

OFFICE FOR LEASE

KEY BANK TOWER 5TH FLOOR

10 West Second Street 5th Floor, Dayton, OH 45402



PRICE PER UNIT:	-
AVAILABLE SF:	
LEASE RATE:	N/A
BUILDING SIZE:	12,511 SF
BUILDING CLASS:	A
YEAR BUILT:	1977
ZONING:	Office
MARKET:	Downtown
CROSS STREETS:	2nd And Main

PROPERTY OVERVIEW

Gross Lease includes all utilities, security and CAM Move-in ready office space in downtown Dayton

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

KW COMMERCIAL
9201 N. Dixie Drive
Dayton, OH 45414

RICHARD TEBBE
Senior Associate
O: 937.474.5334
C: 937.474.5334
rick@commercialdayton.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CommercialDayton.com

OFFICE FOR LEASE

KEY BANK TOWER 5TH FLOOR

10 West Second Street 5th Floor, Dayton, OH 45402



KW COMMERCIAL
9201 N. Dixie Drive
Dayton, OH 45414

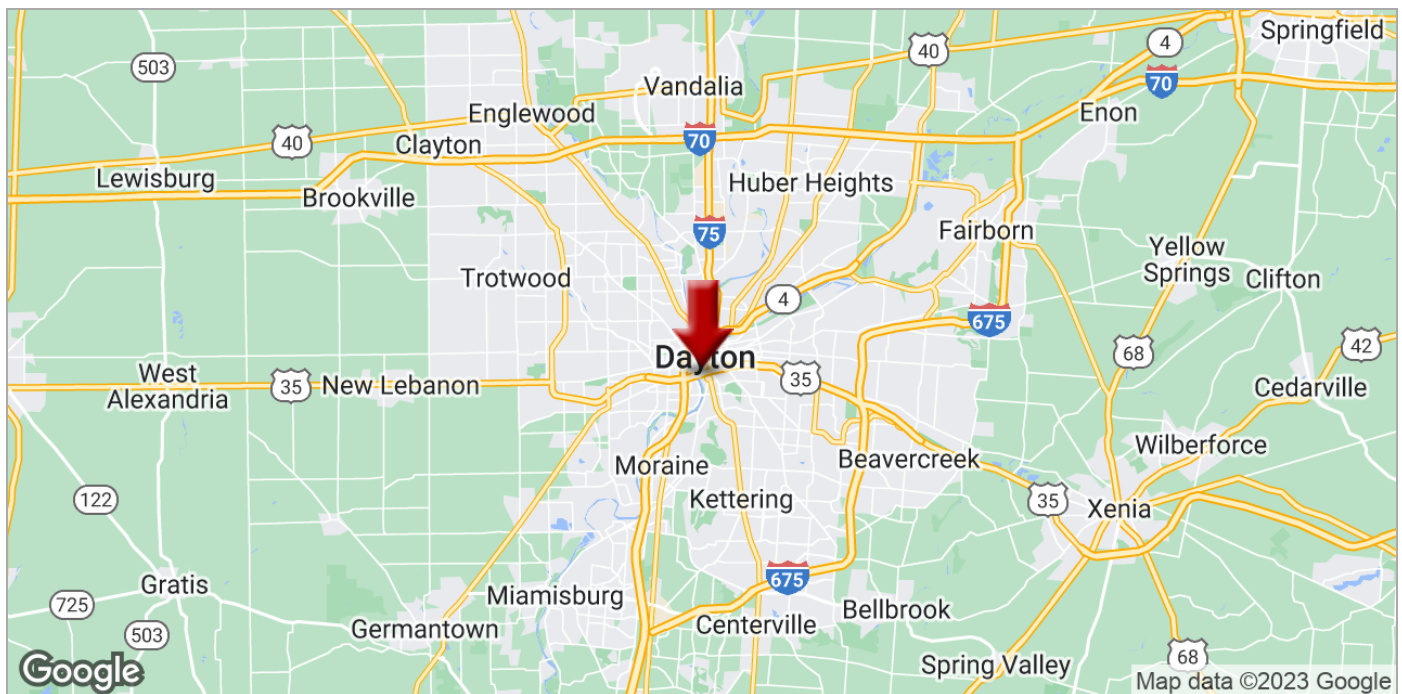
RICHARD TEBBE
Senior Associate
O: 937.474.5334
C: 937.474.5334
rick@commercialdayton.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CommercialDayton.com

