



THE  
**GEM**  
REAL ESTATE  
**GROUP**  
INC.

## OFFICE BUILDING FOR SALE OR LEASE

ADDRESS: 409 E. Monument Avenue, Dayton

### NAMING RIGHTS AVAILABLE

AVAILABLE SPACE: Third Floor, 27,000 SF

YEAR BUILT: 1923, rehabbed in 1987

PARKING: 347 FREE on site ground spaces

OTHER FEATURES: Corporate Headquarter quality space,  
9'3" clearance, 25'6" x 24'0" bay,  
1 freight and 2 passenger elevators  
Computerized Card Access system

AMENITIES: Park setting overlooking river.  
Gym and full showers,  
Across from 5/3<sup>rd</sup> Field

LEASE RATE: \$12.50 modified gross

ASKING PRICE: \$8,000,000 or best offer



**Contact:**  
**THE GEM REAL ESTATE GROUP, INC.**

**Tony Taylor**

137 North Main Street, Suite 900

Dayton, OH 45402

Phone: 937.228.2800 x 4000

FAX: 937.228.4079

*ast@daytonhydraulic.com*