



**Crest**  
Commercial Realty

# Courthouse Plaza SW

10 N. Ludlow St.,  
Dayton, OH 45402

Located in heart  
of the  
Downtown CBD!

Overlooks  
Courthouse  
Plaza!





# Courthouse Plaza SW



## Downtown Benefits

Located in the epicenter of downtown and overlooking Courthouse Square, 10 N. Ludlow offers a central location in the heart of the CBD.

The prime location is walking distance to many new downtown lofts, apartments, restaurants, shopping, entertainment, cultural events, and more!

# 160,000

**Total SF**

Class A Office Space

# 11

**Stories**

Contiguous Floors Available.

# 24/7

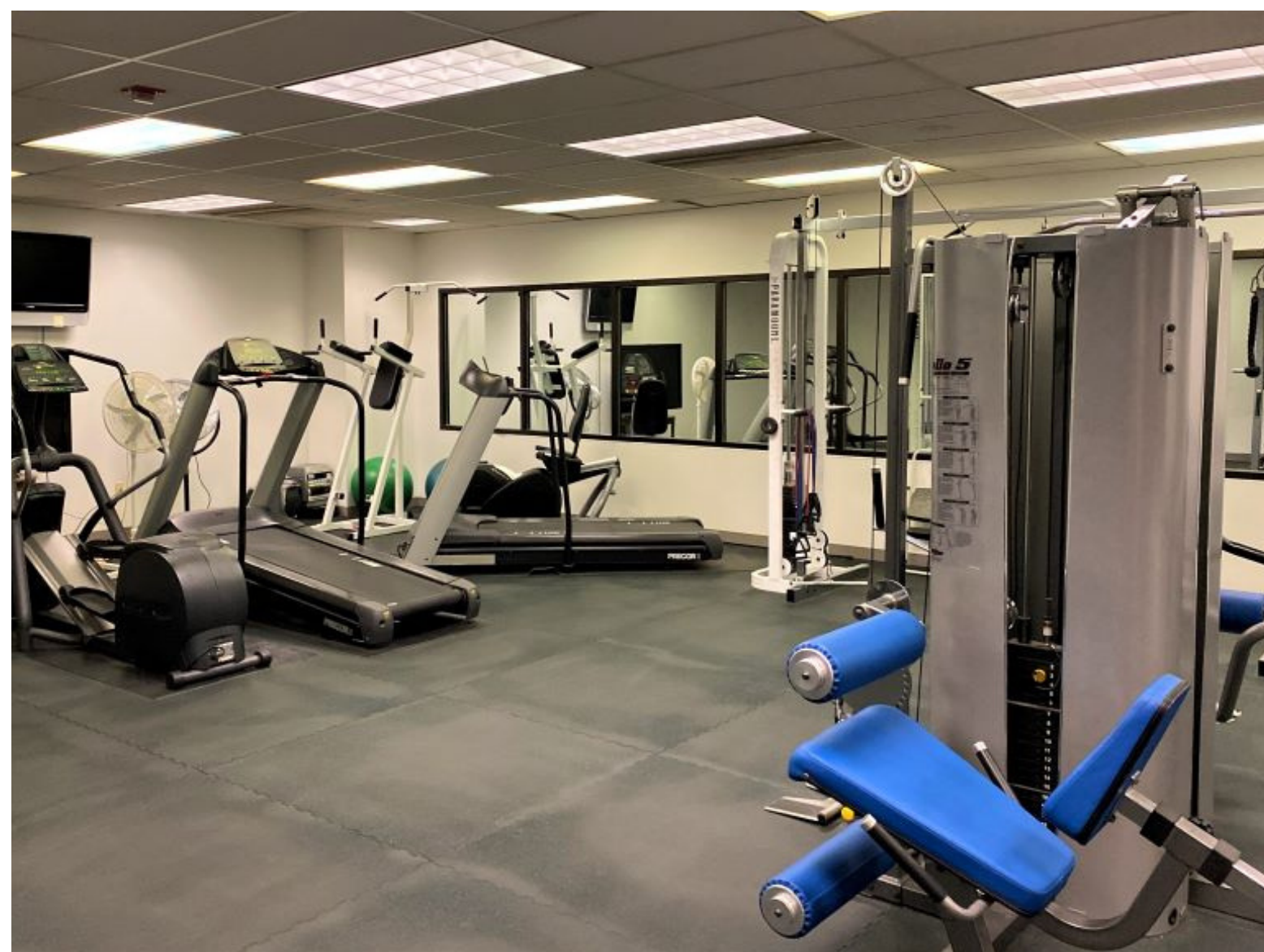
**Security**

Staffed security desk





# Courthouse Plaza SW



## Building Highlights:

- NEW home to The Dayton Peace Museum!
- Glass and marble lobby features classic design and high-end finishes.
- Large windows offer abundant natural light throughout the building.
- Available floor plates offer flexible, open space with great city views.
- Building offers spacious conference room and on-site workout facility.
- Convenient covered parking and surface lots available nearby.
- Close proximity to downtown living, arts & entertainment.
- Locally owned and professionally managed.
- Easy access to I-75, I-675 and US-35.