KEY BANK TOWER 5TH FLOOR

10 West Second Street 5th Floor, Dayton, OH 45402



KW COMMERCIAL
9201 N. Dixie Drive
Dayton, OH 45414

RICHARD TEBBE
Senior Associate
O: 937.474.5334
C: 937.474.5334
rick@commercialdayton.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CommercialDayton.com

OFFICE FOR LEASE

KEY BANK TOWER 5TH FLOOR

10 West Second Street 5th Floor, Dayton, OH 45402



SPACE	SPACE USE	LEASE RATE	LEASE		AVAILABILITY
			TYPE	SIZE (SF)	
10 W Second Street Ste 500	Office Building	\$12.95 - 13.95 SF/YR	Gross	500 - 27,440 SF	Leased
10 West Second Street Ste 510	Office Building	\$12.95 - 13.95 SF/YR	Gross	1,030 - 12,511 SF	Leased
10 W. 2nd Street Ste 520 Office Space for Lease Dayton Ohio	Office Building	\$12.95 - 13.95 SF/YR	Gross	1,900 - 12,511 SF	Leased
10 West Second Street Ste 530	Office Building	\$12.95 - 13.95 SF/YR	Gross	4,150 - 12,511 SF	Leased

KW COMMERCIAL
9201 N. Dixie Drive
Dayton, OH 45414

RICHARD TEBBE
Senior Associate
O: 937.474.5334
C: 937.474.5334
rick@commercialdayton.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CommercialDayton.com

KEY BANK TOWER 5TH FLOOR

10 West Second Street 5th Floor, Dayton, OH 45402



KW COMMERCIAL
9201 N. Dixie Drive
Dayton, OH 45414

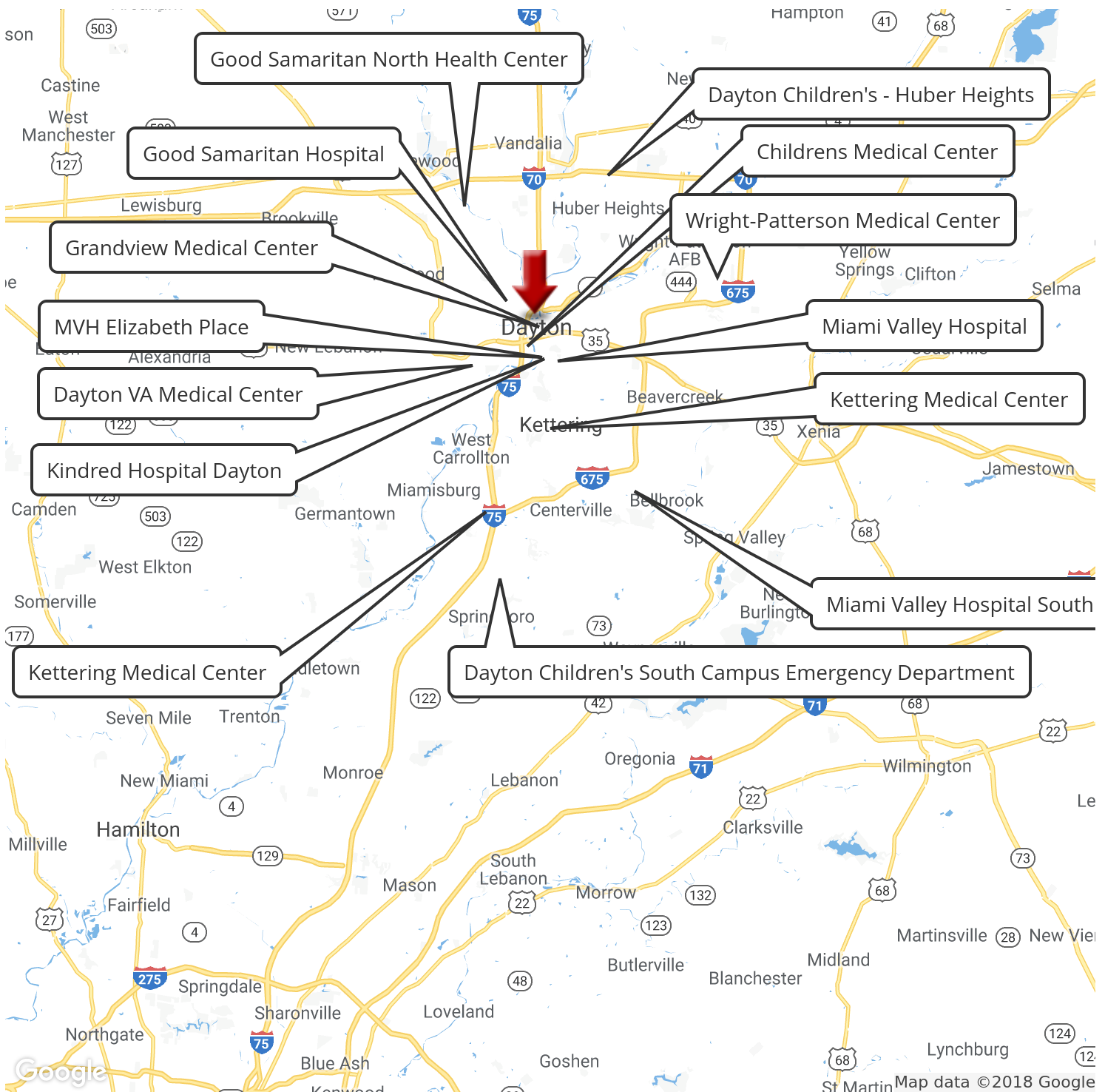
RICHARD TEBBE
Senior Associate
O: 937.474.5334
C: 937.474.5334
rick@commercialdayton.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CommercialDayton.com

