



33 W 1st Street, Dayton, OH 45402

FOR LEASE

1,377- 67,065 SF +/- Office



NABergman



+1 513 769 1700



bergmancommercial.com

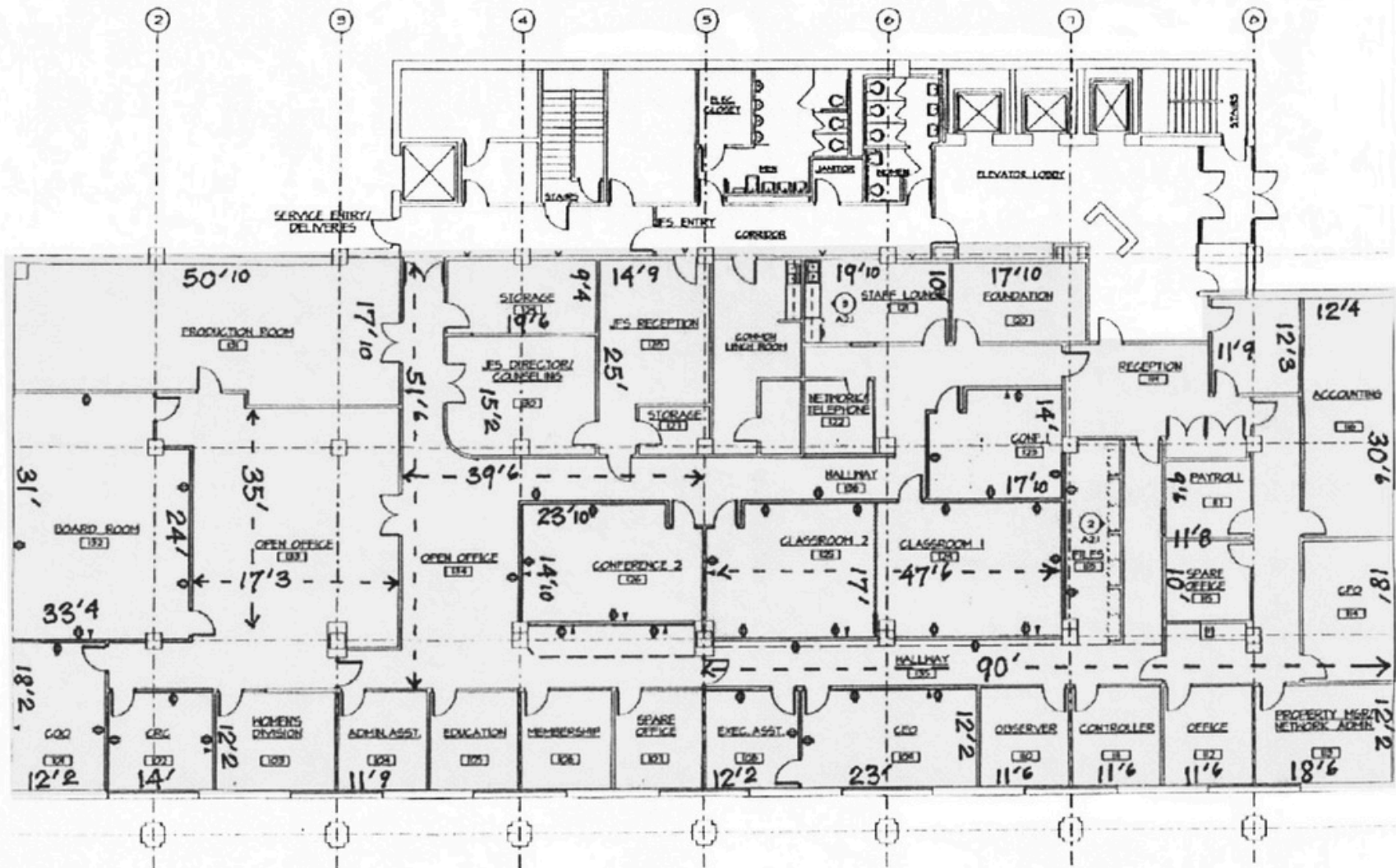


4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

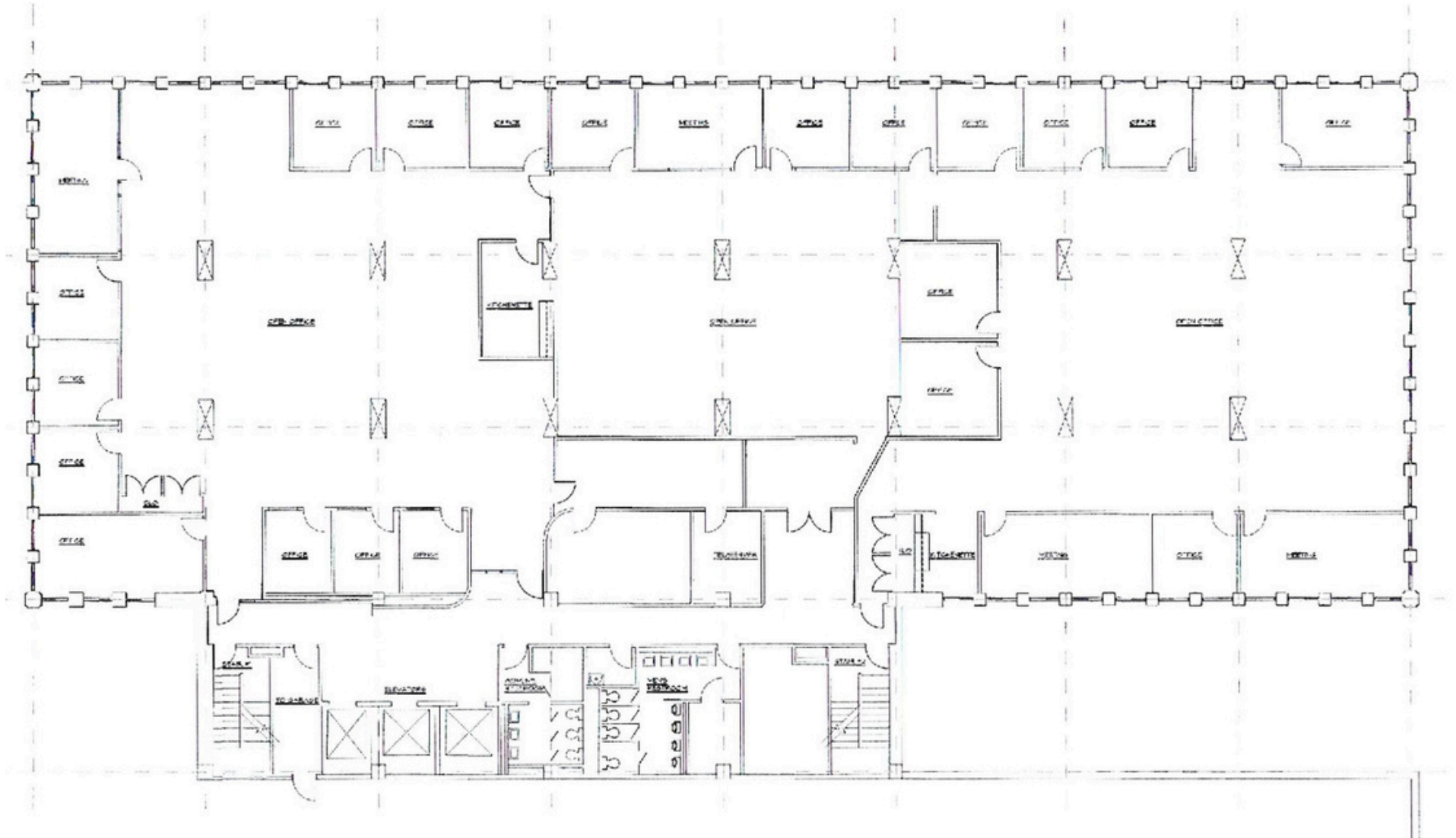
THE COOLIDGE WALL BUILDING

- 1 Year Free base rent, tenant pays opex of \$3.75/SF during free term. One month deposit and 1st month rent due at signing. 5 year term required
- \$12/SF FS
- Up to 67,065 +/- Available
- 15,300 +/- SF Floorplates
- New updates coming soon!!
- Suites from 1,377 SF to 15,300 SF
- Storage available on lower level

