



## 425 N Findlay St

425 N Findlay St, Dayton, OH 45404



**COLDWELL BANKER  
COMMERCIAL**  
HERITAGE



**Lauren Rau**

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(937) 815-1380



## 425 N Findlay St

\$10.00 - \$14.00 /SF/YR

Great opportunity to position your business in a customized space, accessible to all key areas of Greater Dayton. Strategically located just minutes from Downtown, Wright Patterson Air Force Base, Wright State University, The University of Dayton, and Historic Districts. With the vacant space in shell condition, this is the PRIME TIME for a Tenant to layout a custom floorplan and finish out (details negotiable based on term), and enjoy a newly renovated space. Please refer to the images of floor one, just completed, indicating a concept of the level of finish out available for floors 2 and 3. Other key advantages include the balance of high visibility and convenience to OH-SR 4 and Findlay St., the privacy and security of 24/7 electronic access, tinted perimeter glass surround, and an enclosed parking lot (fully...

- Central location
- Paved and secured parking for up to 250 vehicles
- Full perimeter glass on upper floors
- Street visibility
- Proximity to I-75, OH-SR-4 and major surface streets



Rental Rate: \$10.00 - \$14.00 /SF/YR

Min. Divisible: 4,500 SF

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 55,081 SF

Year Built: 1957

Walk Score ©: 16 (Car-Dependent)

Rental Rate Mo: \$0.83 /SF/MO

## Basement

1

Space Available	11,256 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

## 2nd Floor

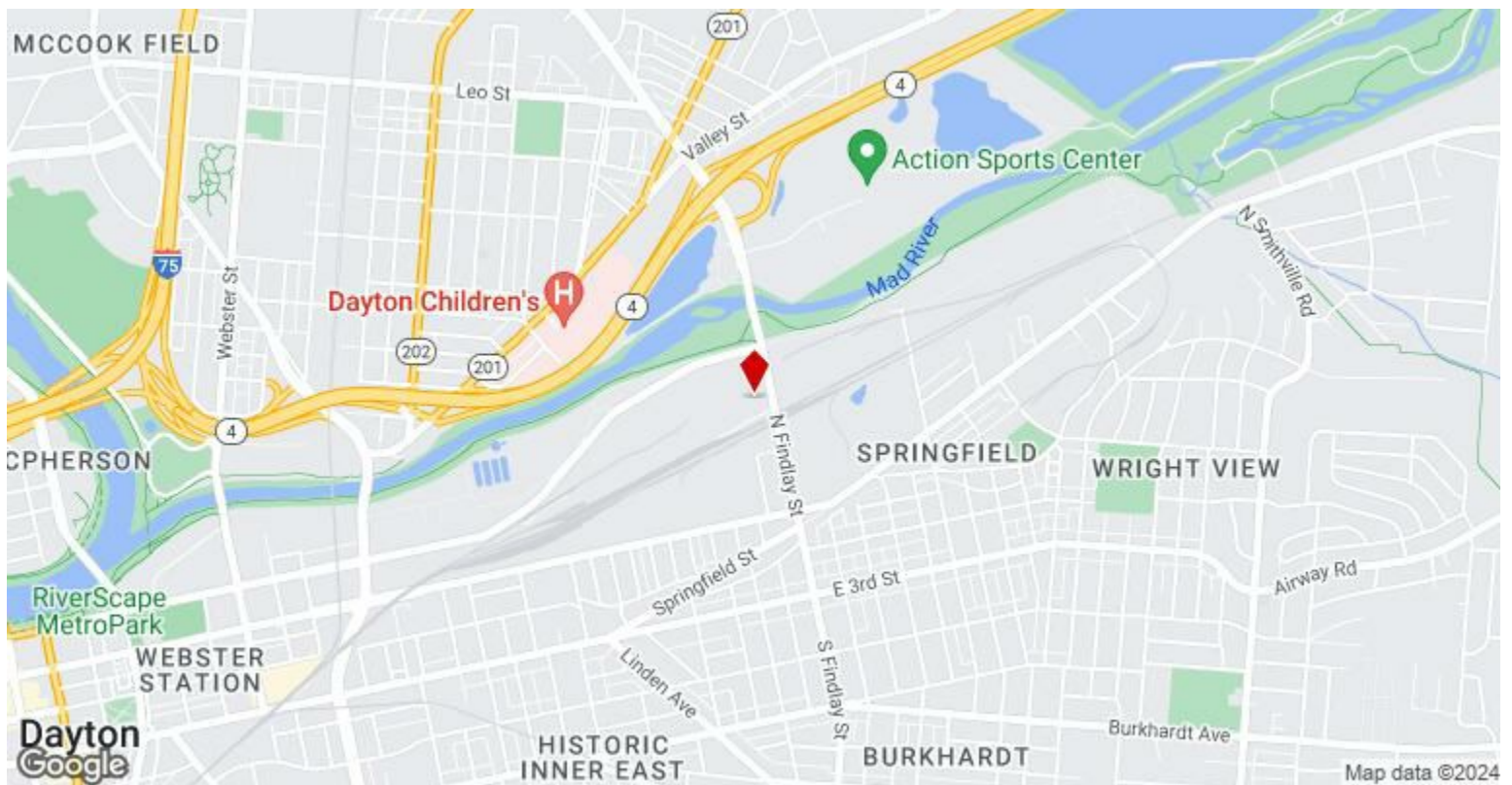
2

Space Available	4,500 - 14,542 SF
Rental Rate	\$14.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

## 3rd Floor

3

Space Available	4,500 - 11,256 SF
Rental Rate	\$14.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



