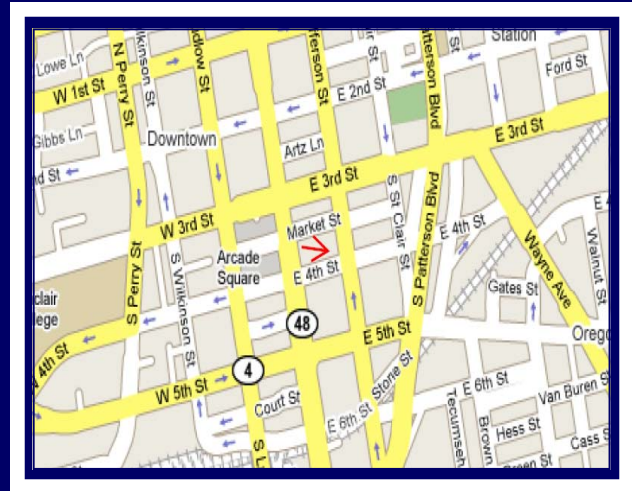


Available Now
In the Central Business District
Fourth St. and Jefferson St. Dayton, Ohio 45402



Fourth and Jefferson St
Dayton, Ohio 45402



Gem Real Estate Group

Charlie Hewitt
937-228-2800 ext. 3015
hewitt@gemcompanies.com

Anthony Taylor
937-224-9021
ast@daytonhydraulic.com

137 N. Main Street, #900
Dayton, OH 45402

www.gemcompanies.com

Location: High visibility and Identity; Downtown Dayton

Description: First Floor; Suitable for office, retail, service, food. Near new RTA transit center and parking

Square Footage: 4,175 SF immediately available; Additional adjacent 3,343 SF unfinished shell Altogether up to 7,518 SF

Lease: **Initial Base Rent 7.50/SF modified gross**
Tenant allowance available with 5 year minimum lease