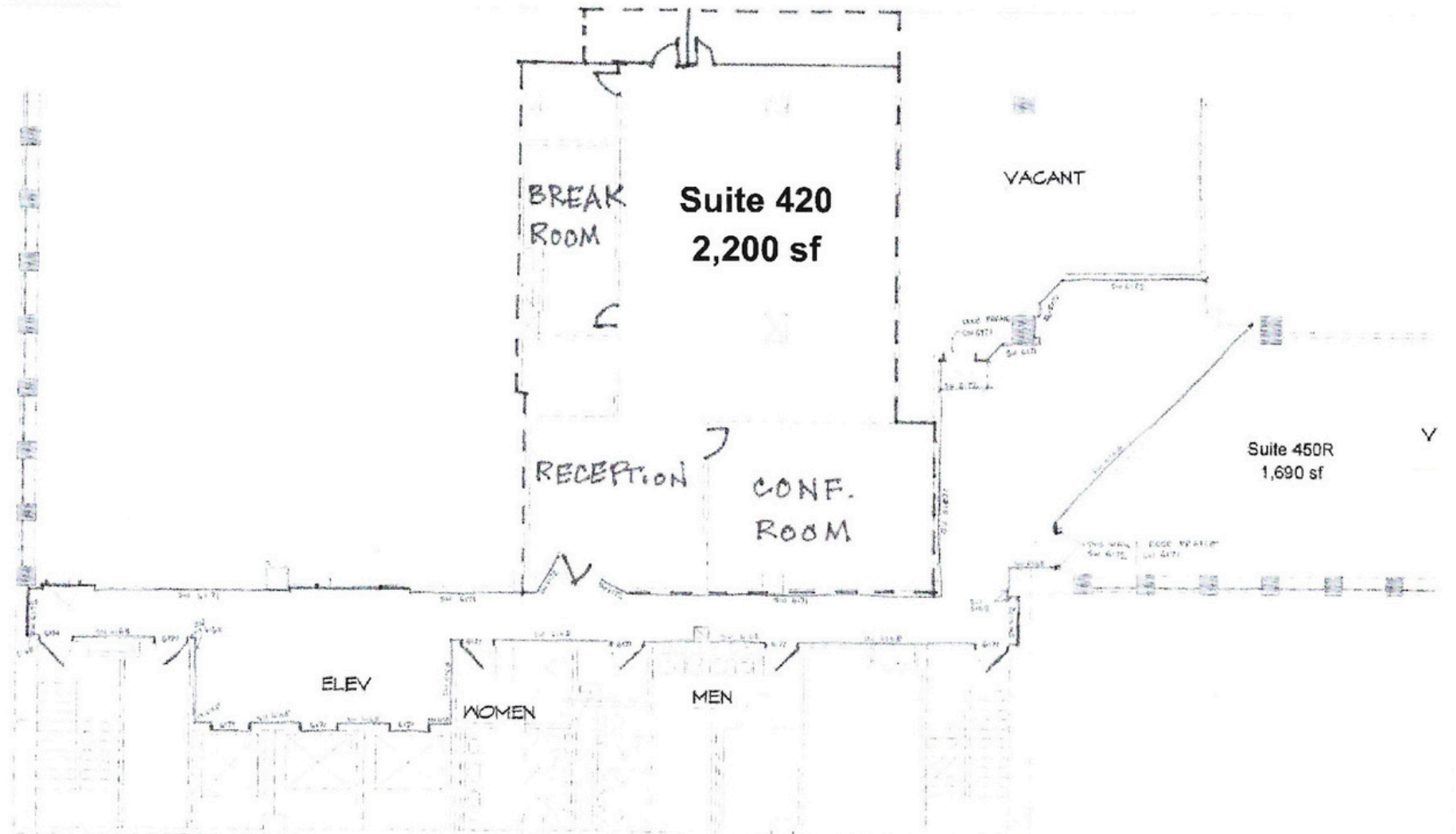
1ST FLOOR



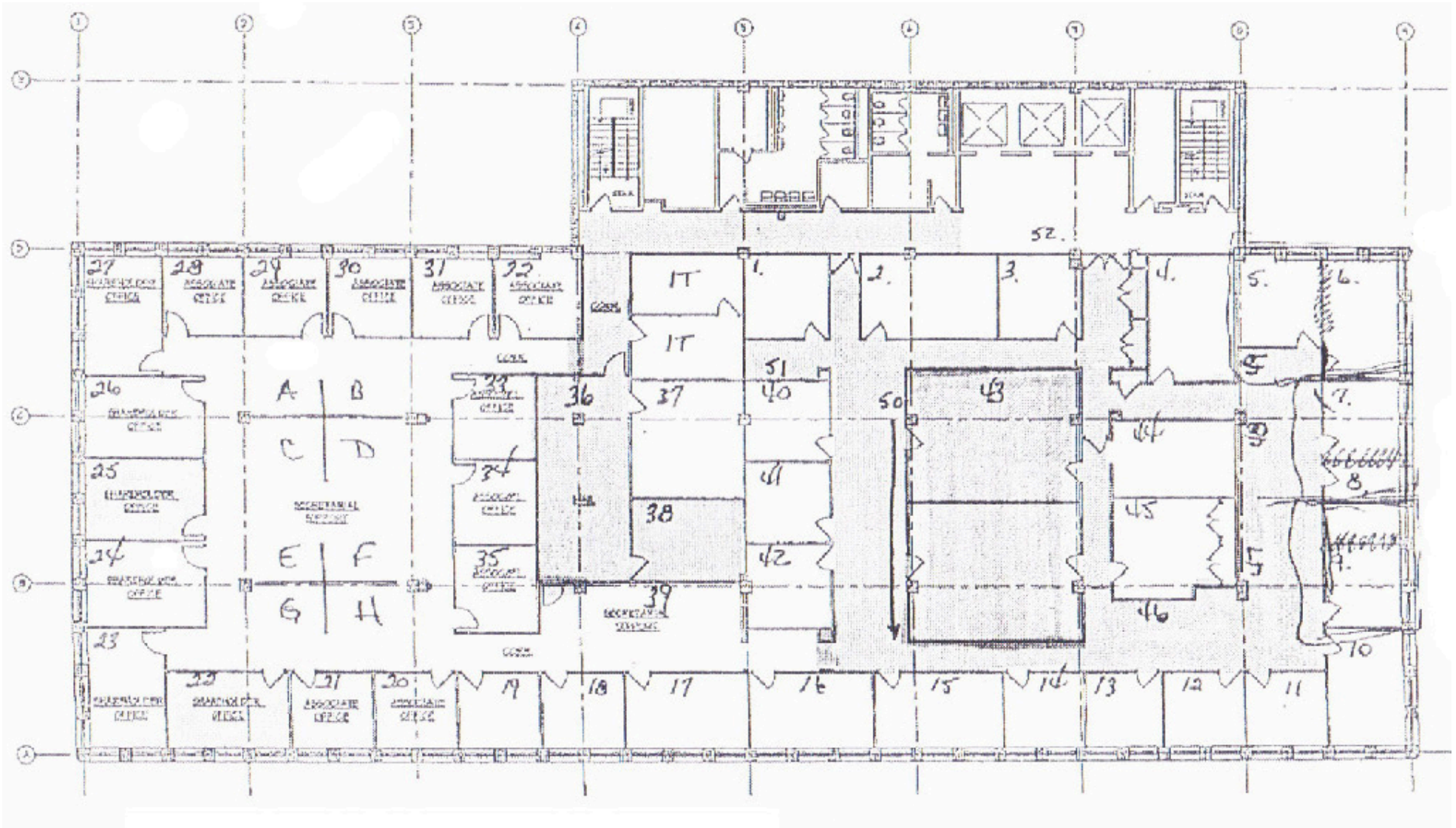
3RD FLOOR



4TH FLOOR



5TH FLOOR



FOR LEASE | 33 W 1st Street



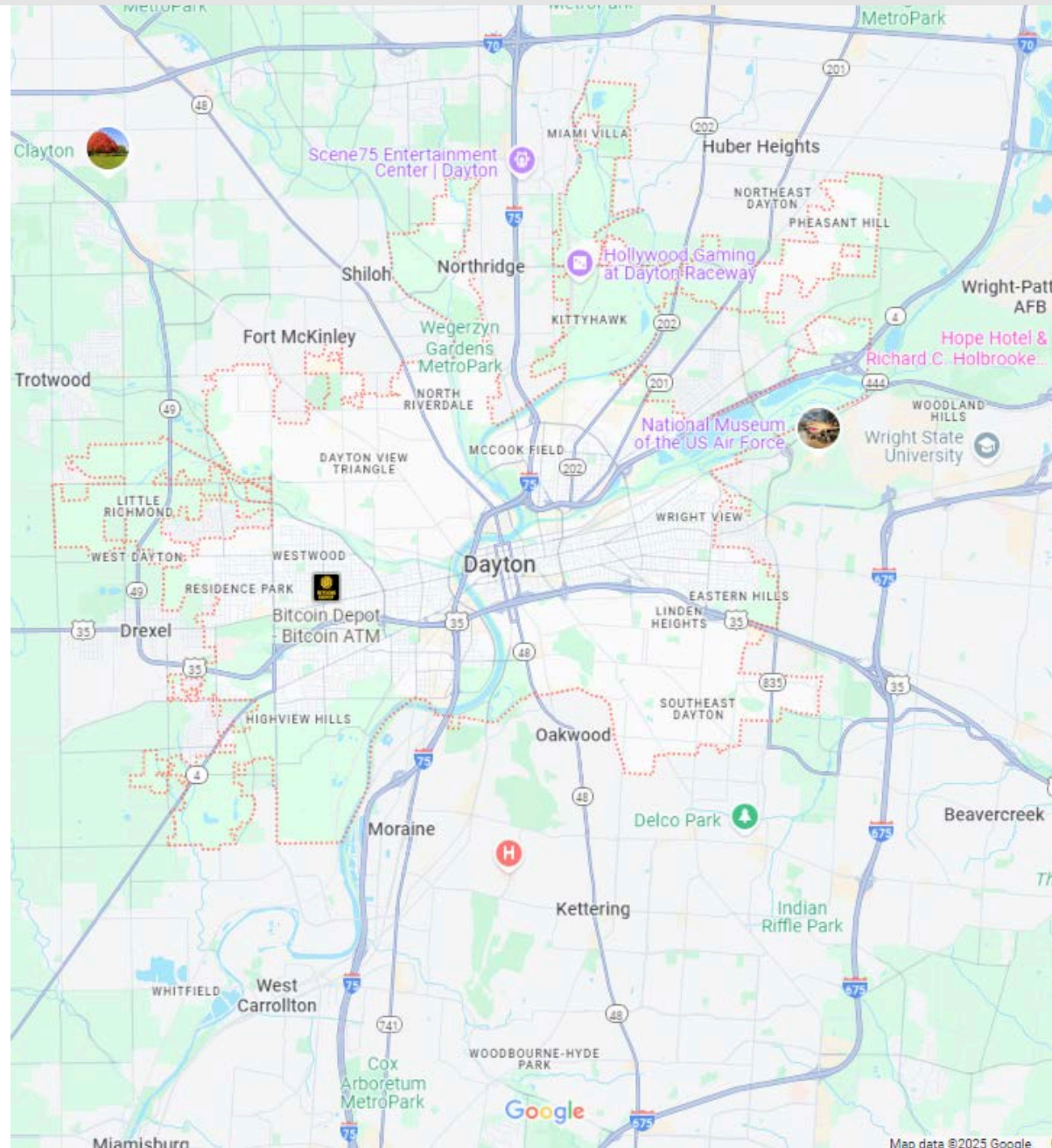
DAYTON, OH

Dayton, OH, is a city renowned for its innovative spirit and strategic location. As of 2024, the estimated population is 144,513 and the median household income is \$43,509, reflecting the diverse economic landscape.

Dayton is a hub for cutting-edge technology and research, with significant contributions from Wright-Patterson Air Force Base, the University of Dayton, and Wright State University. The city's prime location at the intersection of I-70 and I-75, coupled with robust railroad capacity and an international airport, makes it one of the most accessible cities in the nation.

Dayton offers multiple financial incentives for businesses, such as the Dayton Economic Attraction Program (DEAP) and the Dayton Development Fund. The primary industries driving Dayton's economy include Aerospace R&D, Human Sciences and Healthcare, Information Technology, and Advanced Materials & Manufacturing. With its innovative culture and strategic advantages, Dayton remains a key player in regional and national economic development.

