



Exterior Renovations Planned

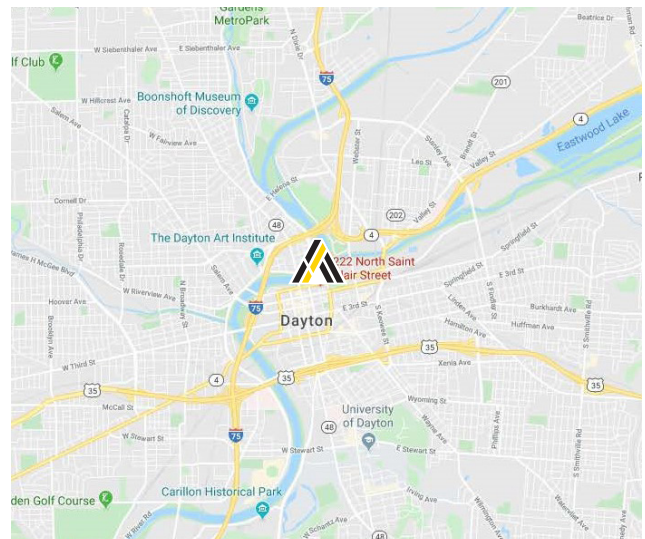
# 222 N. St. Clair Street

Dayton, Ohio 45402

**LEASE RATE:**  
**\$13.95 PSF**  
**MODIFIED GROSS**

## Property Highlights

- 2,107 SF Available on first floor
- Additional 3,200 SF available in lower level for a total of 5,307 SF
- High ceilings and open floor plan with recently renovated restrooms and break room
- Currently undergoing exterior renovations
- On-site parking and additional carport with up to 2 extra spaces available for lease
- Conveniently located between Monument Street and First Street with easy access to I-75
- Close proximity to Riverscape Metro Park



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