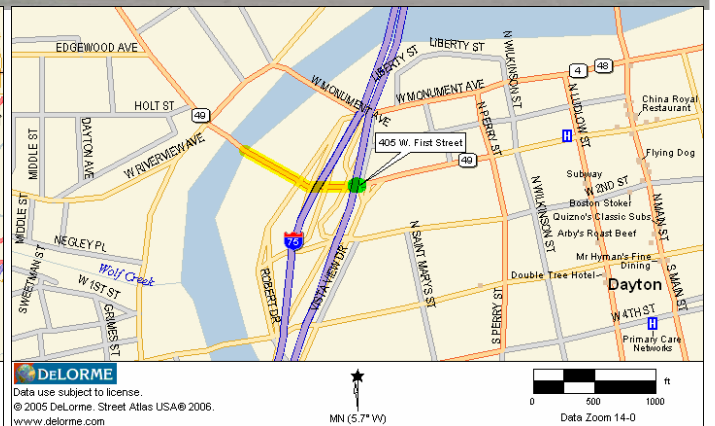


LEASE 405 West First Street, Dayton, OH

Up to 9,038 SF Office Space FREE PARKING INCLUDED



Gem Real Estate Group

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or

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137 N. Main Street, #900
Dayton, OH 45402
www.gemcompanies.com

Property Details: Office space on two floors; Includes FREE PARKING on the site; Owner will build out to suit

Construction: Brick/masonry

Square Feet:: Up to 9,038

Parking: 15 spaces includes one handicap; separate pay lot adjacent to building

Lease Rate: \$7.50/SF plus utilities, common area and janitorial; lease rate fixed for up to 3 years; subsequently 3% increases annually
(Free Rent Considerations)