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# Property Photos



4



5

# Property Photos

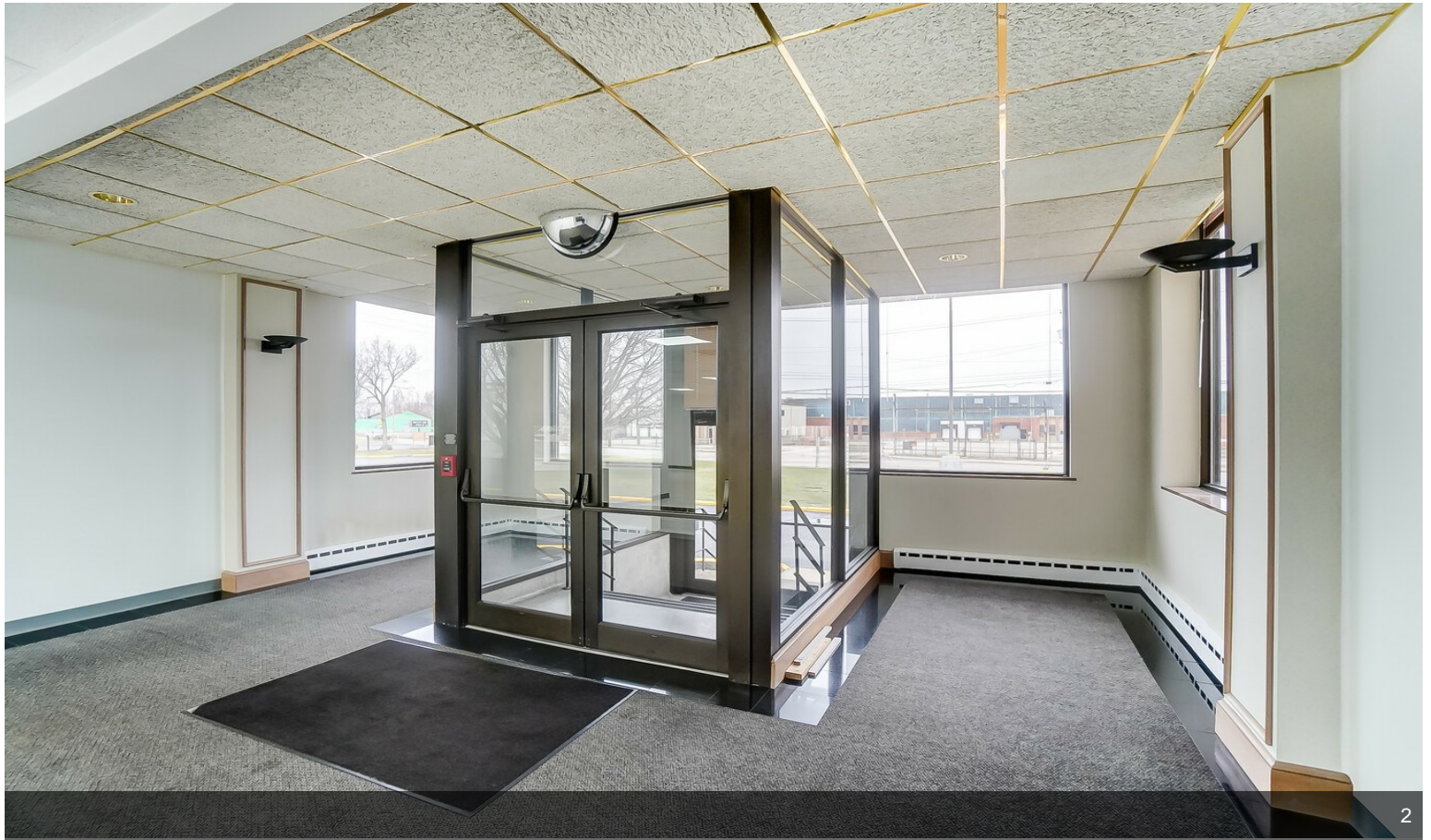


