

OFFICE FOR LEASE

KEY BANK TOWER THIRD FLOOR

10 West Second Street 3rd Floor, Dayton, OH 45402



PRICE PER UNIT:

-

AVAILABLE SF:

LEASE RATE:

N/A

BUILDING SIZE:

397,000 SF

BUILDING CLASS:

A

YEAR BUILT:

1977

PROPERTY OVERVIEW

Offices in move in condition with Key card security entry with great views of 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 offices
- Great Office Space to Lease in Dayton Ohio

KW COMMERCIAL
9201 N. Dixie Drive
Dayton, OH 45414

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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.

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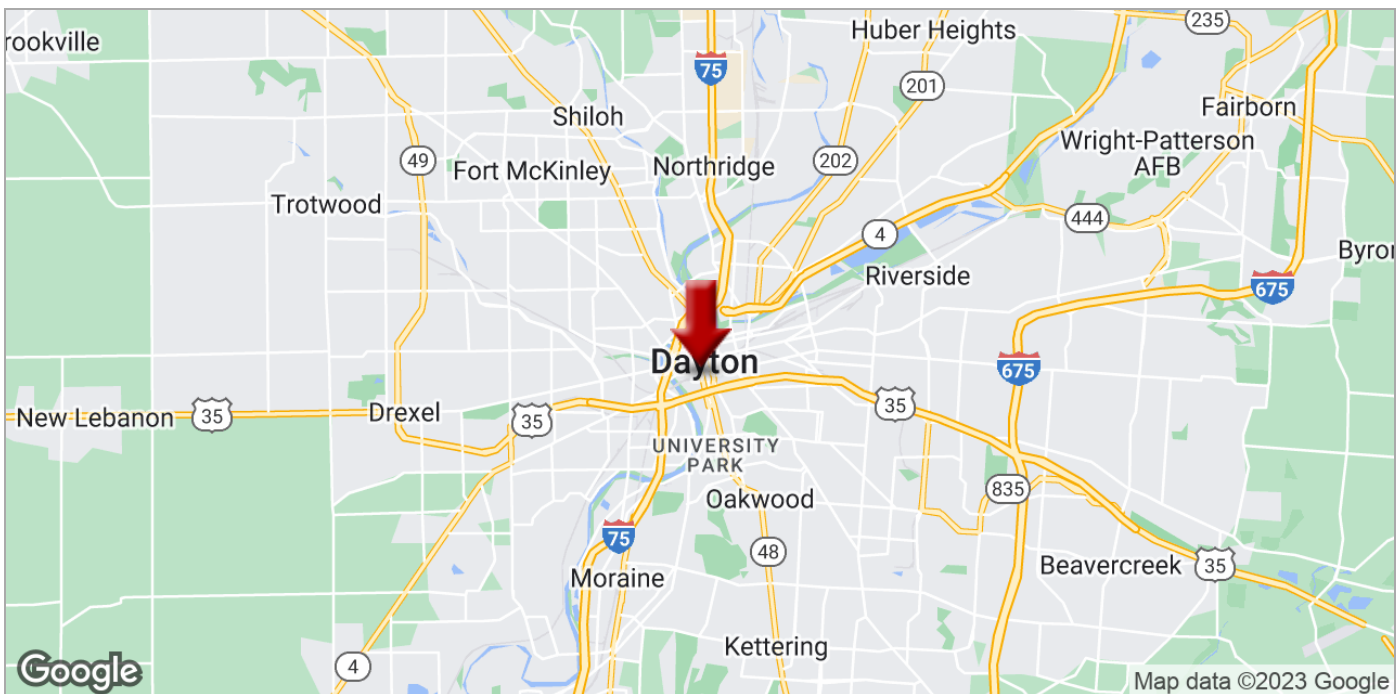
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
10 W Second Street	Office Building	\$12.95 - 13.95 SF/YR	Gross	4,525 - 8,575 SF	Leased
10 West Second Street	Office Building	\$12.95 - 13.95 SF/YR	Gross	1,450 - 8,575 SF	Leased
10 W. 2nd Street	Office Building	\$12.95 - 13.95 SF/YR	Gross	2,100 - 8,575 SF	Leased

