

## OFFICE FOR LEASE

# KEY BANK TOWER 4TH FLOOR

10 West Second Street , Dayton, OH 45402



PRICE PER UNIT:	-
AVAILABLE SF:	
LEASE RATE:	N/A
BUILDING SIZE:	397,000 SF
BUILDING CLASS:	B
YEAR BUILT:	1976

### PROPERTY OVERVIEW

Plenty of private exterior offices trimmed in wood and glass. Upgraded conference rooms and reception area. Executive style space with numerous upgrades and finishes to give your business a touch of class.

### PROPERTY FEATURES

- ALL Utilities included(Gas, Electric, Water)
- 105,235 SF on floors 7-14
- 79,235 SF on floors 16-21
- Security on site
- Taxes, Insurance, janitorial and CAM included
- Parking- One space per 1,000 SF leased
- Premium offices ready for move in with on-site Conference Facility
- Traditional and Modern styles available
- 11 Elevators with separate banks with dedicated service
- Advanced IT, Power, HVAC
- Incubator floor(22) set up for Start-up offices starting at \$395
- Great for Attorneys, corporate offices, Call center or Medical offices

**KW COMMERCIAL**  
9201 N. Dixie Drive  
Dayton, OH 45414

**RICHARD TEBBE**  
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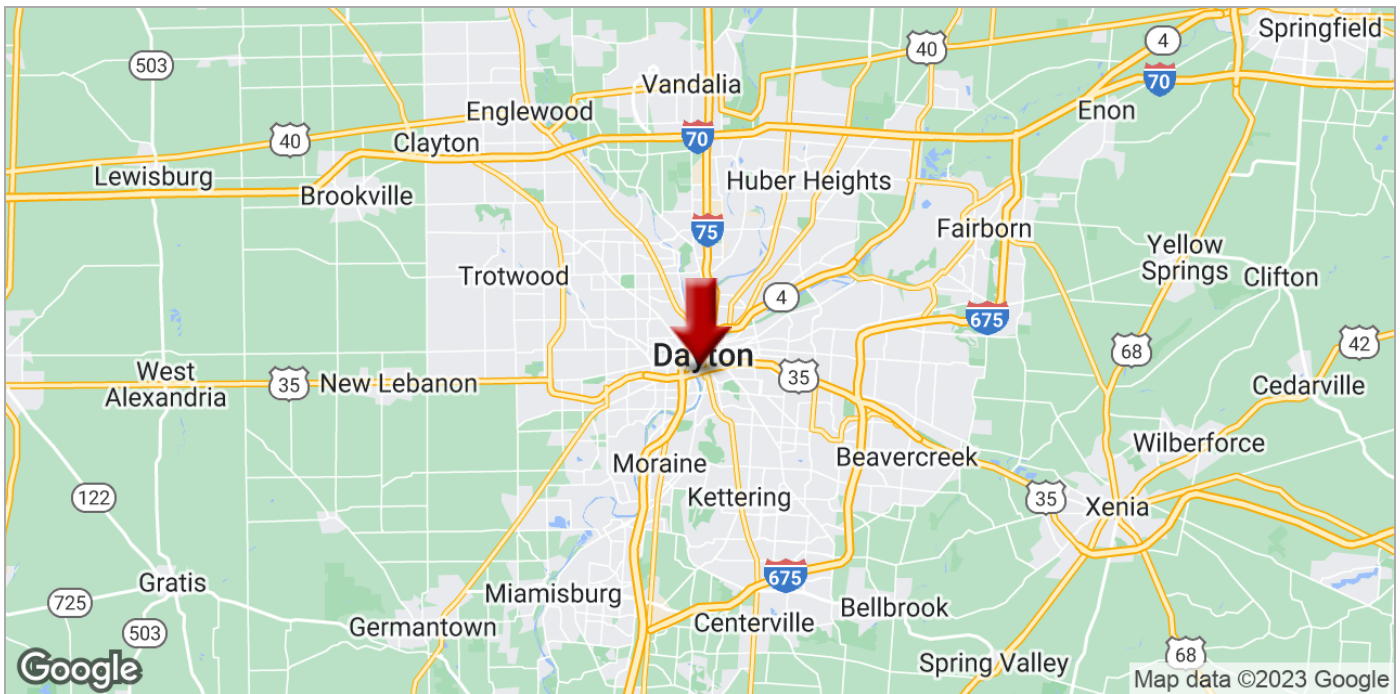
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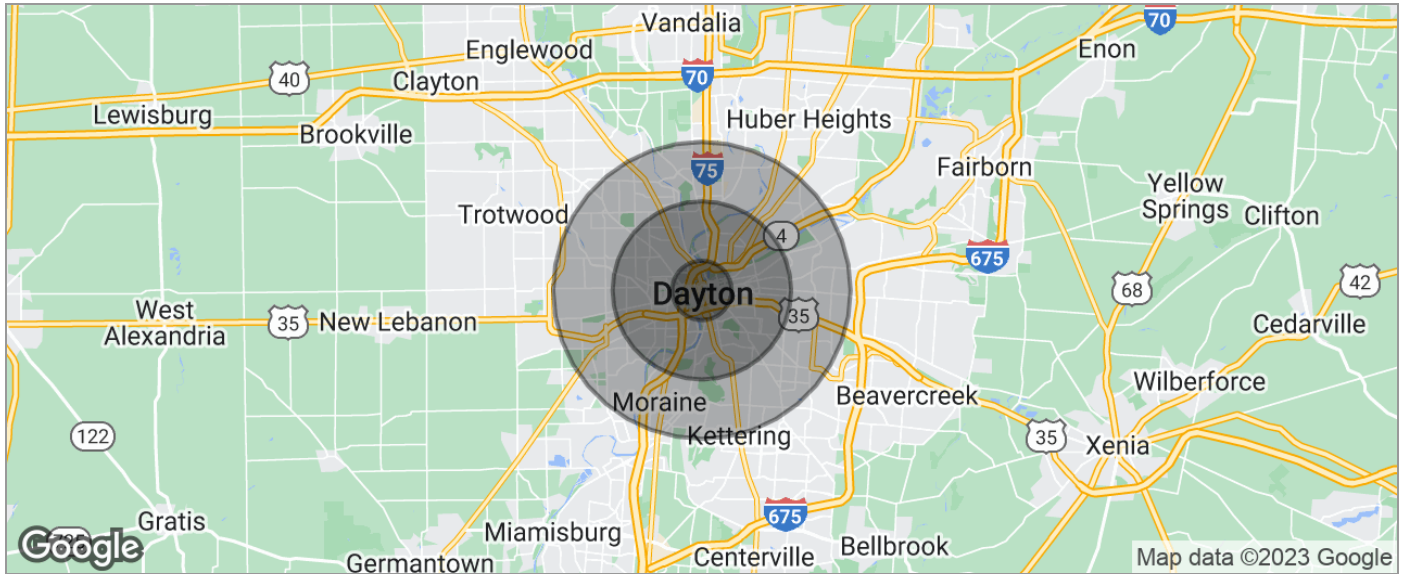
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,372	100,645	240,130
MEDIAN AGE	41.8	34.2	36.5
MEDIAN AGE (MALE)	39.5	32.2	34.8
MEDIAN AGE (FEMALE)	43.4	35.5	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,170	38,832	100,434
# OF PERSONS PER HH	1.8	2.6	2.4
AVERAGE HH INCOME	\$36,168	\$41,088	\$44,678
AVERAGE HOUSE VALUE	\$105,256	\$112,101	\$115,577
RACE	1 MILE	3 MILES	5 MILES
% WHITE	54.1%	57.0%	60.6%
% BLACK	42.5%	38.8%	35.3%
% ASIAN	0.4%	0.6%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	0.2%	1.3%	1.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.1%	3.1%	2.5%

\* Demographic data derived from 2020 ACS - US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
10 W Second Street	Executive Suites	\$12.95 - 13.95 SF/YR	Gross	13,246 - 27,440 SF	Leased

