



Crest
Commercial Realty

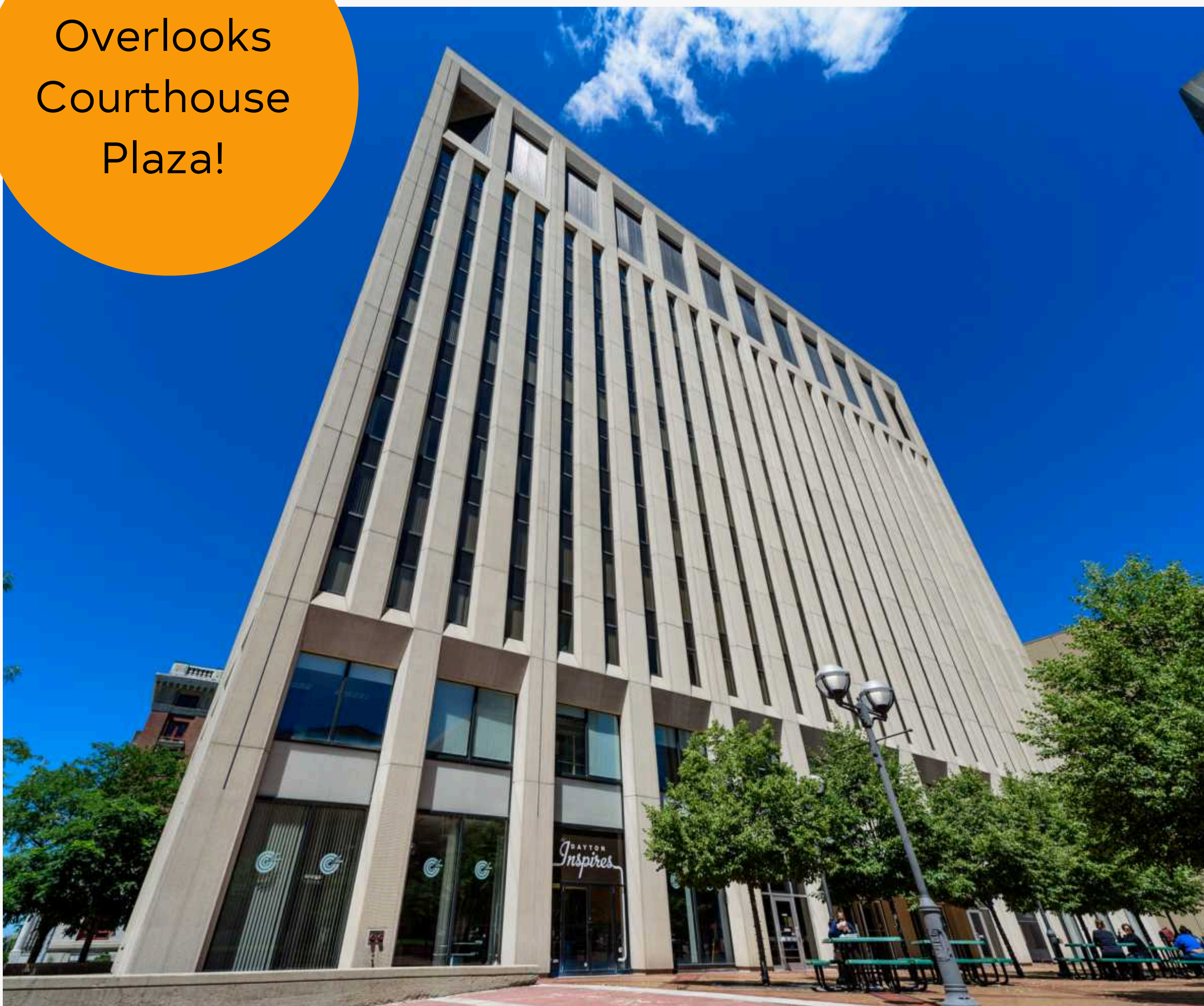
Office / Downtown CBD

FOR LEASE

Courthouse Plaza SW

10 N. Ludlow St., Dayton, OH 45402

Overlooks
Courthouse
Plaza!