KEY BANK TOWER 5TH FLOOR

10 West Second Street 5th Floor, Dayton, OH 45402



KW COMMERCIAL
9201 N. Dixie Drive
Dayton, OH 45414

RICHARD TEBBE
Senior Associate
O: 937.474.5334
C: 937.474.5334
rick@commercialdayton.com

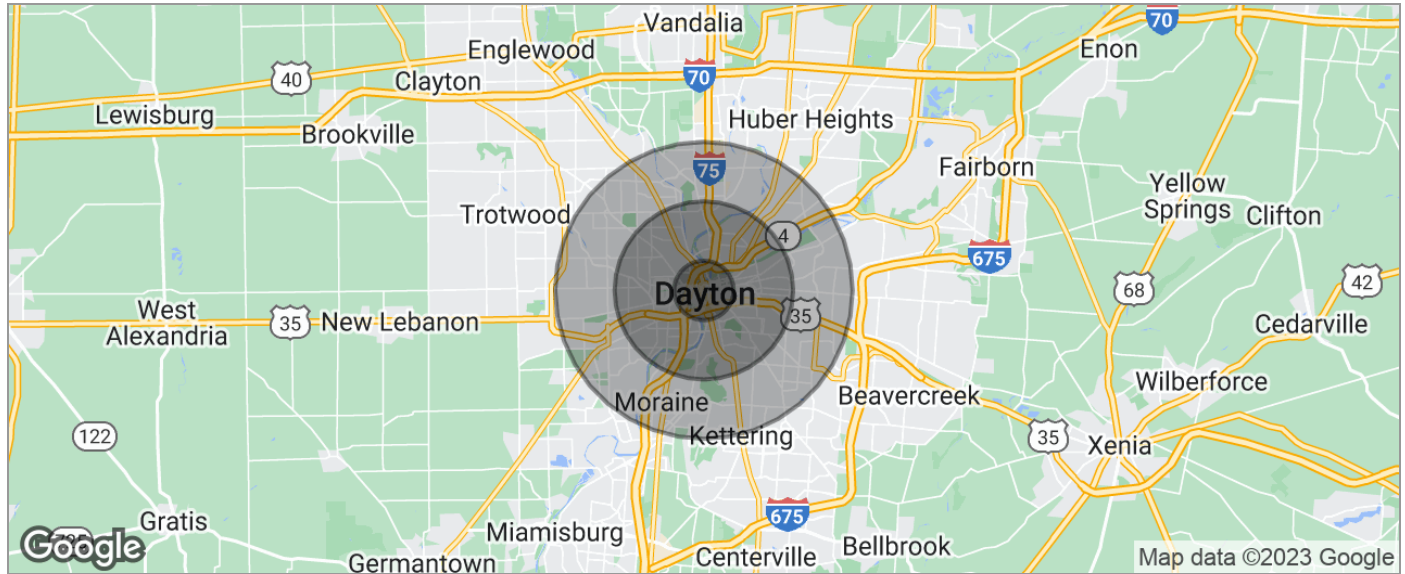
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CommercialDayton.com

OFFICE FOR LEASE

KEY BANK TOWER 5TH FLOOR

10 West Second Street 5th Floor, Dayton, OH 45402



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

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
9201 N. Dixie Drive
Dayton, OH 45414

RICHARD TEBBE
Senior Associate
O: 937.474.5334
C: 937.474.5334
rick@commercialdayton.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CommercialDayton.com](https://www.commercialdayton.com)