# Courthouse Plaza SW

11	AVAILABLE ~ 13,400 SF		→
10	AVAILABLE ~ 13,400 SF		→
9	Downtown Dayton Partnership - 5,465		Fruend, Freeze & Arnold - 4,410SF   Keith Fricker - 508 SF
8	Suite 800 - 5,037 SF		STRATACACHE
7	Miami Valley RPC - Entire Floor	Elevators, Lobbies & Common Areas	Miami Valley RPC - Entire Floor
6	AVAILABLE ~ 13,413 SF		→
5	AVAILABLE ~ 13,413 SF		→
4	GSA - 2,747 SF		Suite 400 ~ 9,024
3	GSA - Entire Floor		GSA - Entire Floor
2	FLHS - 6,053 SF		FLHS ~ 3,169 SF   Management Recruiters - 1,586 SF
1	Catapult Creative - 4,459 SF		Dayton Peace Museum - 4,726 SF
	Building Gym & Storage		Dinsmore Gym & Storage





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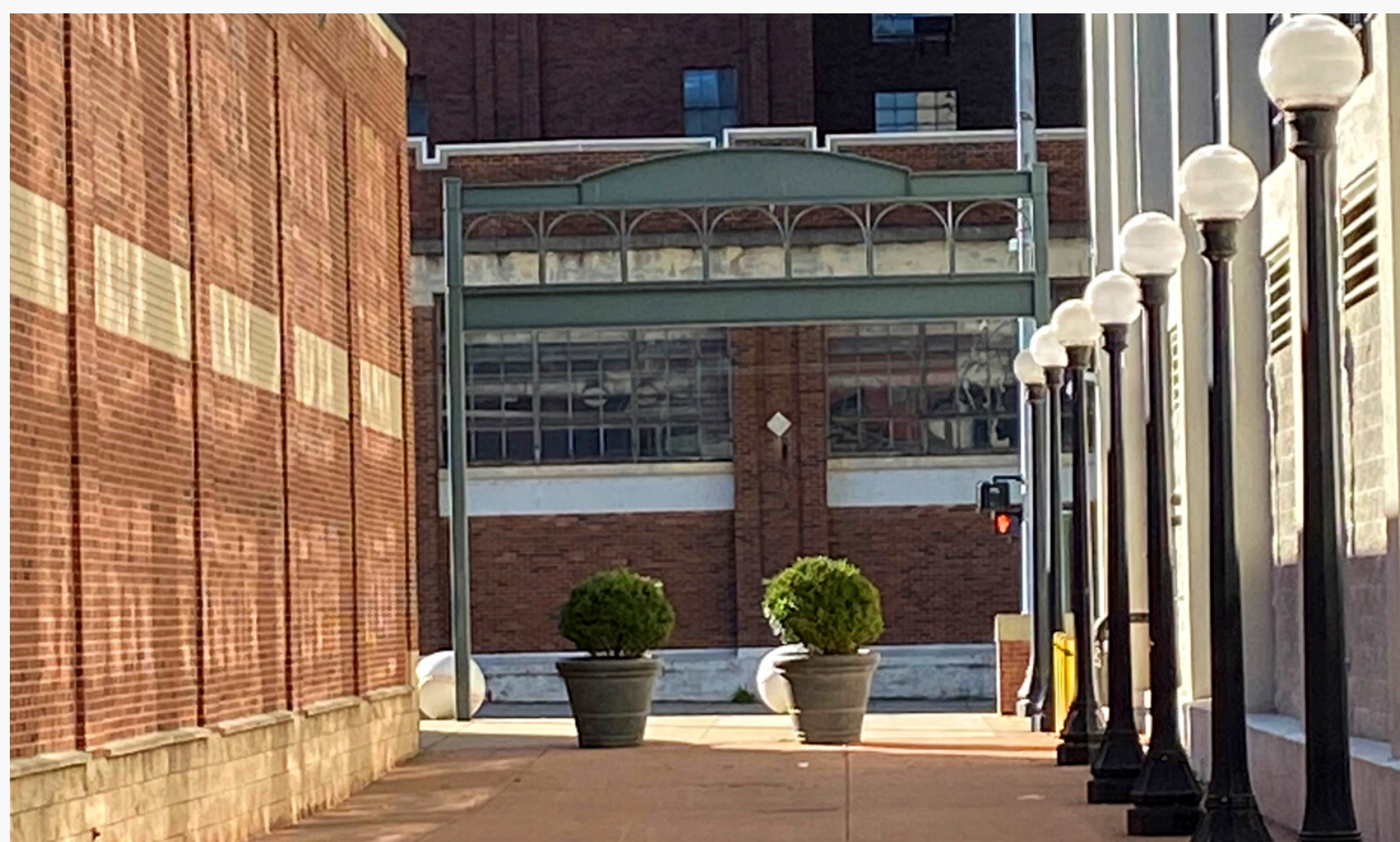
At the center of where you want to be.

