



The Delco

329 East First Street
Dayton, OH 45402

Timeline

Late 2023/ Early 2024 expected completion

Total Investment

65 million

Property Features

- > 19,600 SF retail/restaurant space
- > 77,400 SF office space (25,000 SF floorplates)
- > 160 residential units
- > Multiple amenities including fitness center, rooftop pool and dog area
- > 482-space public parking garage

Located just minutes from downtown Dayton, the University of Dayton's campus and easily accessible from I-75/I-675, The Delco, formerly known as Mendelsons, is a historic building that has been a community landmark for decades. The office, retail and restaurant spaces are a part of the Water Street District and walkable to Day Air Ballpark, the AC Hotel by Marriott and numerous dining and entertainment establishments. Once construction is completed, The Delco will offer unparalleled vibrancy and convenience to all of downtown Dayton and its visitors.