*Sources: <https://daytonohio.gov/>
www.sitesusa.com



FOR LEASE | 33 W 1st Street



33 W 1st Street
Dayton, OH 45402

Daily
Parking Lot

Monthly
Parking Garage

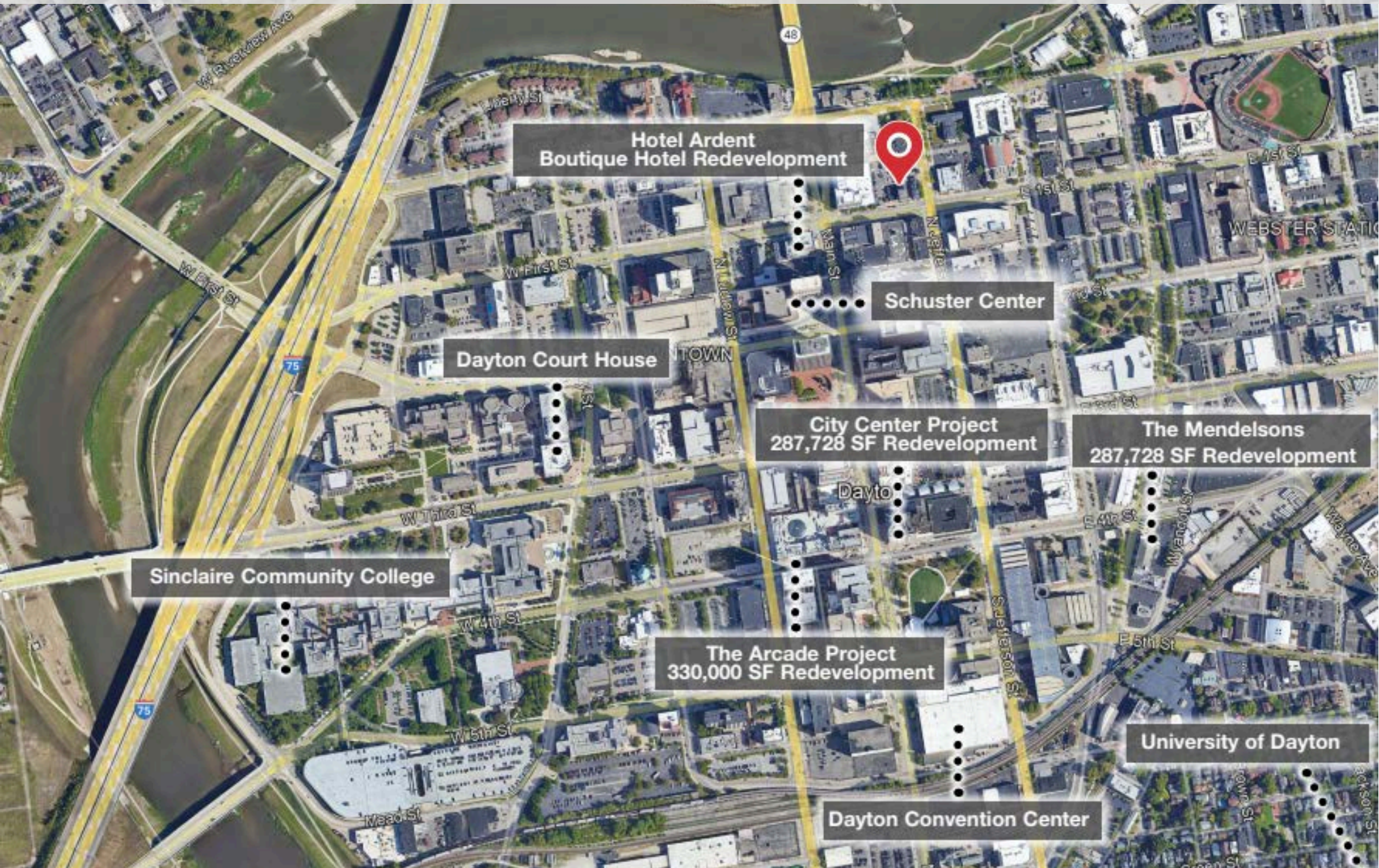
Monthly
Parking Garage

Monthly
Parking Garage

Hourly
Parking Lot



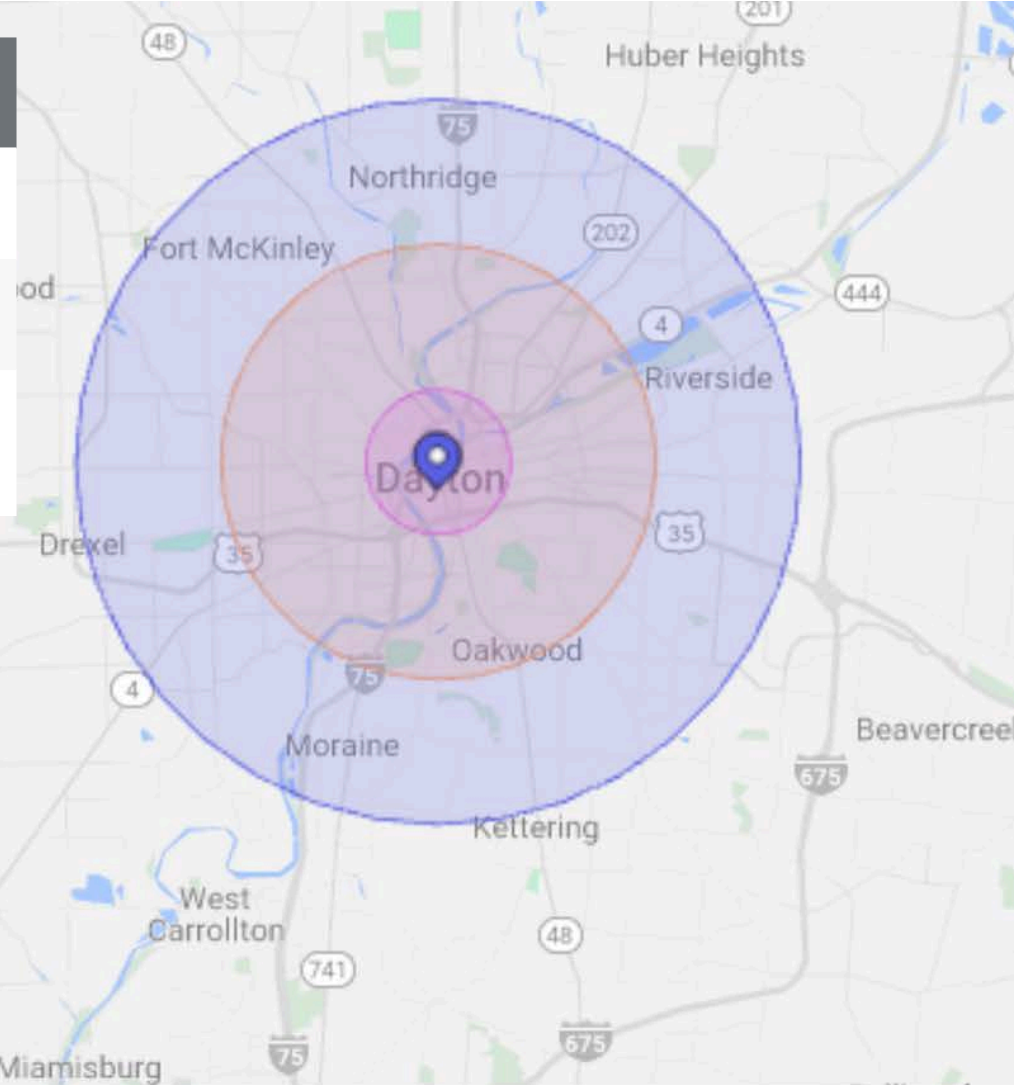
FOR LEASE | 33 W 1st Street



	1 Mile	3 Miles	5 Miles
Population	9,540	98,299	208,842
Households	5,293	39,321	90,978
Average HH Income	\$60,151.92	\$63,565.05	\$66,685.52

Ring Radius

- 1 mi
- 3 mi
- 5 mi



33 West 1st Street, Dayton, Ohio 45402, United States (Nearby Activity 250 ft) / West 1st Street, Dayton, OH | Jun 1st, 2024 - May 31st, 2025 | Ring Radius | Vol: 1 mi, 3 mi, 5 mi

THANK YOU

Scott Kaster

OH SAL. 2009000788
skaster@bergman-group.com
937.673.4366



STAY CONNECTED

