

STEVEN SPERANZA
937.903.2132
STEVEN@WOODARDDEVELOPMENT.COM



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E. SECOND ST.
DAYTON, OH

1ST

FLOOR
OFFICE
SPACE
15,700 +/-



WOODARD
DEVELOPMENT

HUB OF THE INNOVATION DISTRICT

THE BUILDING

The 444 Building, built in 1900 and is located at 444 E. Second St. in downtown Dayton's historic Webster Station neighborhood. Located in the heart of the Innovation District, the 444 currently is home to multiple defense contractors. The building is the result of a project of renovating an existing two floor structure to a modern adaptive re-use for multiple tenants.

THE SPACE

15,700 +/- on the first floor is available for lease. There are 24 adjacent parking spaces and ample street parking on Sears St. and Second St. The Building is located 10 minutes to Area B of Wright-Patterson Air Force Base, 17 minutes to Dayton International Airport, 20 minutes to Dayton Wright Brothers Airport, 6 minutes to the University of Dayton and 16 minutes to Wright State University.

THE BENEFITS

Concrete & brick structure
2 floors, communal breakroom area
New hvac, electrical, plumbing, security/access, fire protection, life safety systems complete interior renovation
Keeping historic aspects of the building in adaptive reuse.
Move in ready collaborative & personal spaces with a versatile floor plan. Secure Space Approved.