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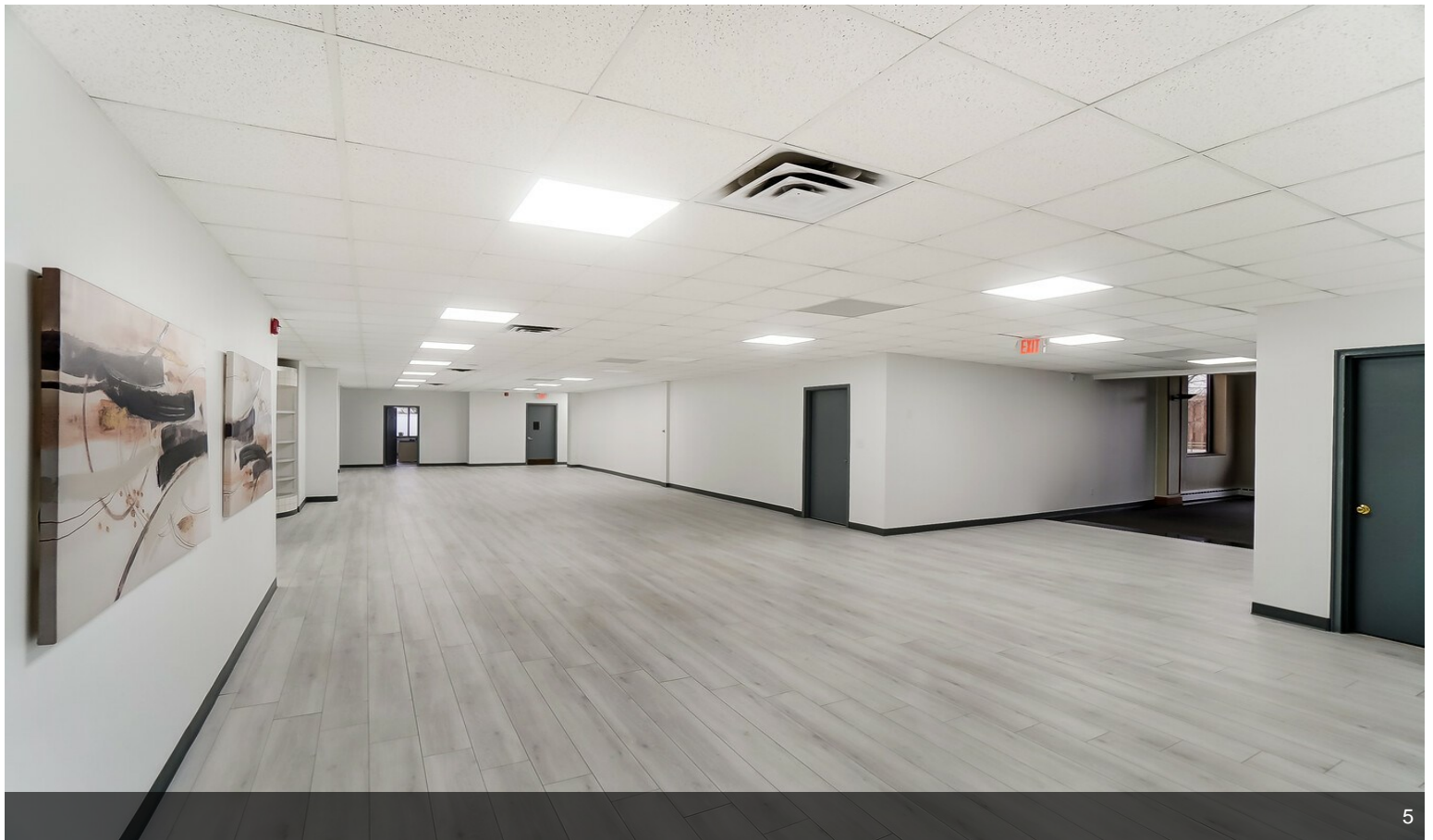
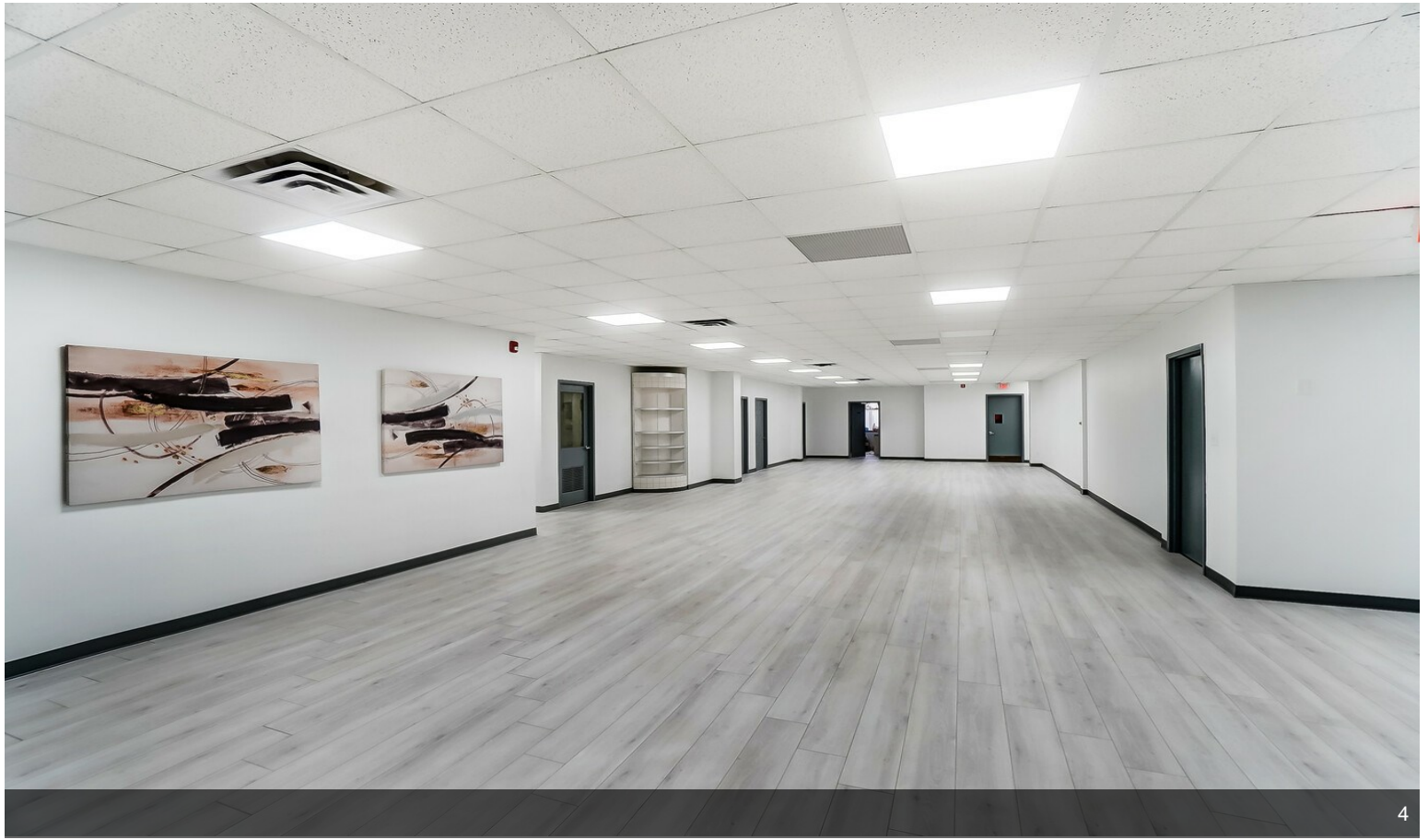


