



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.



WOODARD
DEVELOPMENT

UNIQUE HISTORIC SETTING.



CREATIVE MODERN USE.



1ST FLOOR LOBBY
& ELEVATOR

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.



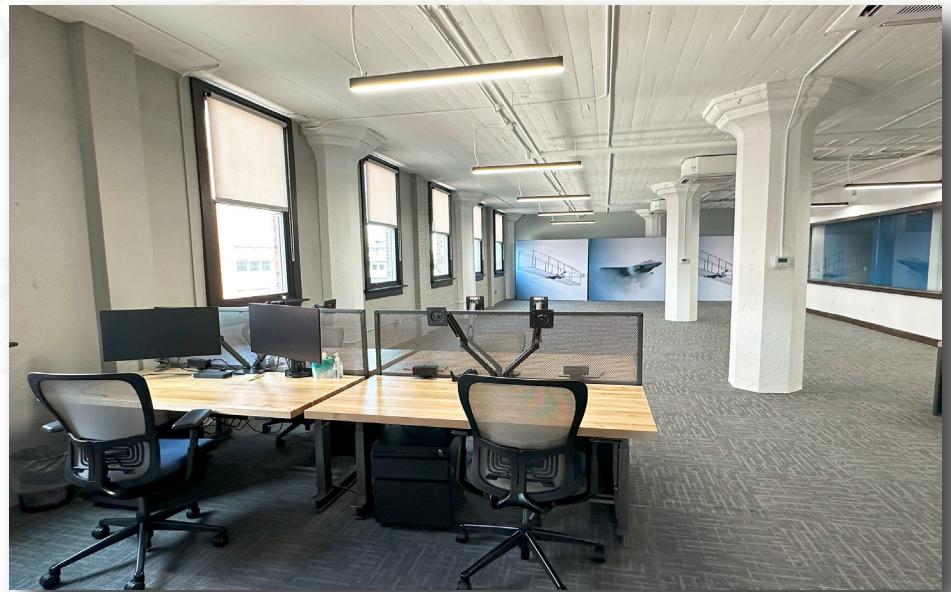
ENTRY WAY
(BACK SIDE
OF
BUILDING)

UNIQUE HISTORIC SETTING.



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

CREATIVE MODERN USE.



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

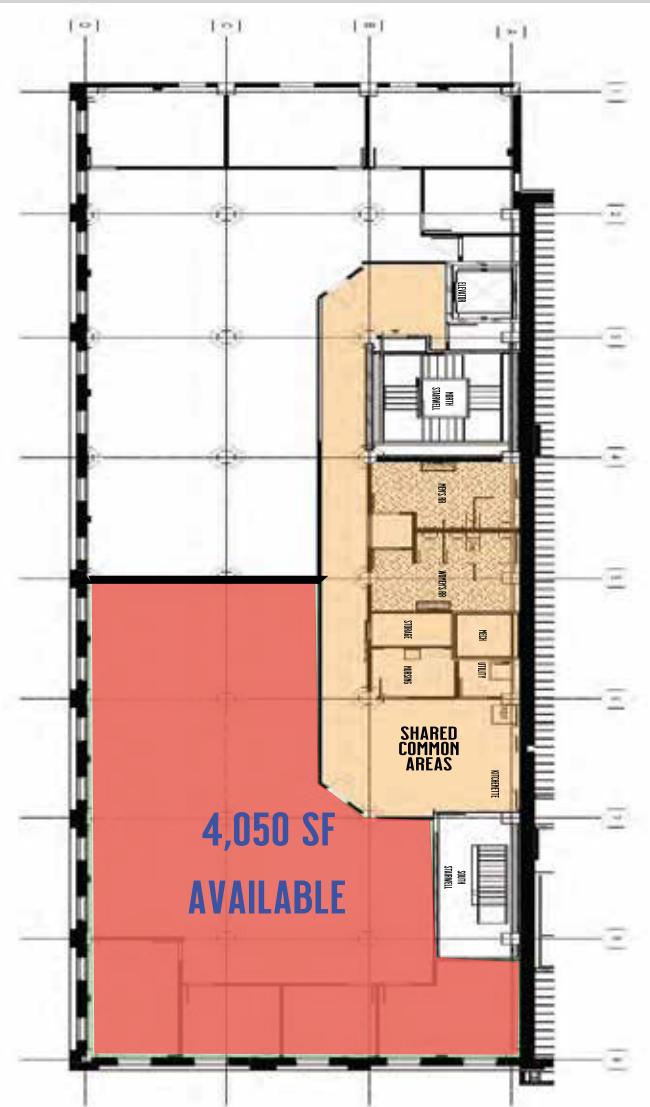


2ND FLOOR 4,050 SF +/- ENTRY VIEW (EAST)



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

SECOND FLOOR.