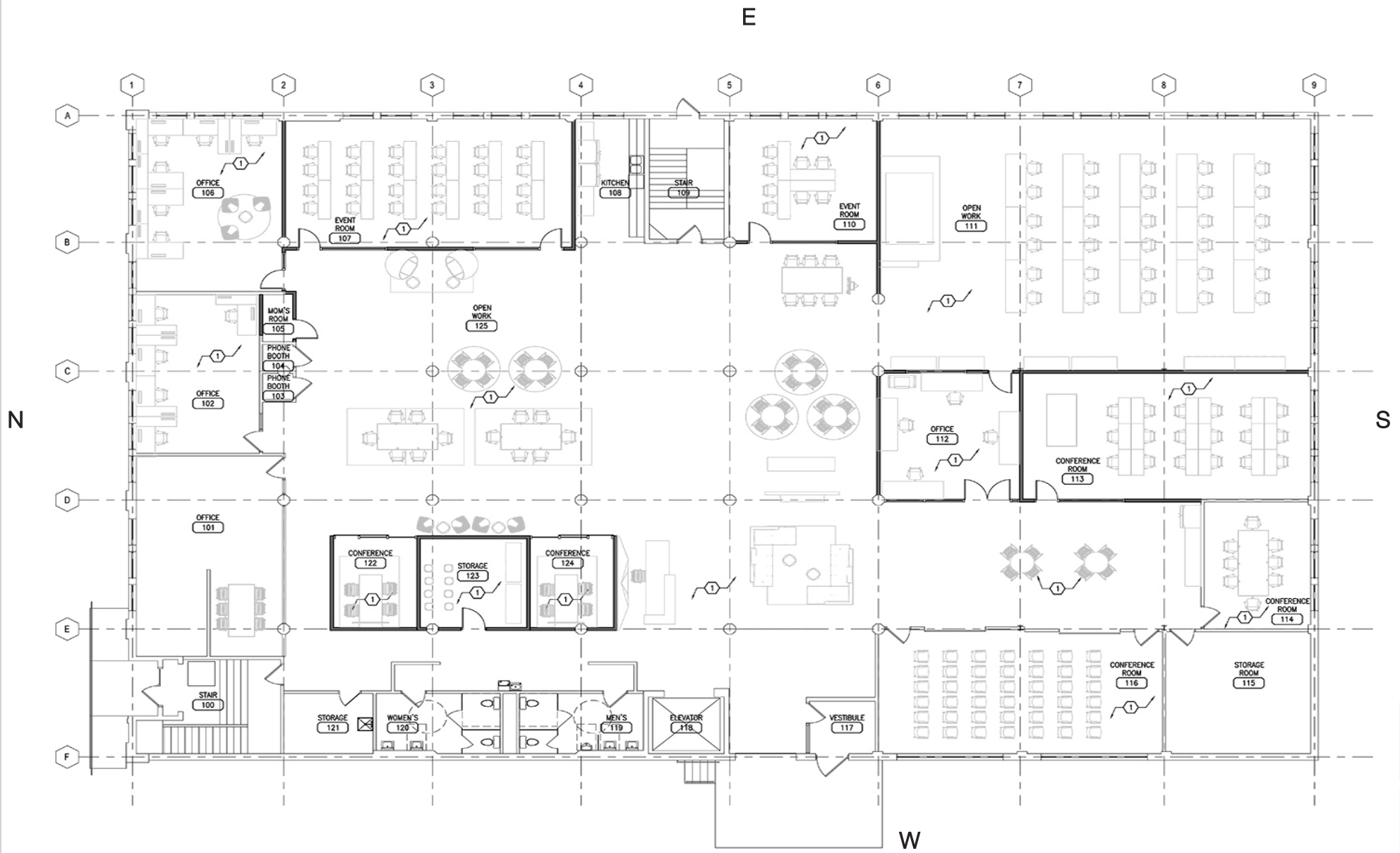


U.S. AIR FORCE

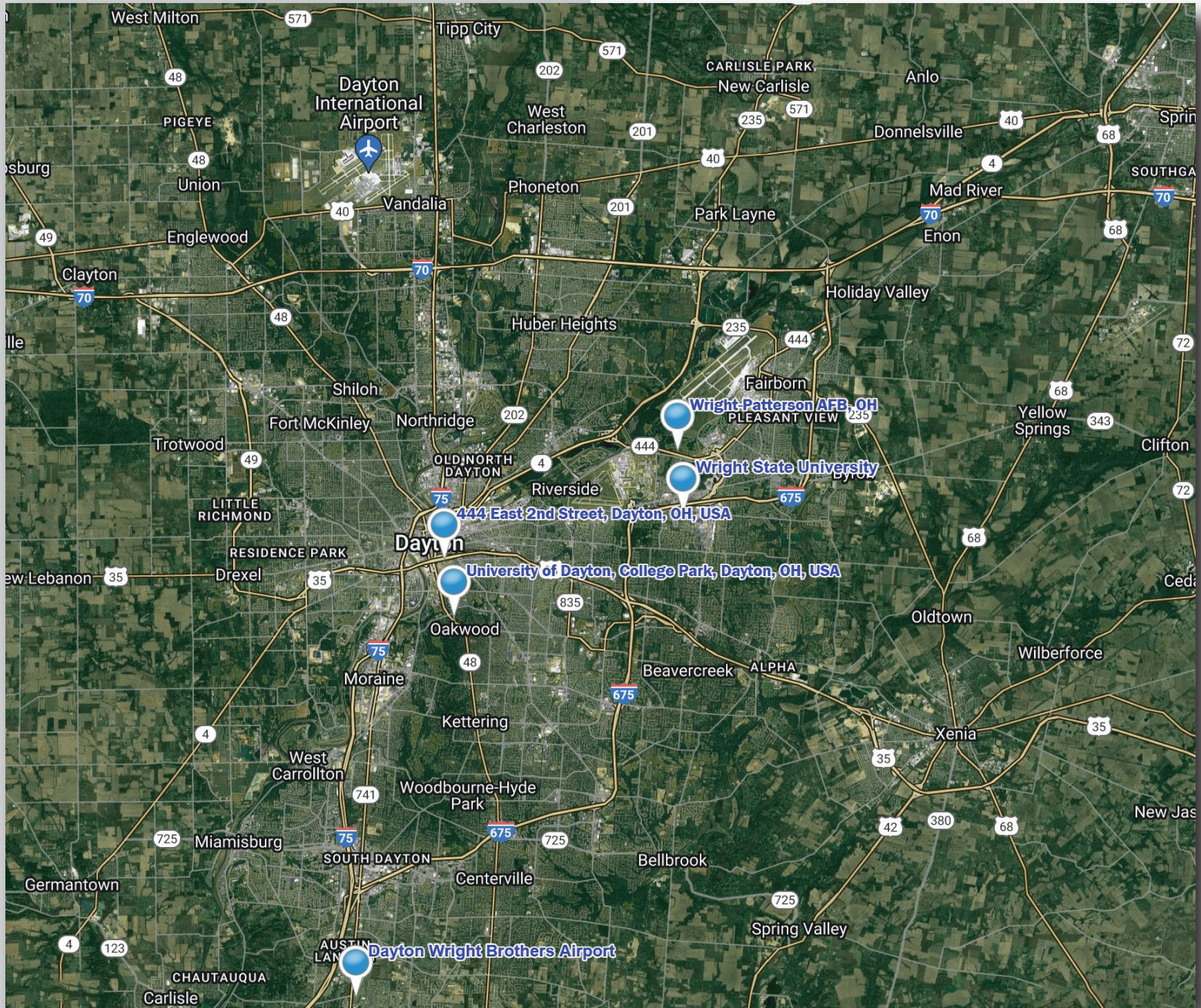


The 444 Building is dedicated to bringing military and civilian researchers together with academia and the business community to spur problem-solving and speed new technology to commercialization.

EXISTING FIRST FLOOR PLAN



DAYTON REGION INCLUDING WPAFB.



UNIQUE HISTORIC SETTING.

CREATIVE MODERN USE.



1ST FLOOR - WAITING AREA



1ST FLOOR - BREAK AREA



1ST FLOOR - OPEN SPACE



1ST FLOOR - OPEN SPACE