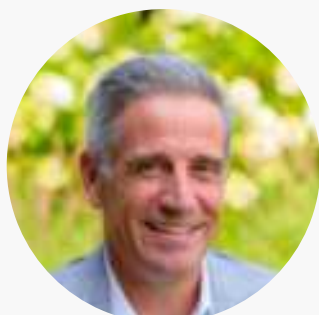
Tim Albro

937-222-1600, ext 104
talbro@crestrealtyohio.com



Tony Taylor

937-222-1600, ext 103
ast@crestrealtyohio.com



**Nick Miller-
Jacobson**

937-222-1600, ext 105
nick@crestrealtyohio.com



Courthouse Plaza SW

160,000

Total SF
Class A Office Space

11

Stories
Contiguous
Floors Available.

24/7

Security
Staffed security desk



Building Highlights:

- Glass and marble lobby features classic design and high-end finishes.
- Large windows offer abundant natural light throughout the building.
- Available floor plates offer flexible, open space with great city views.
- Building offers spacious conference room and on-site workout facility.
- Convenient covered parking and surface lots available nearby.
- Proximity to downtown living, arts & entertainment.
- NEW home to The Dayton Peace Museum.
- Locally owned and professionally managed.
- Easy access to I-75, I-675 and US-35.



Courthouse Plaza SW

11	Available - 13,400 SF				
10	Available - 13,400 SF				
9	900 DDP - 5,465 SF	920 Keith Fricker - 508 SF	930 - 1,887 SF Available	950 - Fruend, Freeze & Arnold - 4,410 SF	
8	STRATACACHE				
7	Available - 13,784 SF				
6	Available - 13,413 SF				
5	Available - 13,413 SF				
4	400 IMS - 5,410 SF	401 - 3,614 Available	410 GSA - 2,747 SF		
3	300 GSA - 13,784				
2	200 FLHS - 10,142 SF		203 Management Recruiters of Dayton - 1,586 SF		
1	100 Dayton Peace Museum 4,726 SF		104 Catapult Creative 4,459 SF		
	50 Building Gym	75 Posey & Casper	80 Dinsmore Gym	81 Dinsmore Storage	82 Vacant
	Building Break Room	Storage	83 & 84 DDP Storage	Building Conference Room	