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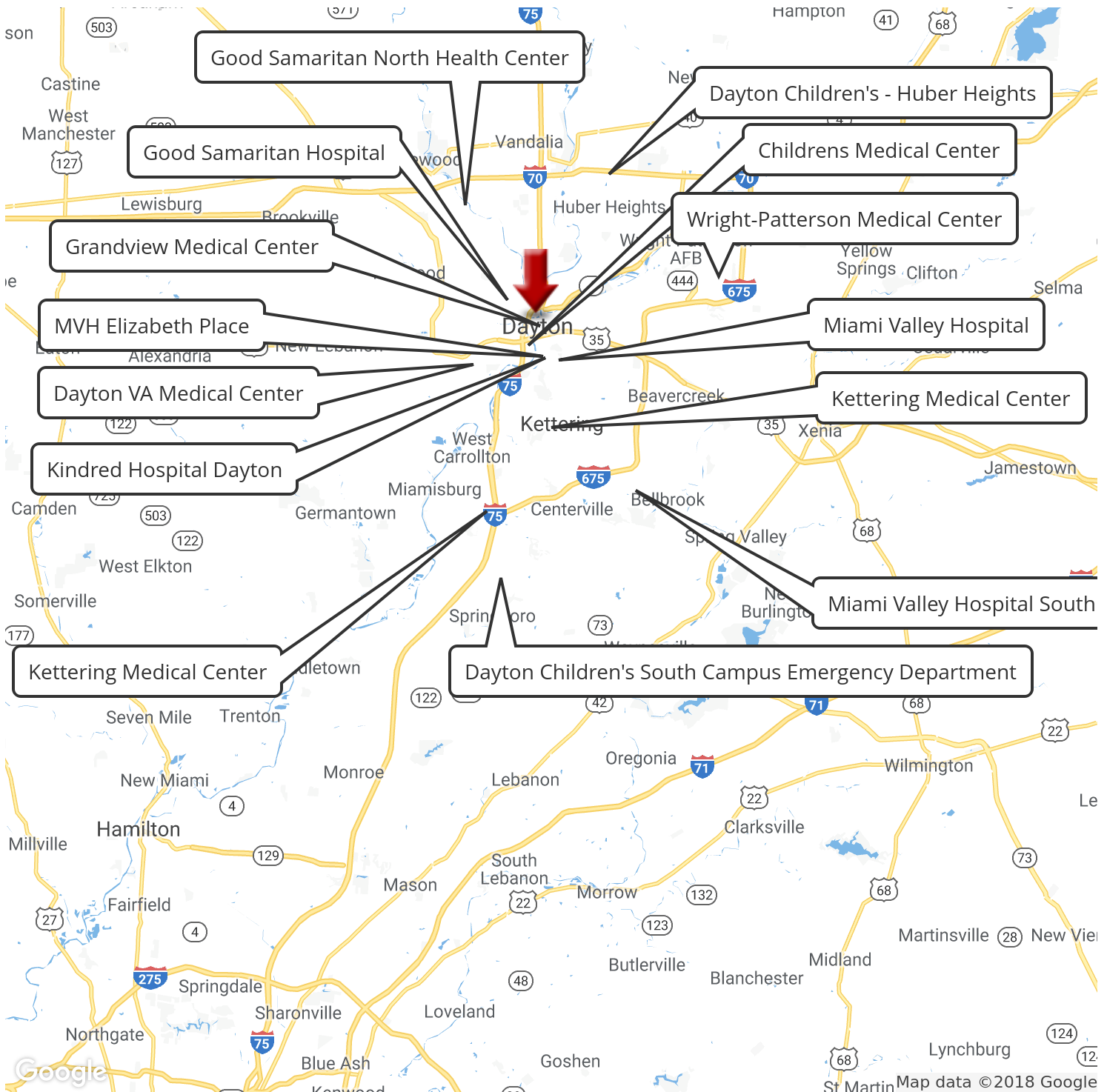
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