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# Property Photos

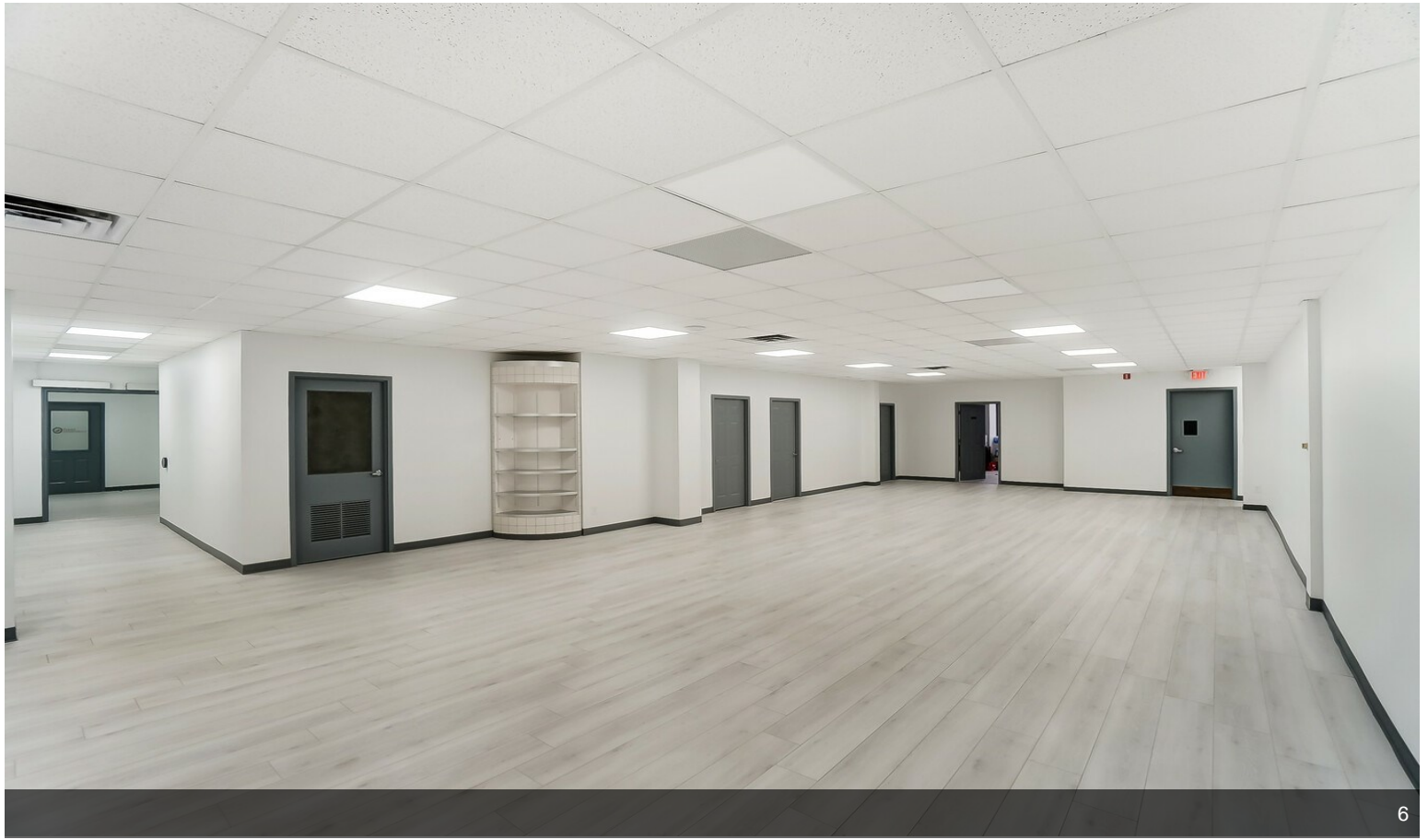


# Property Photos

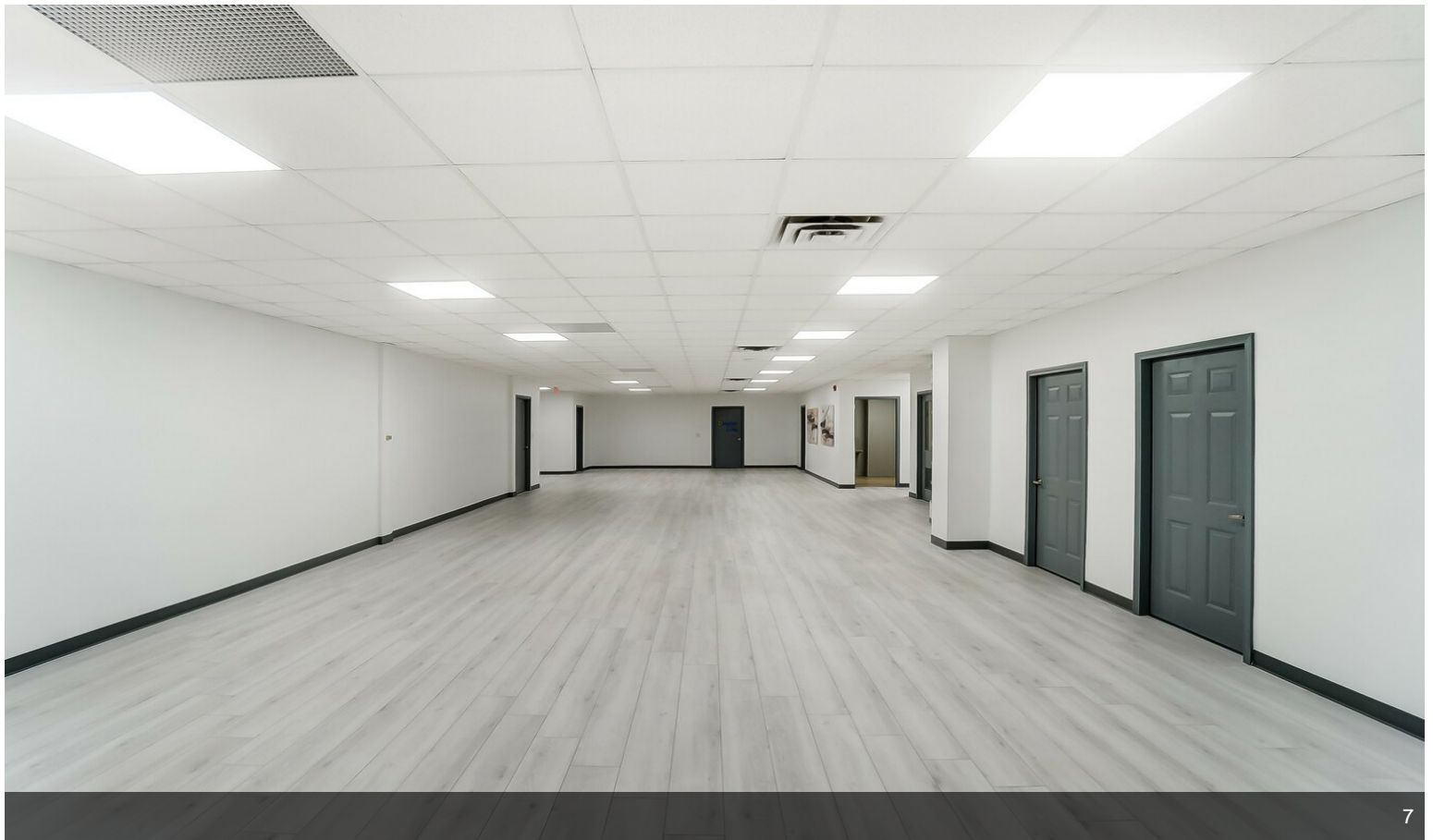




