



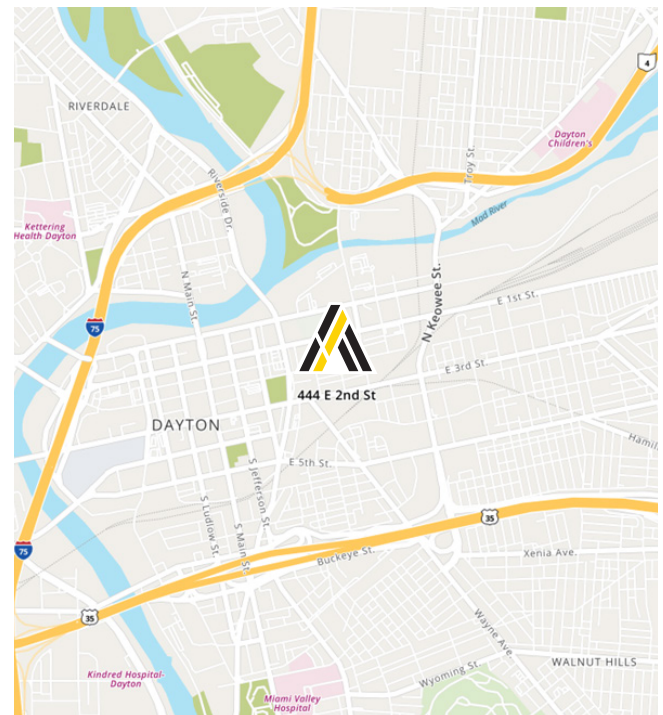
444 E. Second Street

Dayton, Ohio 45402

LEASE RATE:
\$16.50 PSF NNN

Property Highlights

- 15,700± SF Available on the first floor with a flexible floor plan that can easily accommodate both collaborative spaces and private offices. Almost move-in ready space. Just add furniture.
- **Prime Location in the Innovation District:** Situated at the heart of the Innovation District, next to the new AC Hotel and the 500,000 SF multi-use redevelopment The Delco.
- **Rare Exclusive Parking:** 45 Parking spaces in attached lot.
- **Modernized Infrastructure:** Recently upgraded with new HVAC, electrical, plumbing, security, fire protection, and life safety systems, offering a modern, efficient, and safe environment for your business.
- **Convenient Access to WPAFB:** Just 10 minutes to Area B of Wright-Patterson Air Force Base (WPAFB), providing easy access to government and military contracts.