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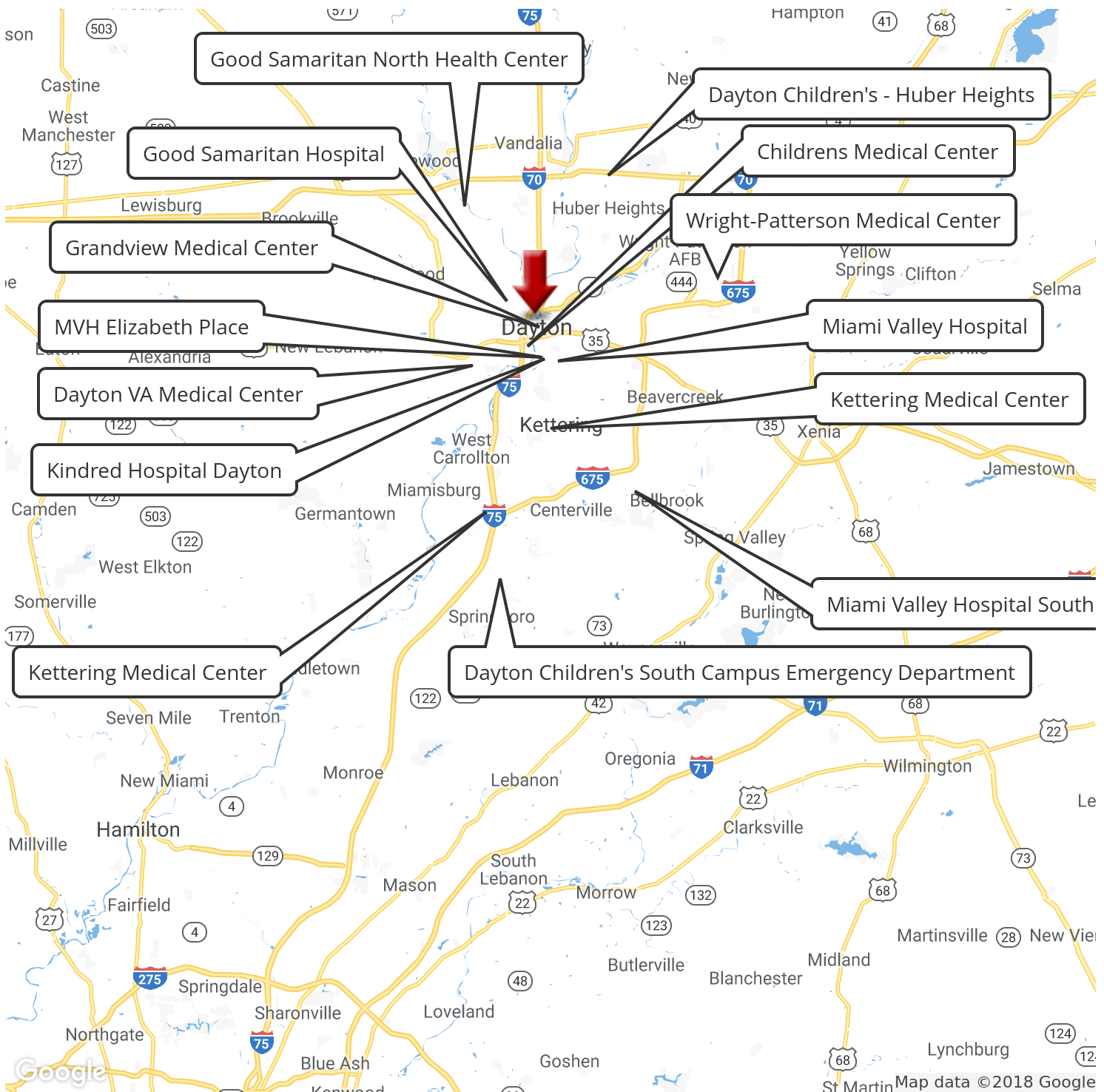
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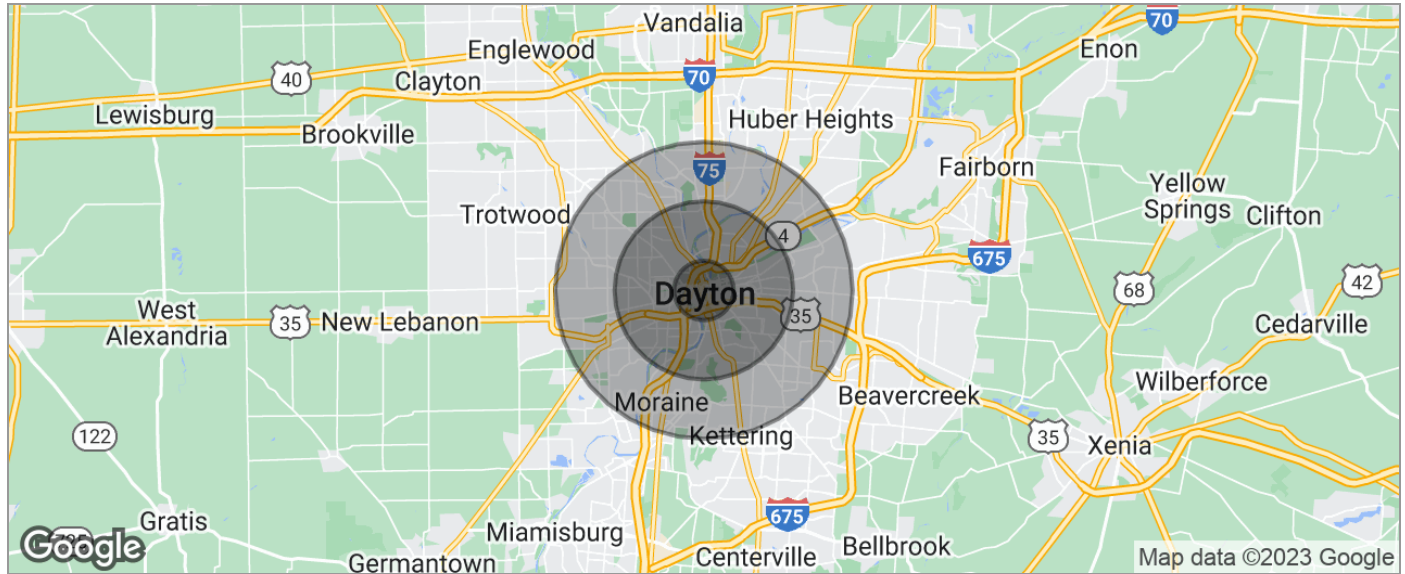
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,372	100,645	240,130
MEDIAN AGE	41.8	34.2	36.5
MEDIAN AGE (MALE)	39.5	32.2	34.8
MEDIAN AGE (FEMALE)	43.4	35.5	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,170	38,832	100,434
# 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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