● 333 W. First St. Garage
Temporarily closed</p> <p>④ 239 N. Ludlow Street
135 spaces222-4171</p> <p>⑤ Westminster Parking Lot
205 W. First Street
96 spaces219-5994</p> <p>⑥ 127 W. First Street
94 spaces461-2916</p> | <p>⑦ 125 W. First Street
80 spaces222-4171</p> <p>⑧ 226 N. Ludlow Street
36 spaces478-6660</p> <p>⑨ First Street Garage
23 W. First
625 spaces222-4171</p> <p>⑩ Main Street Garage
1180 spaces222-4171</p> <p>⑪ Shrine Auto Park Lot
107 E. First Street
100 spaces461-4740</p> | <p>⑫ WorkflowOne Garage
224 Harries St.
500 spaces222-4171</p> <p>⑬ 324 W. First Street
56 spaces222-4171</p> <p>⑭ Talbott Tower Garage
124 W. First
375 spaces223-9514</p> <p>⑮ 36 W. First Street
60 spaces222-4171</p> <p>⑯ 125 N. Main Street
56 spaces222-4171</p> <p>⑰ 26 E. First Garage
375 spaces222-4171</p> | <p>⑱ 210 E. First Street
39 spaces478-6660</p> <p>⑲ Courthouse Parking Lot
333 W. Second Street
69 spaces461-2916</p> <p>⑳ Arts Garage
107 N. Ludlow
1206 spaces222-4171</p> <p>㉑ 110 N. Main Garage
Jefferson St. between First &
Second Sts.
148 spaces222-4171</p> <p>㉒ 121 E. Second Street
35 spaces224-0076</p> <p>㉓ 127 E. Second Street
36 spaces222-4171</p> <p>㉔ 134 E. Second Street
46 spaces222-4171</p> <p>㉕ Montgomery Co. Garage
451 W. Third
1300 spaces225-4572</p> <p>㉖ City Hall Garage
123 W. Third
675 spaces461-2916</p> <p>㉗ Leigh Garage
25 N. Ludlow
295 spaces262-7840</p> <p>㉘ Kettering Tower Garage
51 N. Jefferson
450 spaces461-2916</p> <p>㉙ 37 E. Third Street
87 spaces461-2916</p> <p>㉚ 124 E. Second Street
267 spaces222-4171</p> <p>㉛ 139 E. Third Street/
26 N. Jefferson Street
130 spaces974-4868</p> <p>㉜ Weiler's Lot
304 E. Second Street
94 spaces222-8312</p> <p>㉝ 29 S. Wilkinson Street
50 spaces222-4171</p> | <p>㉞ Fifth Third Center Garage
16 S. Ludlow
417 spaces461-2916</p> <p>㉟ Air City Garage
25 E. Fourth
397 spaces461-2916</p> <p>㊱ Price Stores Lot
28 S. Jefferson Street
168 spaces222-4171</p> <p>㊲ 130 E. Third Street
57 spaces222-4171</p> <p>㊳ 135 S. Wilkinson Street
34 spaces223-4902</p> <p>㊴ 40 W. Fourth Garage
360 spaces223-4902</p> <p>㊵ Reibold Garage
131 S. Main
833 spaces225-4572</p> <p>● 211 S. Main Street
Temporarily closed</p> <p>● Fidelity Plaza Garage
Temporarily closed</p> <p>㊶ 15 W. Sixth at Main Street
177 spaces461-2916</p> <p>㊷ Transportation Center Garage
101 E. Fifth
1416 spaces461-2916</p> <p>㊸ 19 W. Fifth St.
35 spaces222-4171</p> <p>㊹ Oregon Arts District Lot
E. Fifth St.
185 spaces226-0457</p> <p>㊺ GMH Parking
Fourth St. at Patterson
35 spaces222-2815</p> <p>㊻ N. Jefferson Lot
219 N. Jefferson Street
44 spaces222-4171</p> |
|---|---|--|--|---|