# Property Photos



6



7

# Property Photos

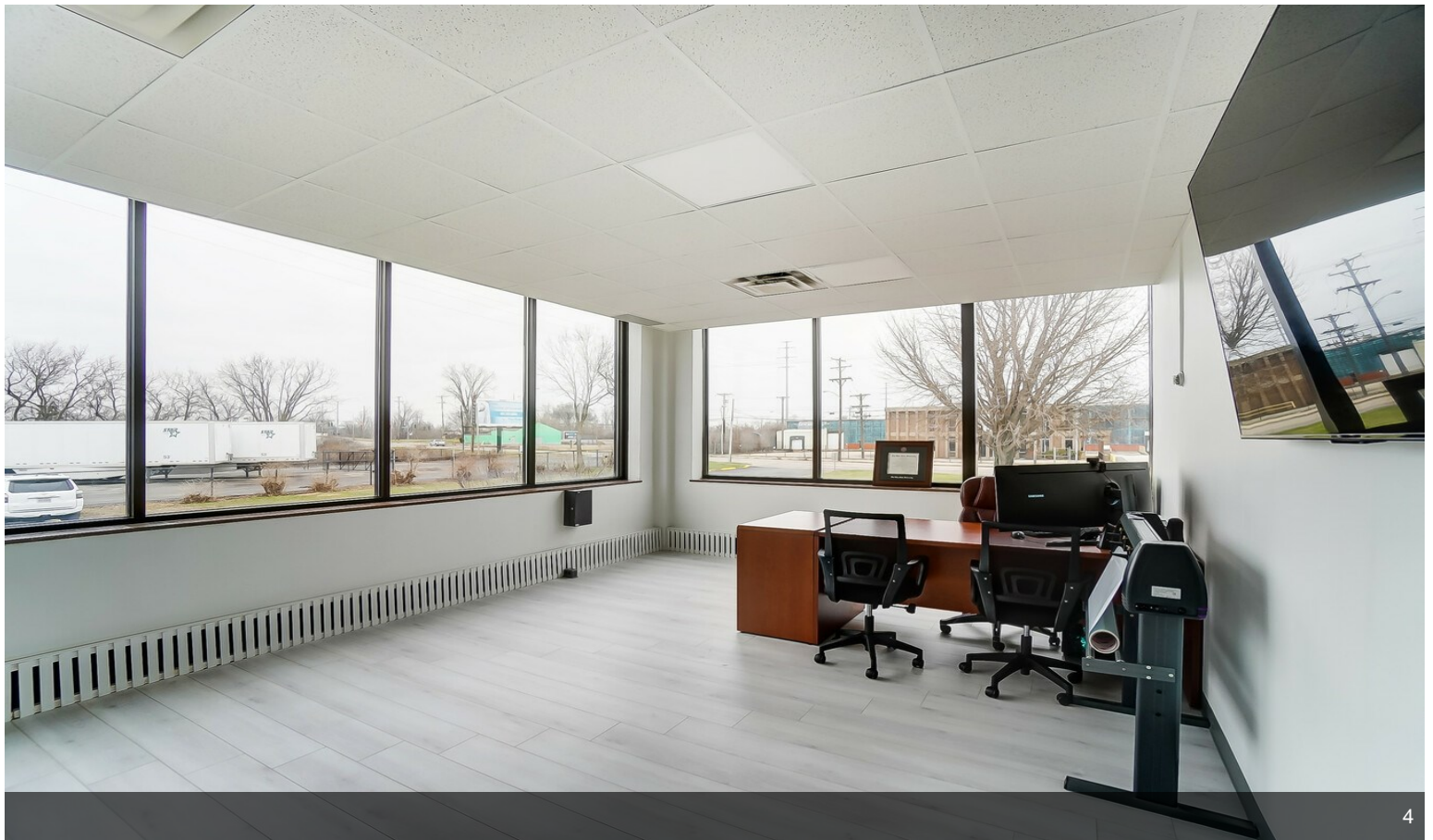


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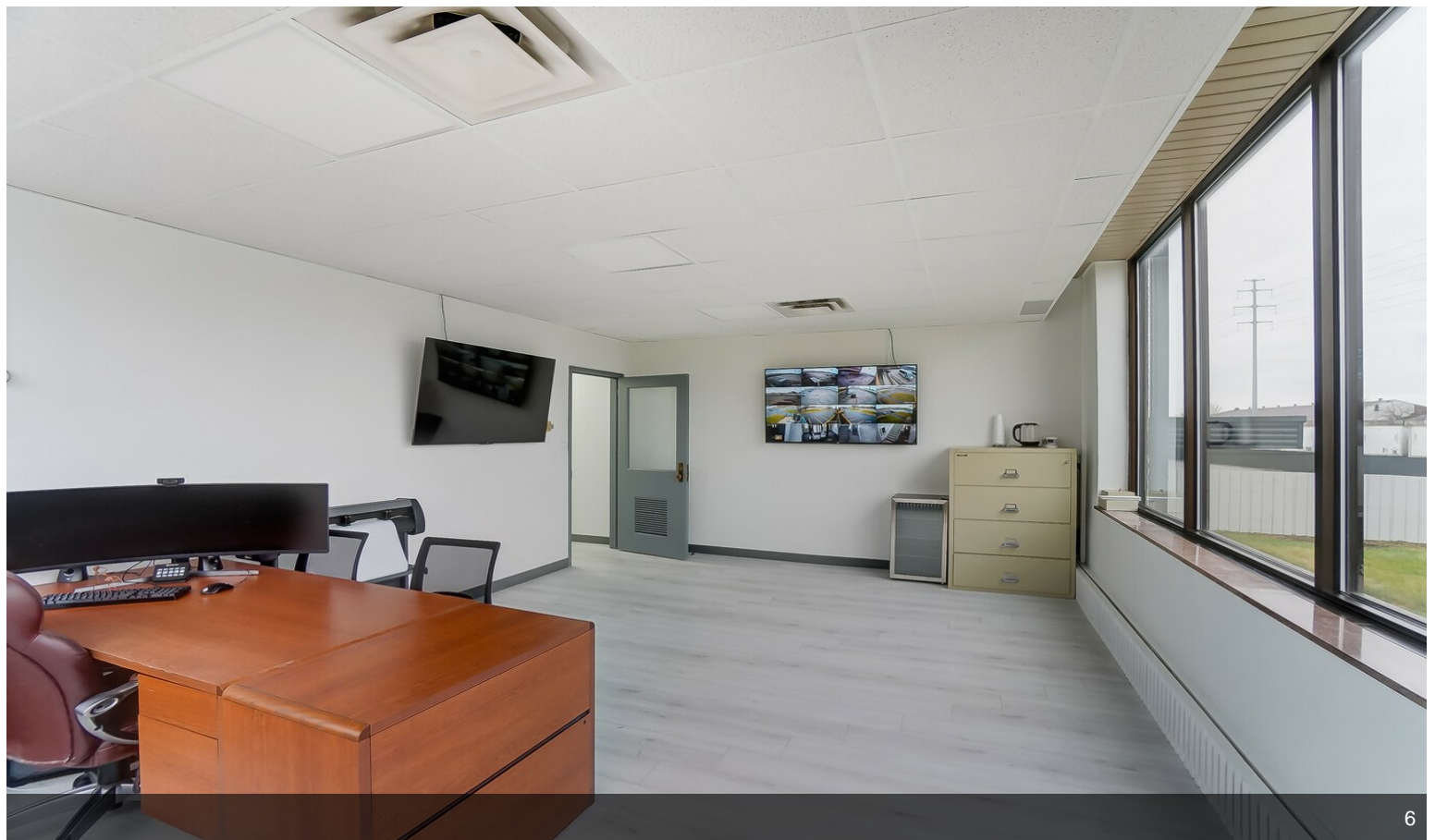