**Courthouse Plaza SW offers a great location in the heart of downtown!**

Overlooking the historic Courthouse Plaza and across from the Arcade, Dayton's revitalized, one-of-a-kind hybrid downtown space, CHPSW offers easy access to the best of downtown Dayton.

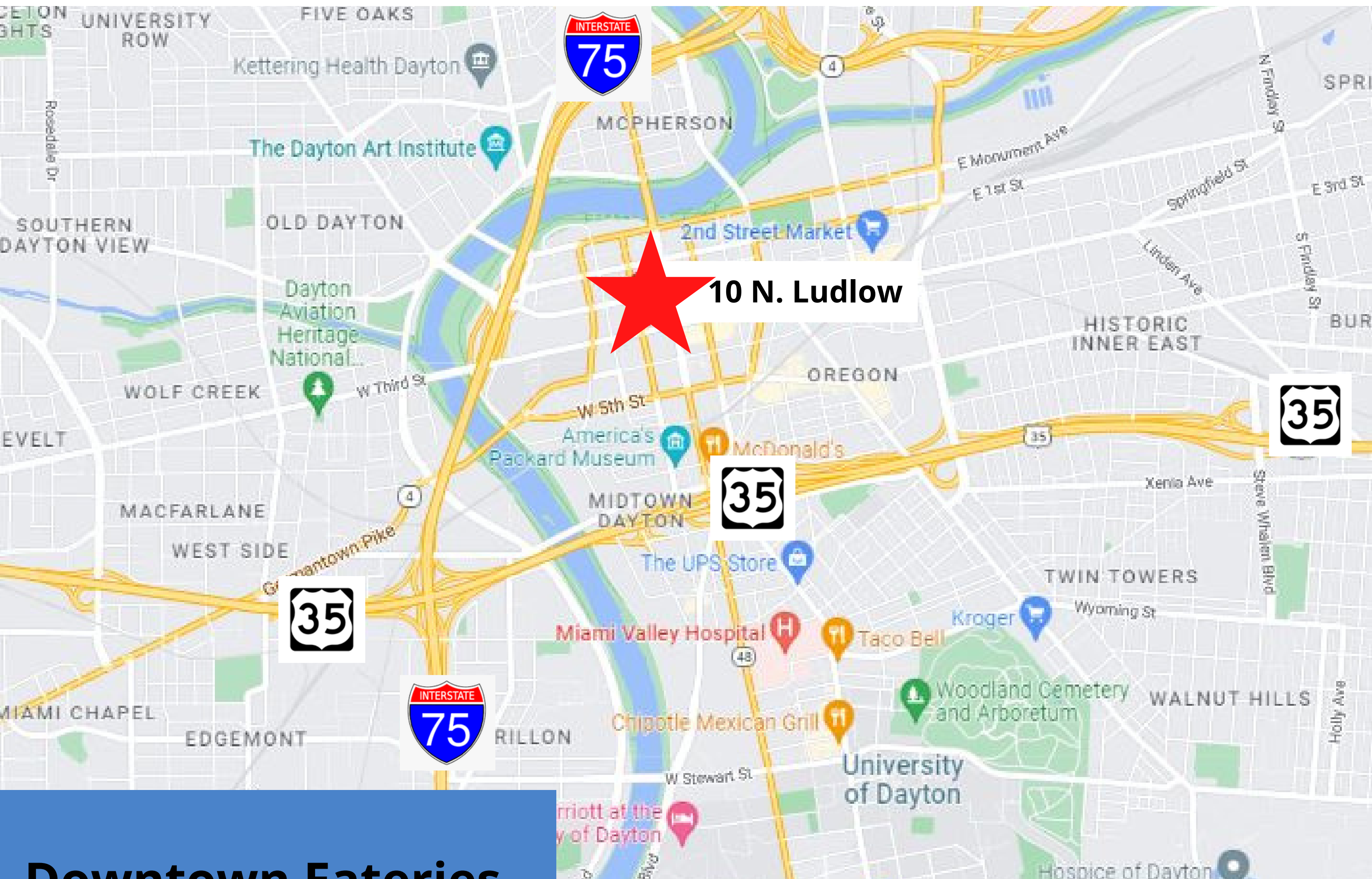
Just a short walk to Shuster Performing Arts Center, Victoria Theatre, restaurants, hotels, cultural centers, riverfront amenities and the home field for the minor league baseball team, the Dayton Dragon's.