Aaron Savino, SIOR

Principal

937.469.8269

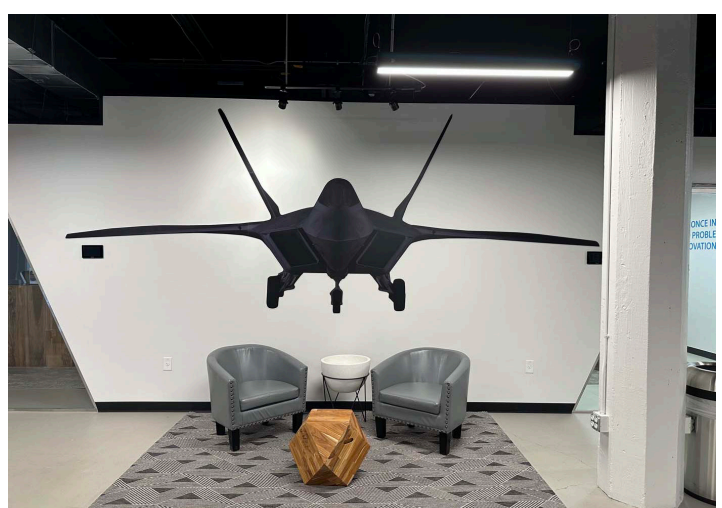
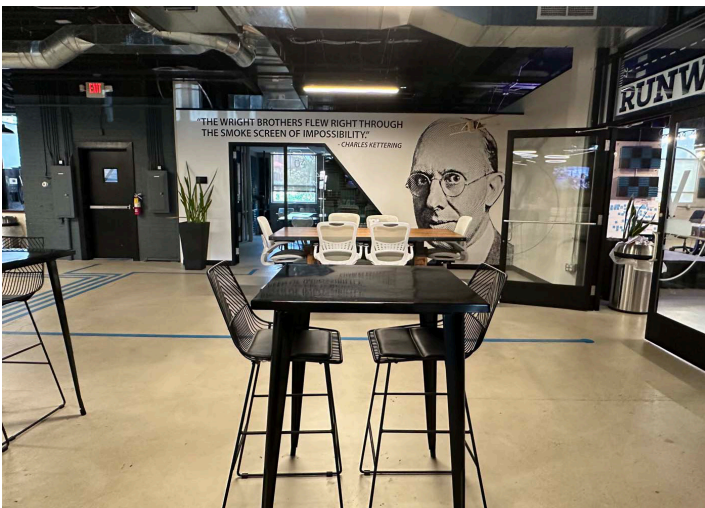
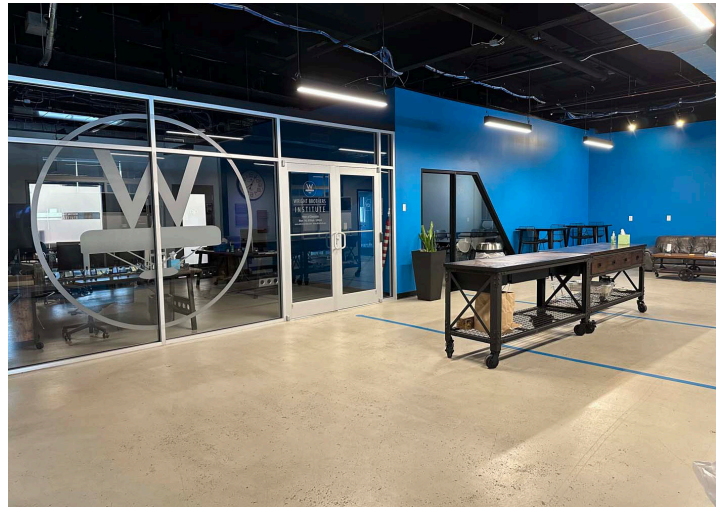
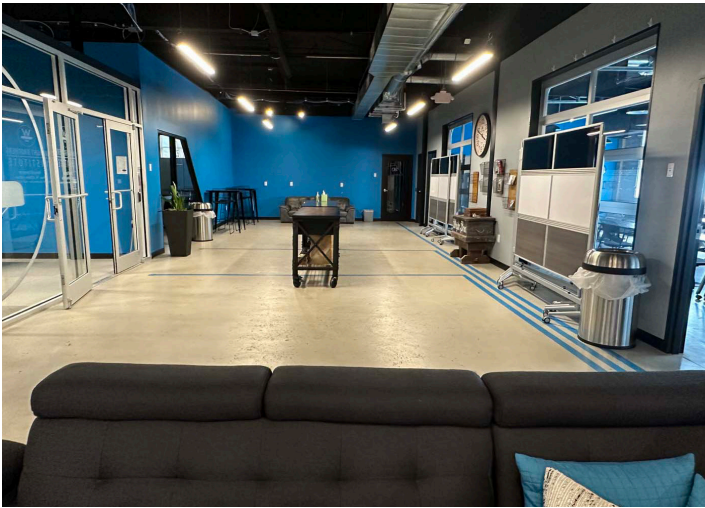
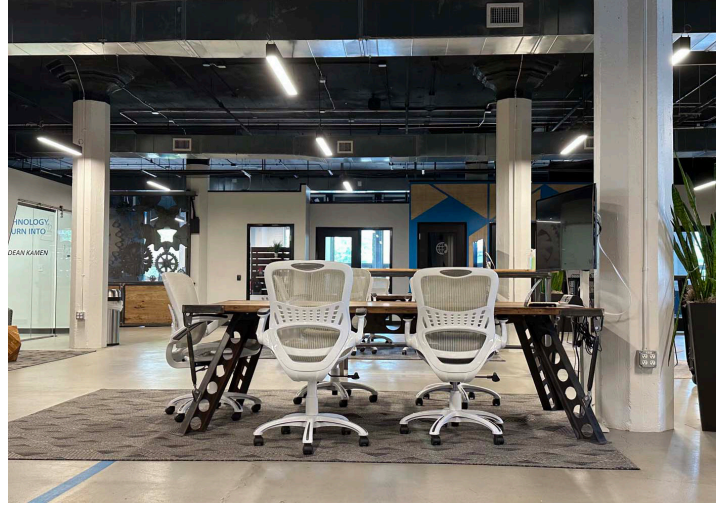
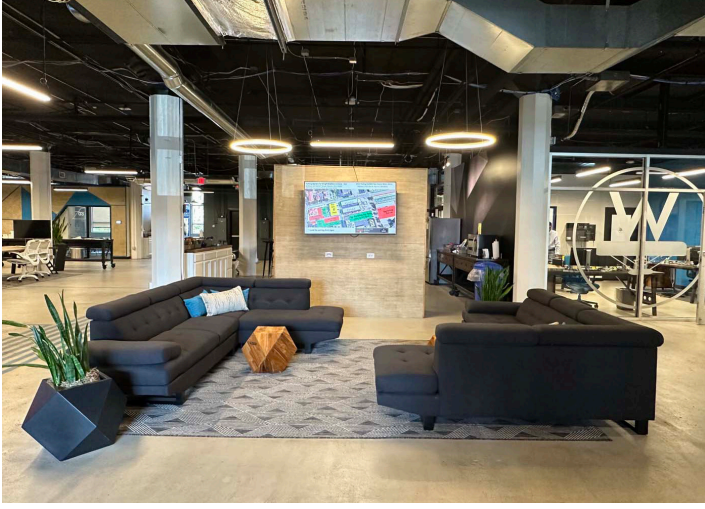
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Photos



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Floor Plan