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# Property Photos



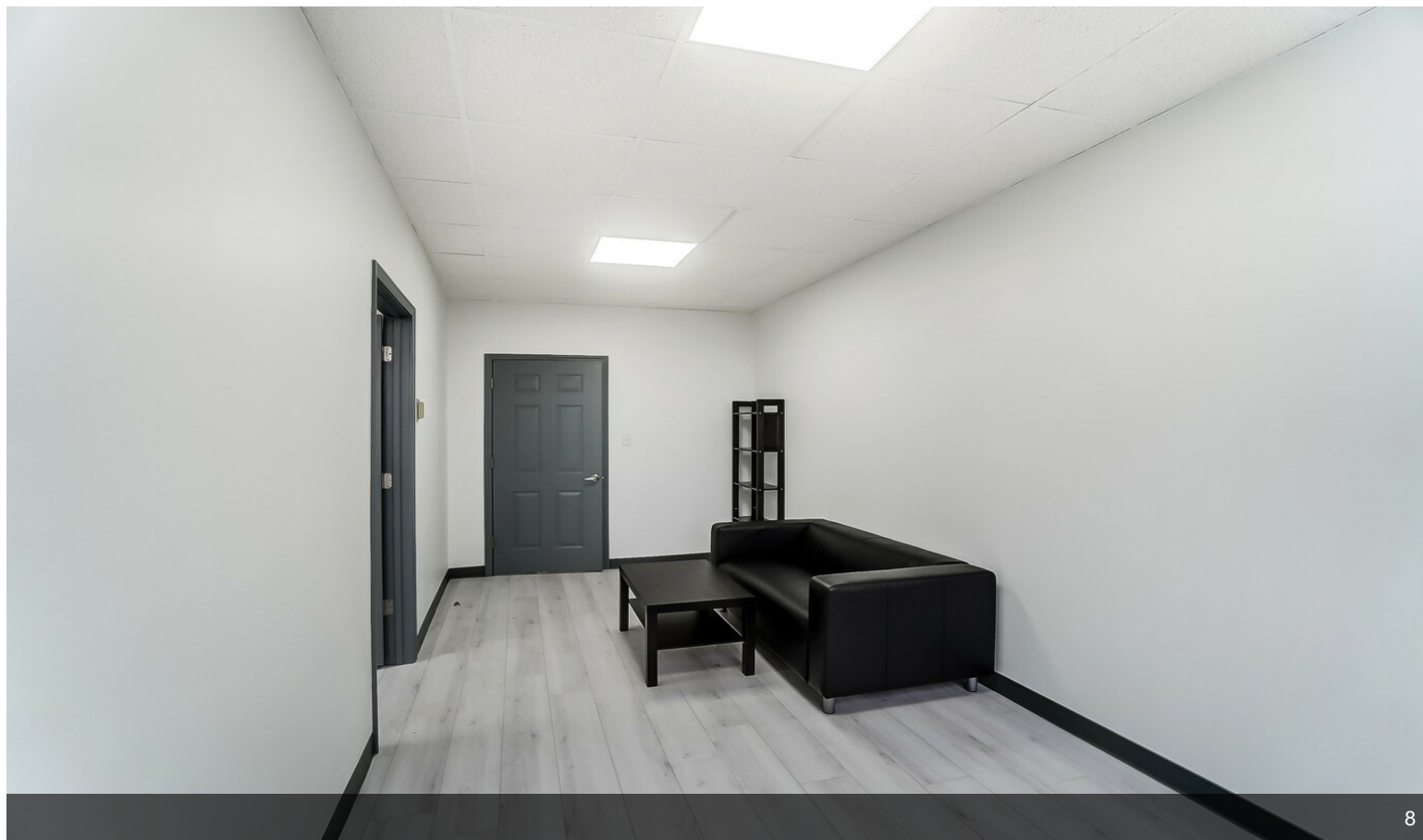
# Property Photos



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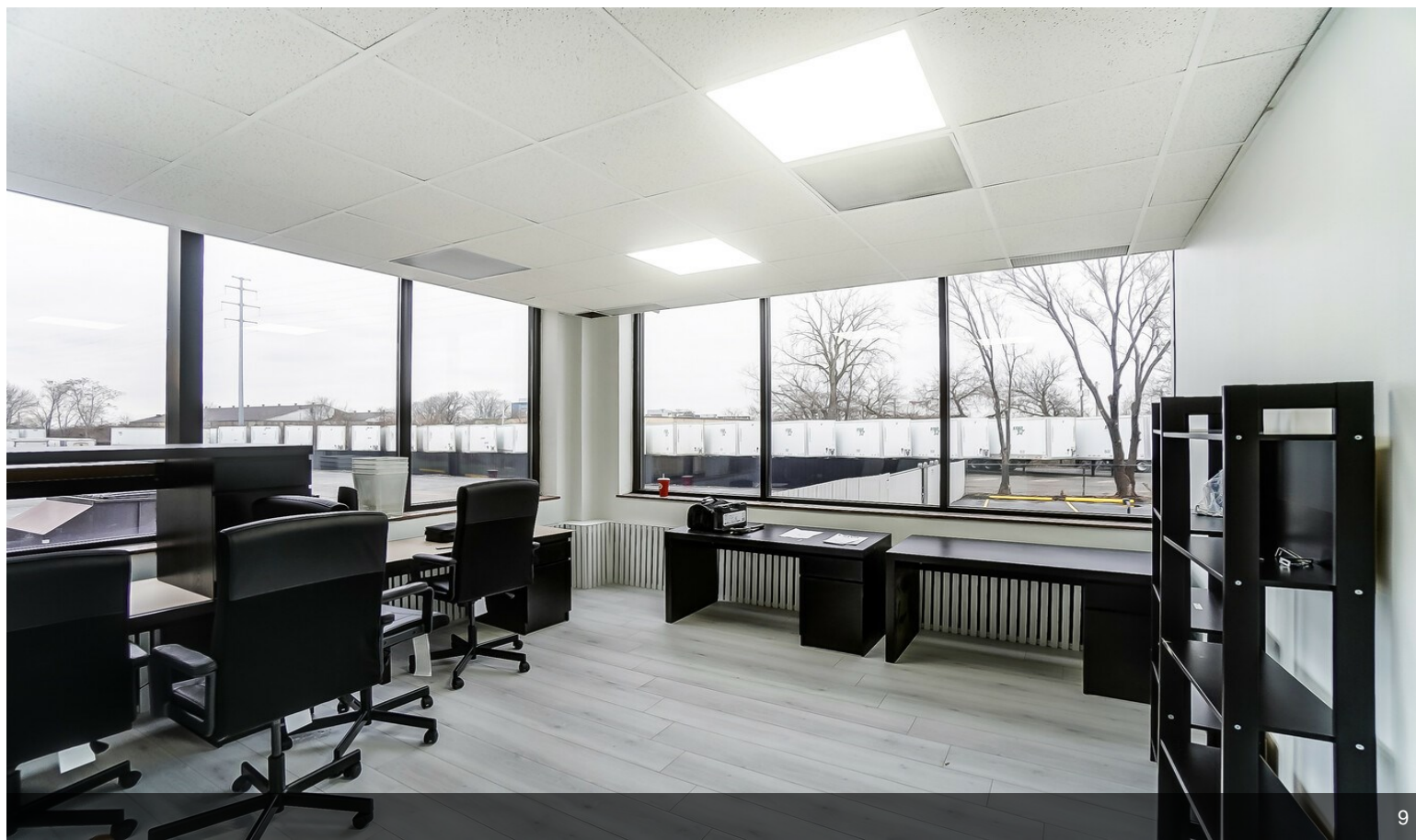


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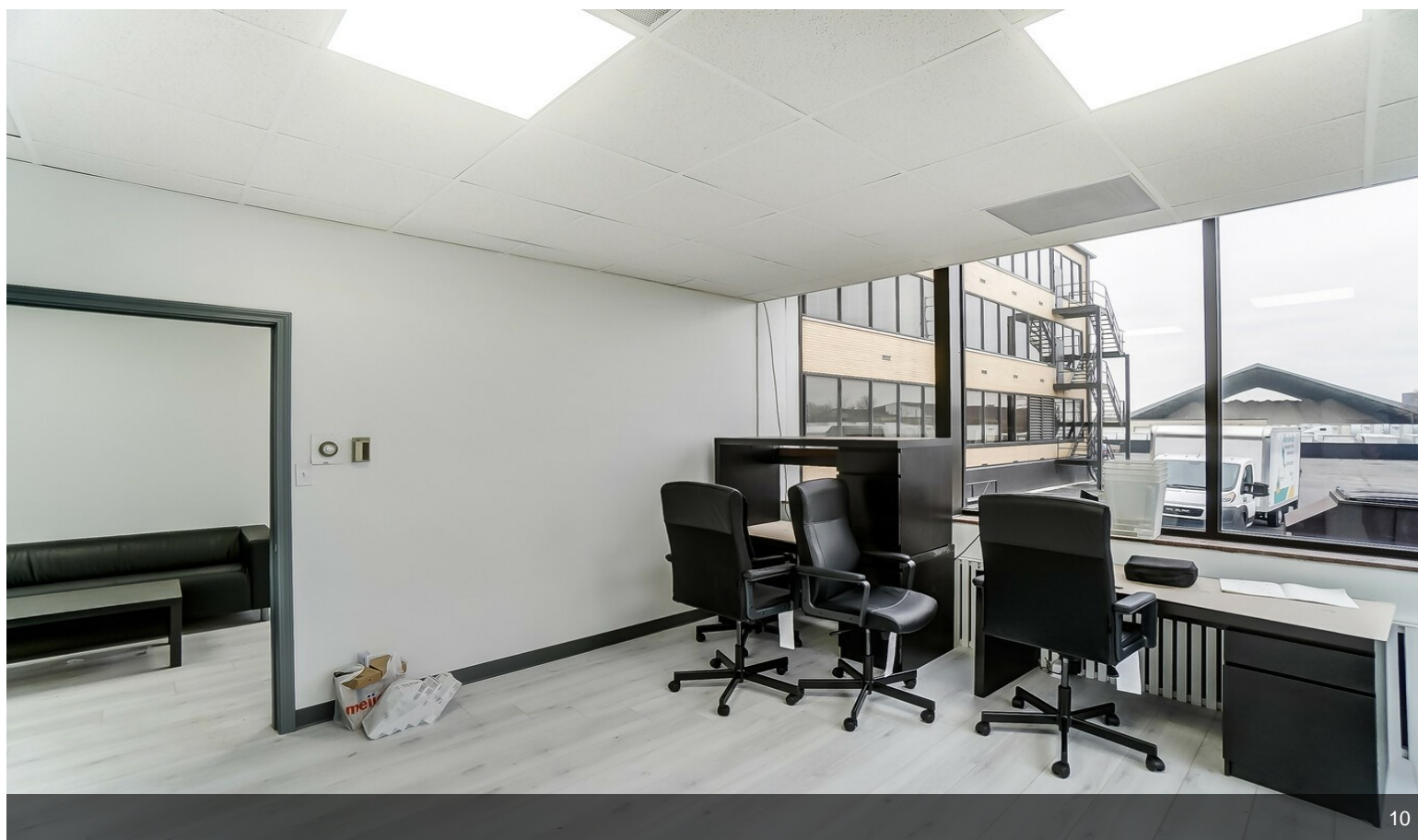


