



4,050 SF+/-  
CLASS A OFFICE  
SPACE AVAILABLE  
601 E. THIRD ST. DAYTON, OHIO

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WOODARD  
DEVELOPMENT

## UNIQUE HISTORIC SETTING

The Manhattan, also known as the J. K. McIntire Building, built in 1912 and located at 601 E. Third St. in downtown Dayton's historic Webster Station neighborhood. The Building's name was changed in September 2019 in a tribute to Dayton's role in the Manhattan Project. The Monsanto Company leased the top three floors of the building from 1946 to 1948, for use as a laboratory to test the biological impact of polonium radiation on the Dayton Project's personnel, part of United States Military led Manhattan Project. The building was listed on the National Register of Historic Places in February of 2006 as part of the Dayton Power and Light Building Group.

### TOP IMPROVEMENTS & UPGRADES

- concrete & brick structure
- renovation started 2019, completed 2021
- 6 floors, each with it's own core rest room & kitchen
- new roof, hvac, electrical, plumbing, security/access
- fire protection, life safety systems
- complete interior renovation keeping historic aspects of the building via adaptive re-use



The Manhattan Building is a unique opportunity to become part of the collaboration within Dayton's Innovation District and tech hub.



## UNIQUE HISTORIC SETTING.



The Manhattan, is a historic adaptive re-use project featuring Class A, loft style, office space in the bustling Innovation District within Dayton's historic Webster Station. Surrounded by dining, nightlife & living options. Join some of Dayton's most respected Tech Firms and become part of the Innovation History.

### AVAILABLE SPACE

Newly constructed office space (4,050 SF +/-, 2nd Floor)  
Class A Office Space, Move in ready, \$24/SF rate includes  
Utilities, Building Services & Taxes  
12' FT. Finished Ceilings, Exposed Brick Walls, Secure Access  
Ample Surface Parking Spaces Available at No Charge  
Existing Furniture may convey, is available for purchase.



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## CREATIVE MODERN USE.



1ST FLOOR LOBBY  
& ELEVATOR



ENTRY WAY  
(BACK SIDE  
OF  
BUILDING)

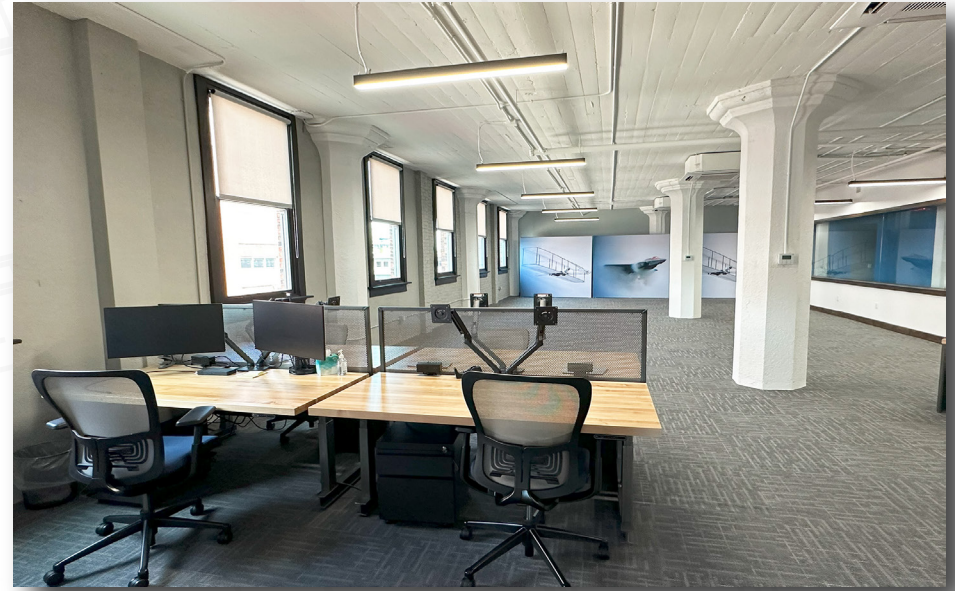


UNIQUE HISTORIC SETTING.



2ND FLOOR 4,050 SF +/- OFFICE SPACE

CREATIVE MODERN USE.