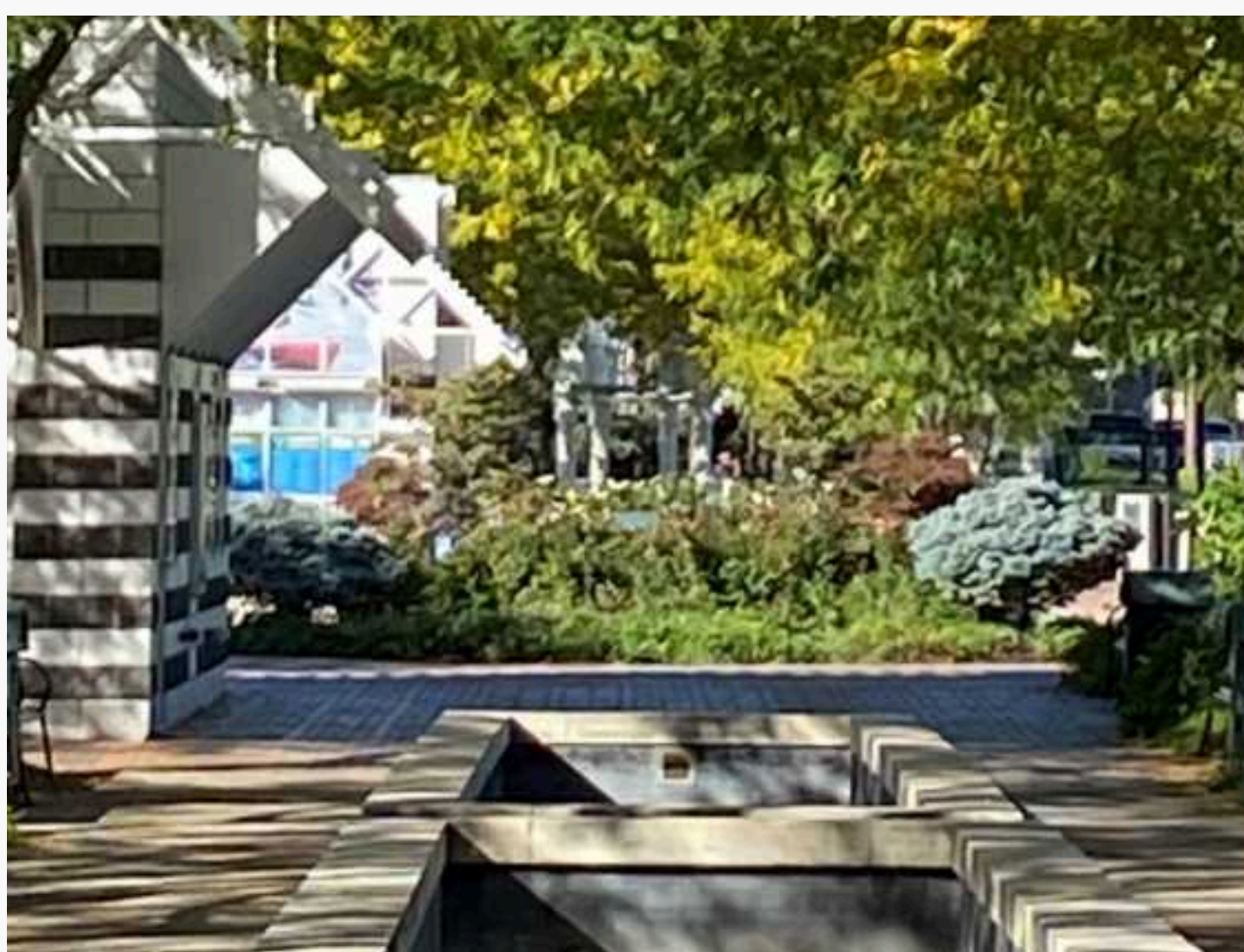


Courthouse Plaza SW offers a great location in the heart of downtown!