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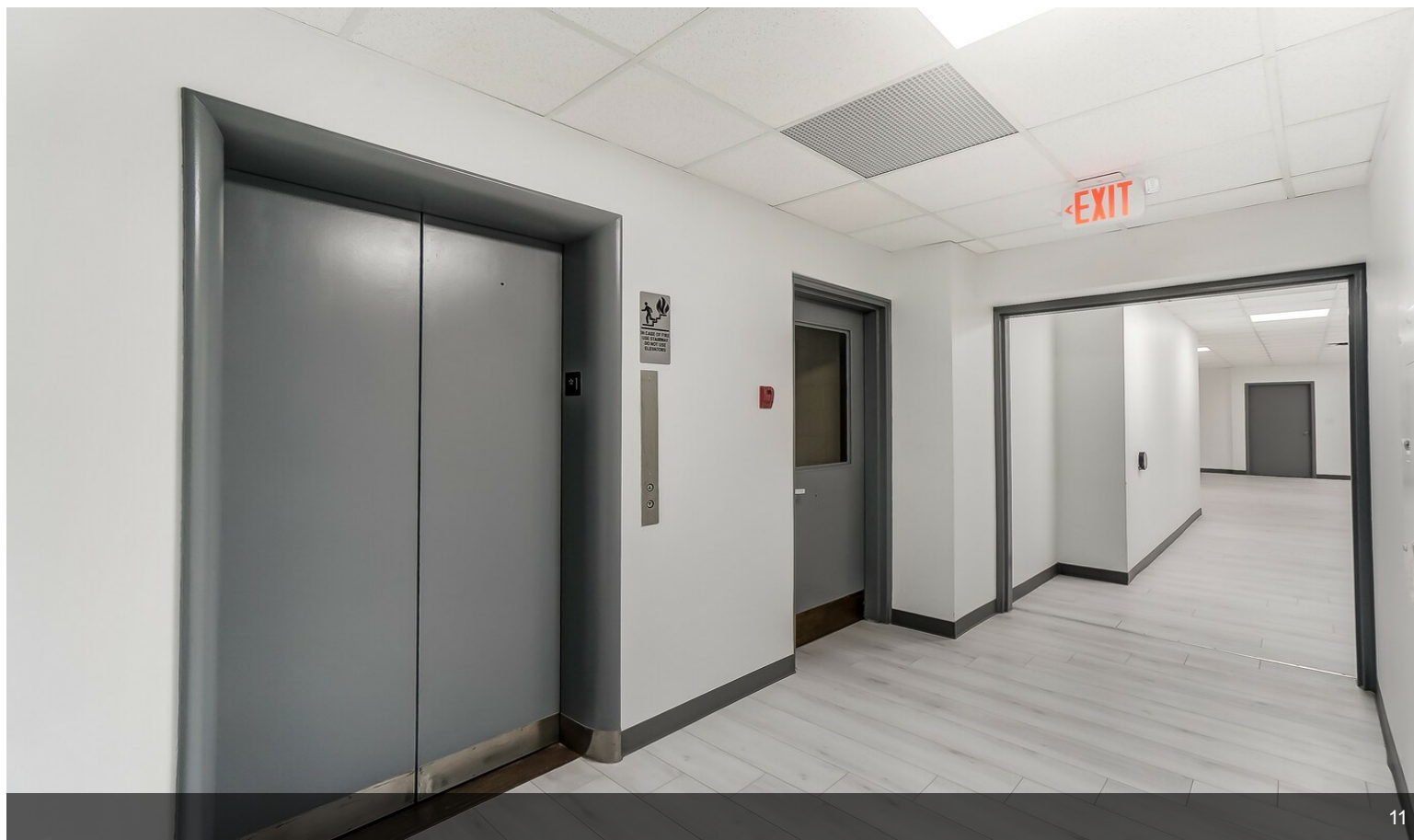


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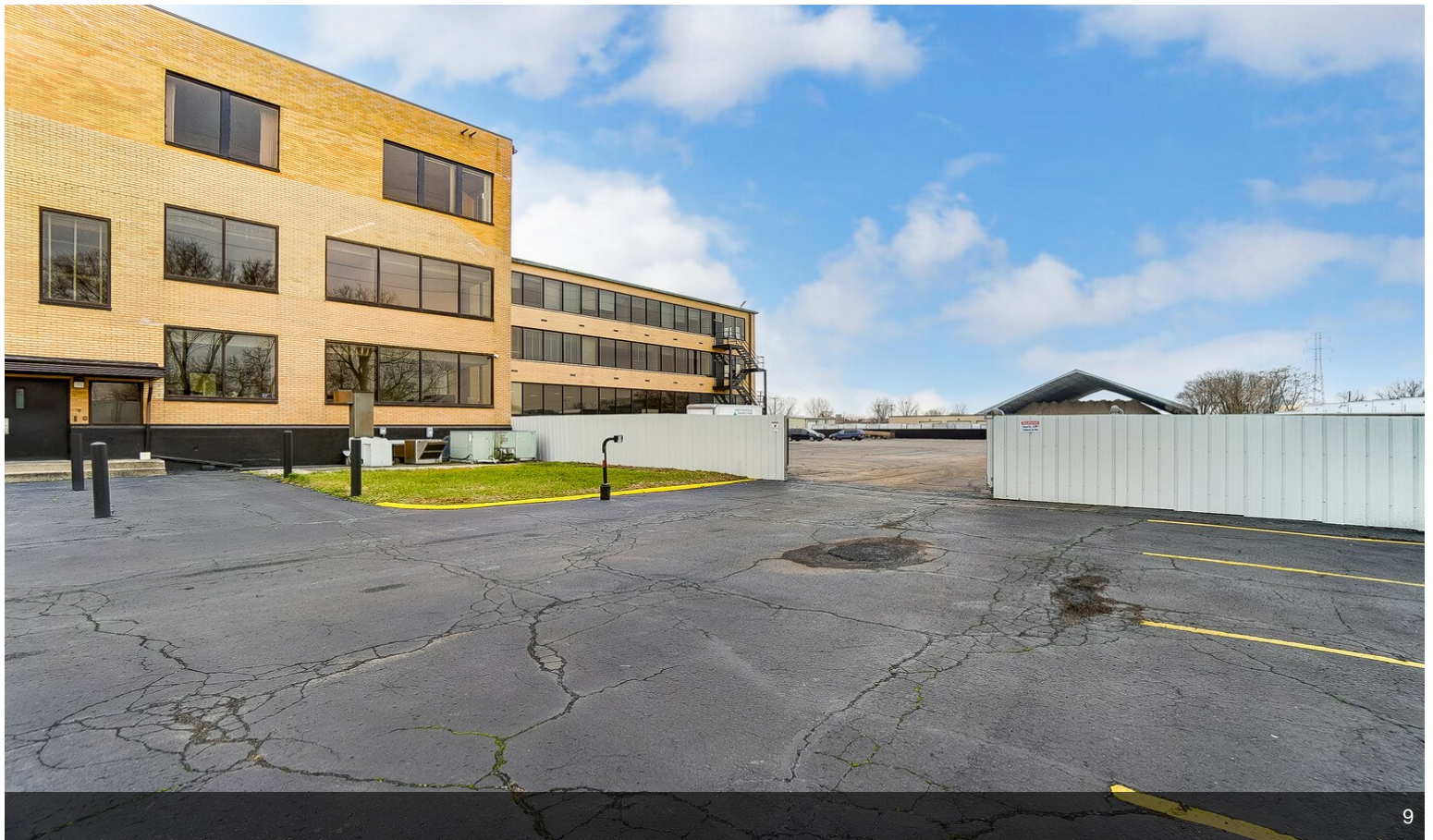
# Property Photos



