



## Talbott Tower

131 N. Ludlow Street  
Dayton, Ohio 45402

**LEASE RATE:**  
**\$14.00 PSF**  
**FULL SERVICE**

### Property Highlights

- Office suites from 1,000 to 30,000 SF
- Flexible office and retail finishes
- Interior lobby remodeled in 2020
- Cable, internet and wi-fi ready
- 2019 Roof and environmental updates
- LED lighting
- Conveniently located near Downtown attractions and 3 blocks from I-75
- Excellent highway access



**Steve Ireland**

Vice President

937.469.8254

Steve.Ireland@ApexCommercialGroup.com



# Talbott Tower

131 N. Ludlow Street  
Dayton, Ohio 45402

## Amenities

- On-site Management and Maintenance
- Inside Garage with Valet Parking
- Car Wash Services (available for a fee)
- Indoor parking capacity of 295 vehicles
- On-site Security
- Business Center
- Conference Rooms
- Fitness Center (Professionally Managed)
- Retail and restaurants on ground floor
- Dry Cleaning/Laundry Services available
- Concierge Service available



[ApexCommercialGroup.com](http://ApexCommercialGroup.com)



# Talbott Tower

131 N. Ludlow Street  
Dayton, Ohio 45402



## Photos



[ApexCommercialGroup.com](http://ApexCommercialGroup.com)