2ND FLOOR 4,050 SF +/- AVAILABLE SPACE (NORTH)



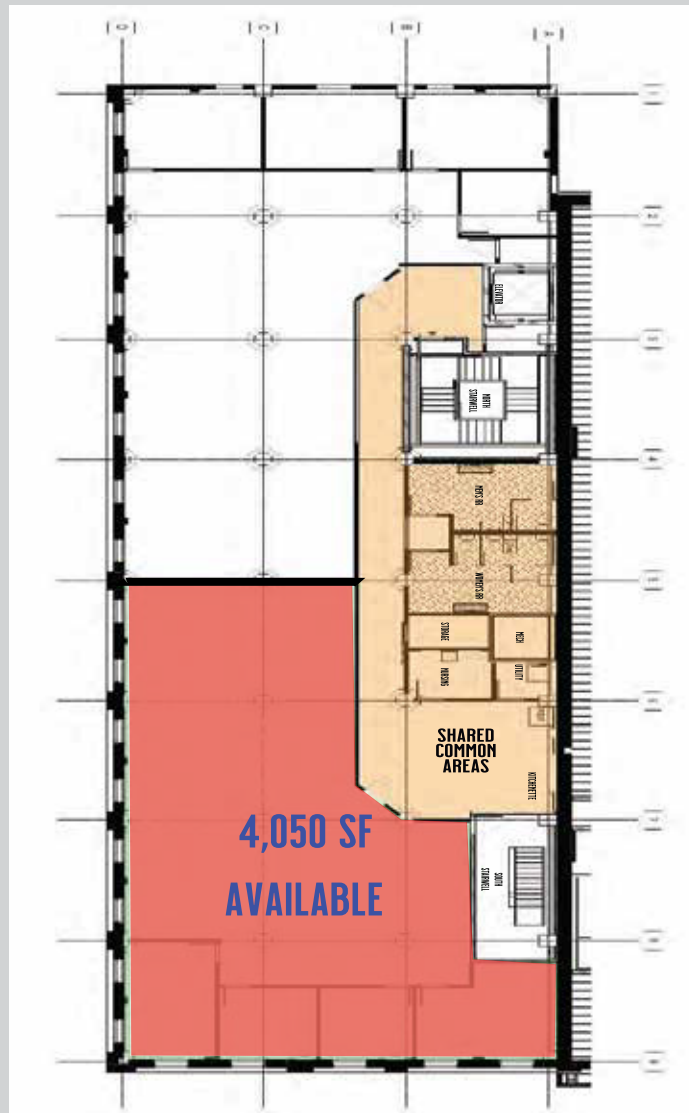
2ND FLOOR 4,050 SF +/- ENTRY VIEW (EAST)



2ND FLOOR 4,050 SF +/- AVAILABLE SPACE (SOUTH)



## SECOND FLOOR.



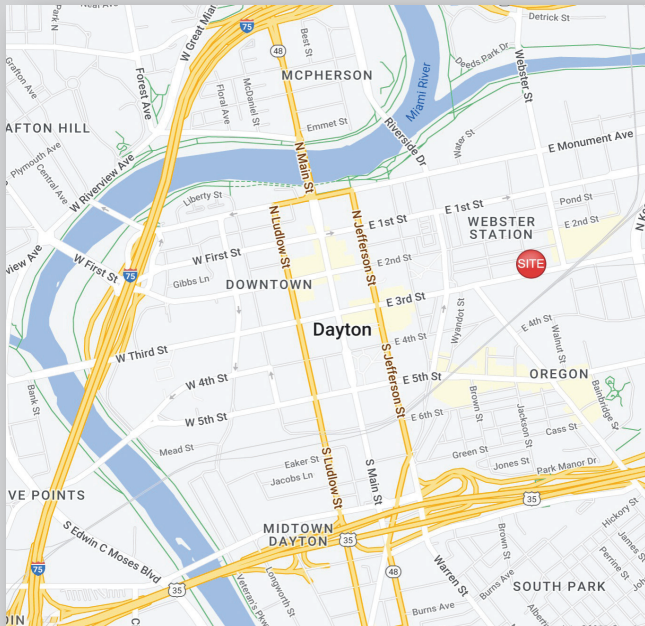
2ND FLOOR 4,050 SF +/- FLOOR PLAN

## FRONT & WEST SIDE.



An unparalleled combination of historic, adaptive, re-use, technology & entrepreneur based collaboration in the heart of the Innovation District in Dayton, Ohio.

## LOCATION & ACCESS.



601 E. THIRD ST. DAYTON, OH

Multiple convenient access points via major thoroughfares and interstates.

Located 6 Miles, under a 10 minute drive to Wright-Patterson AFB, 15 Minutes from the Dayton International Airport and an hour from Cincinnati, OH and Columbus, OH.

Over \$3 Billion Dollars in both public and private sector developments in Downtown Dayton since 2010, with many more in progress.



## PROVIDERS/TENANTS.



INTERNET PROVIDERS AVAILABLE



JOIN THESE AMAZING COMPANIES IN THE MANHATTAN.



# THE MANHATTAN

DAYTON  
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THE  
MANHATTAN