# Property Photos



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9



# Property Photos



# Property Photos



# Property Photos



14



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# Property Photos



16

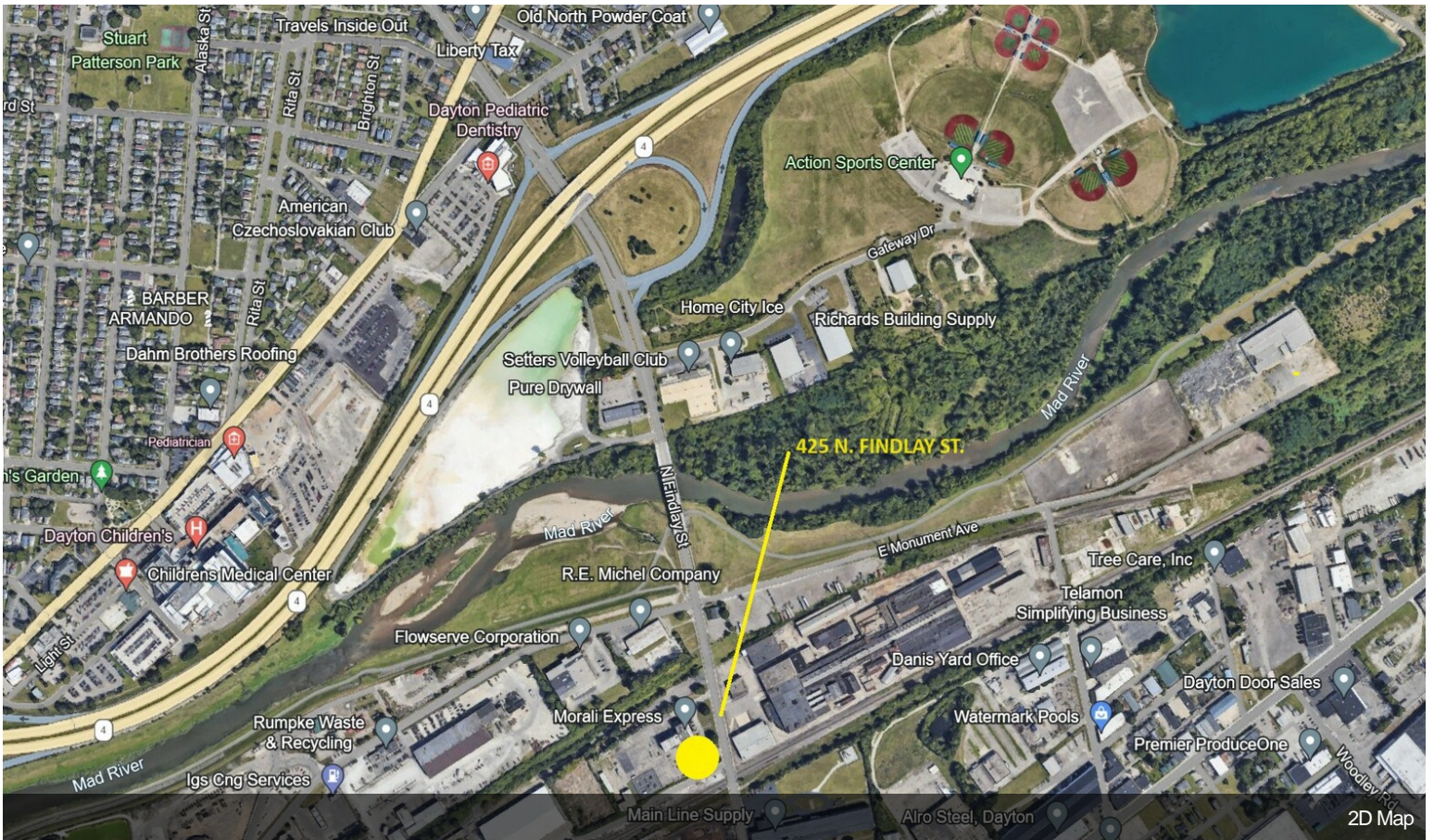


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# Property Photos



Gate

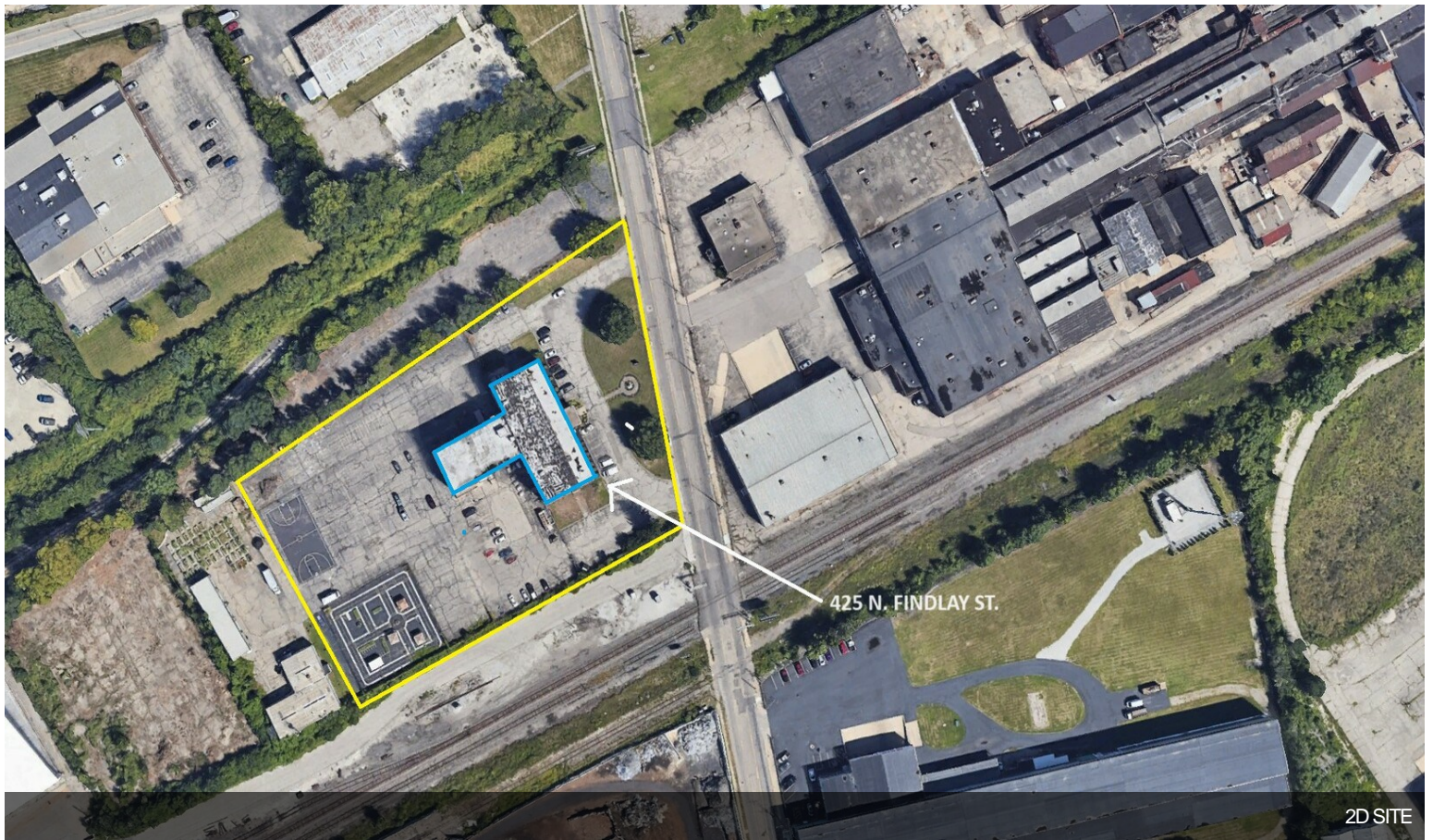


2D Map

# Property Photos



Aerial



2D SITE

# Property Photos