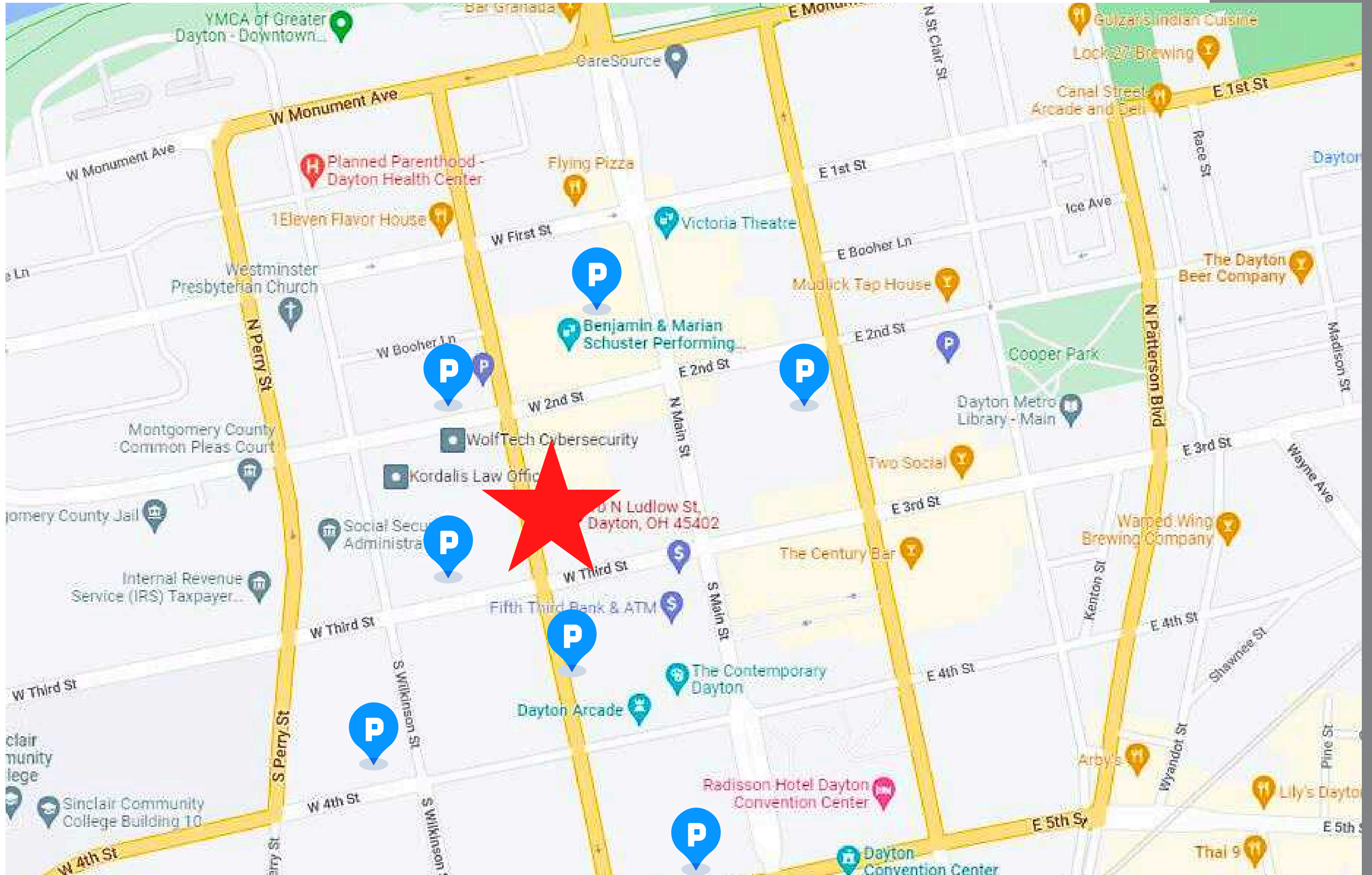
Overlooking the historic Courthouse Plaza and across from the Arcade, Dayton's revitalized, one-of-a-kind hybrid downtown space, CHPSW offers easy access to the best of downtown Dayton.

Just a short walk to Shuster Performing Arts Center, Victoria Theatre, restaurants, hotels, cultural centers, riverfront amenities and the home field for the minor league baseball team, the Dayton Dragon's.

Many new downtown living developments are also nearby. The Monument, The Lofts on St. Clair, Delco Lofts, and Performance Place offer many desirable downtown housing options.



Courthouse Plaza SW



Downtown Eateries

- **The Foundry** **NEW**
- **Bistecca** **NEW**
- **Flying Pizza**
- **Kobrick Coffee Co**
- **Mudlick Tap House**
- **Olive Mediterranean Grill**
- **Phebe's Cafe**
- **Salt Block Biscuit**
- **Table 33**
- **The Century Bar**
- **The Spaghetti Warehouse**
- **Third Perk Coffeehouse**
- **Twist Cupcakery**

Located in the epicenter of downtown, 10 N. Ludlow offers a central location in the heart of the CBD!

The prime location is walking distance to new downtown lofts, apartments, restaurants, entertainment, and cultural events.

Downtown Parking

- **Arts Garage**
- **City of Dayton Municipal Parking**
- **Dayton Arcade**
- **N. Main St. Parking**
- **Reibold Garage**
- **S. Wilkinson St. Parking**
- **Stratacache Parking Garage**