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

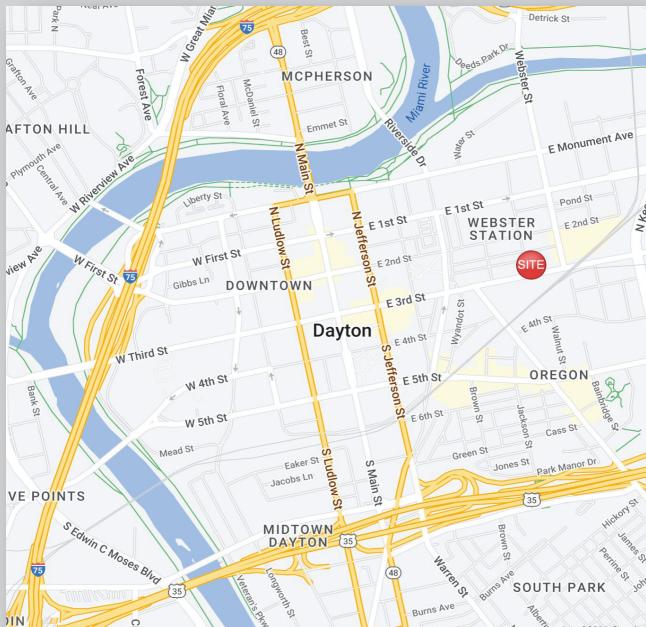


FRONT & WEST SIDE.



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.



WOODARD
DEVELOPMENT

PROVIDERS/TENANTS.



altafiber
Spectrum



INTERNET PROVIDERS AVAILABLE



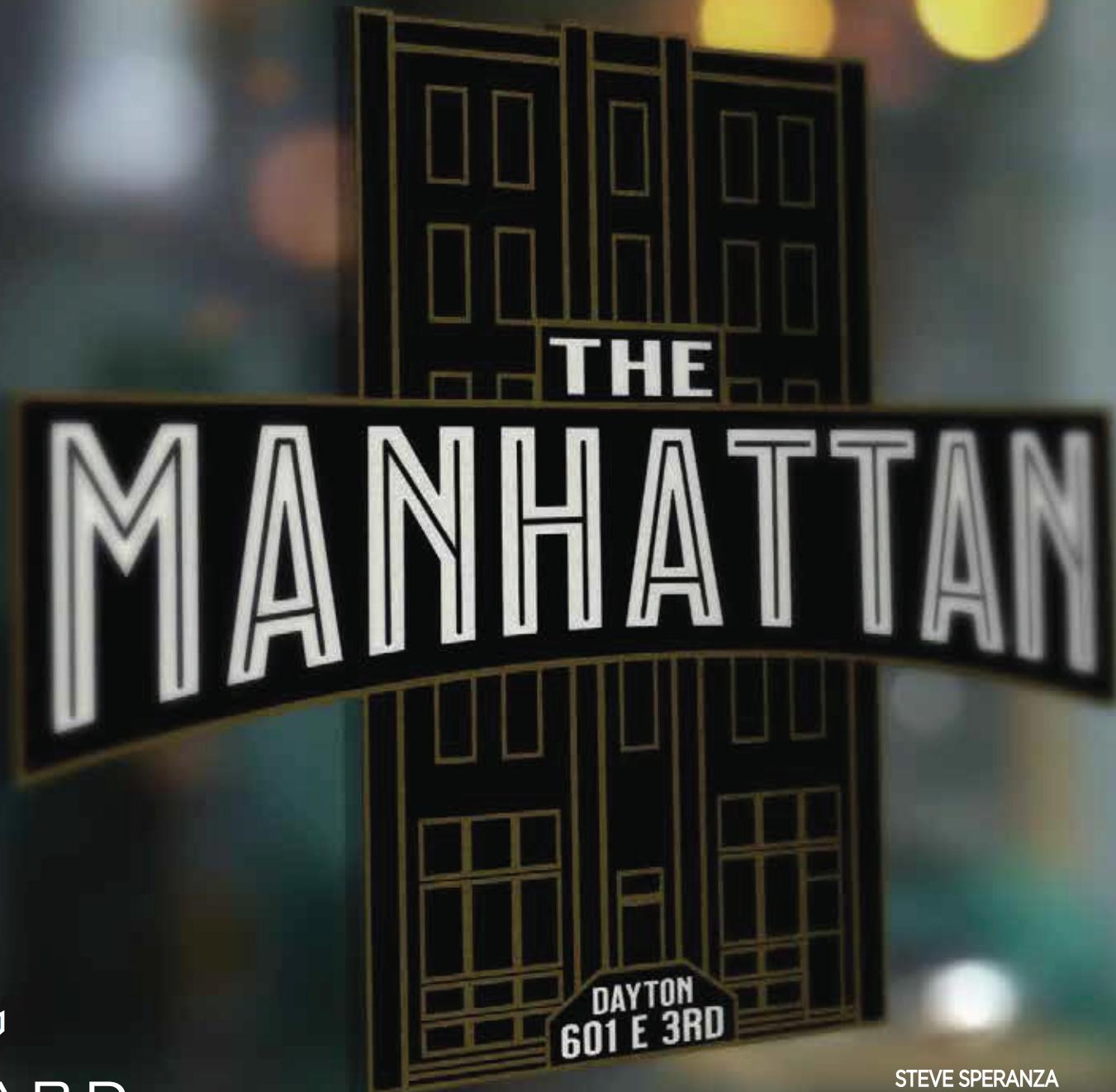
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THE
MANHATTAN