Many new downtown living developments are also nearby. The Monument, The Lofts on St. Clair, Delco Lofts, and Performance Place offer many desirable downtown housing options.





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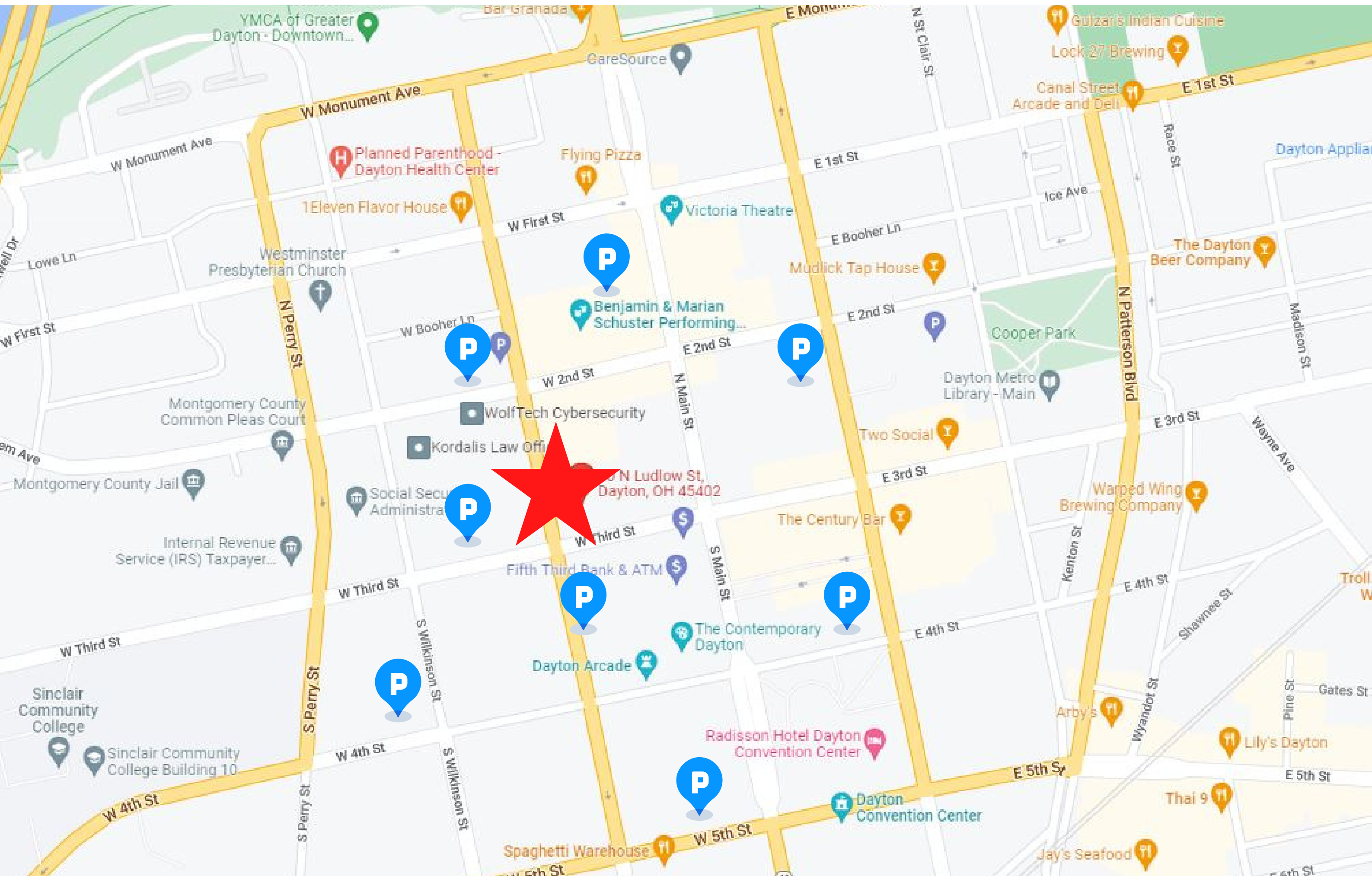
## Downtown Eateries

- Boston Stocker
- Carmen's Deli
- Flying Pizza
- Kobrick Coffee Co
- Mudlick Tap House
- Olive Mediterranean Grill
- Phebe's Cafe
- Salt Block Biscuit
- Table 33
- The Century Bar
- The Spaghetti Warehouse
- Third Perk Coffeehouse
- UNO Pizzeria & Grill
- Twist Cupcakery





# Courthouse Plaza SW



## Downtown Parking

- Air City Garage
- Arts Garage
- City of Dayton Municipal Parking
- Dayton Arcade
- N. Main St. Parking
- Reibold Garage
- S. Wilkinson St. Parking
- Stratacache Parking Garage







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For leasing information, please contact:

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