

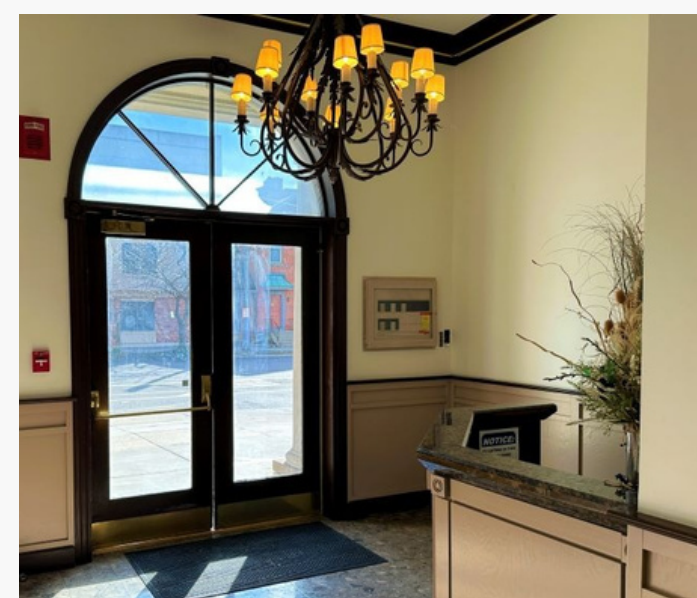
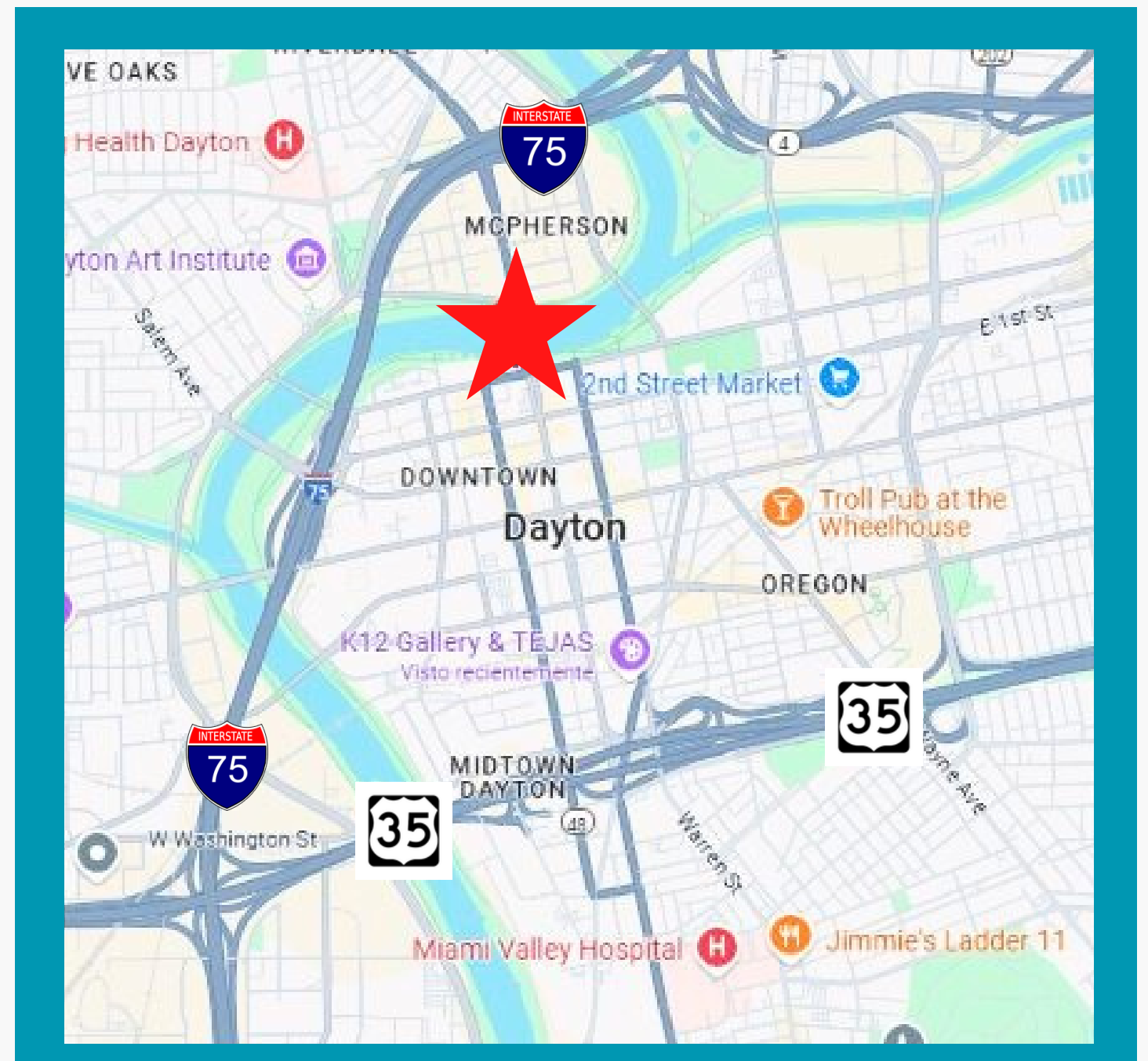


Downtown Office

FOR LEASE

The Lemberg Co. Building

11 W. Monument Ave, Dayton, OH 45402



Building Highlights

- Prime location overlooks the Miami River, is just a few blocks from the central business district and is walking distance to many popular downtown amenities!
- The building comprises eight floors, features two elevators, and encompasses 50,000 SF.
- The original architectural design showcases high ceilings, large windows, and classic finishes.
- Various suite sizes are available, ranging from 400 square feet to full floors - 6,380 SF.
- The top floor offers direct elevator access, a wood-paneled room with a fireplace, and stunning views of the river.
- A card system ensures 24-hour secure access.
- An adjacent surface lot provides parking options.
- Metered street parking is also available, along with covered garages nearby.
- Conveniently situated near I-75 and US-35.
- Full-service lease rates and flexible terms available.

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The Lemberg Co. Building

Suites Available

Third Floor

Suite 301 - 589 SF
Suite 302 - 551 SF
Suite 308 - 475 SF
Suite 309 - 415 SF
Suite 310 - 1619 SF

Fourth Floor

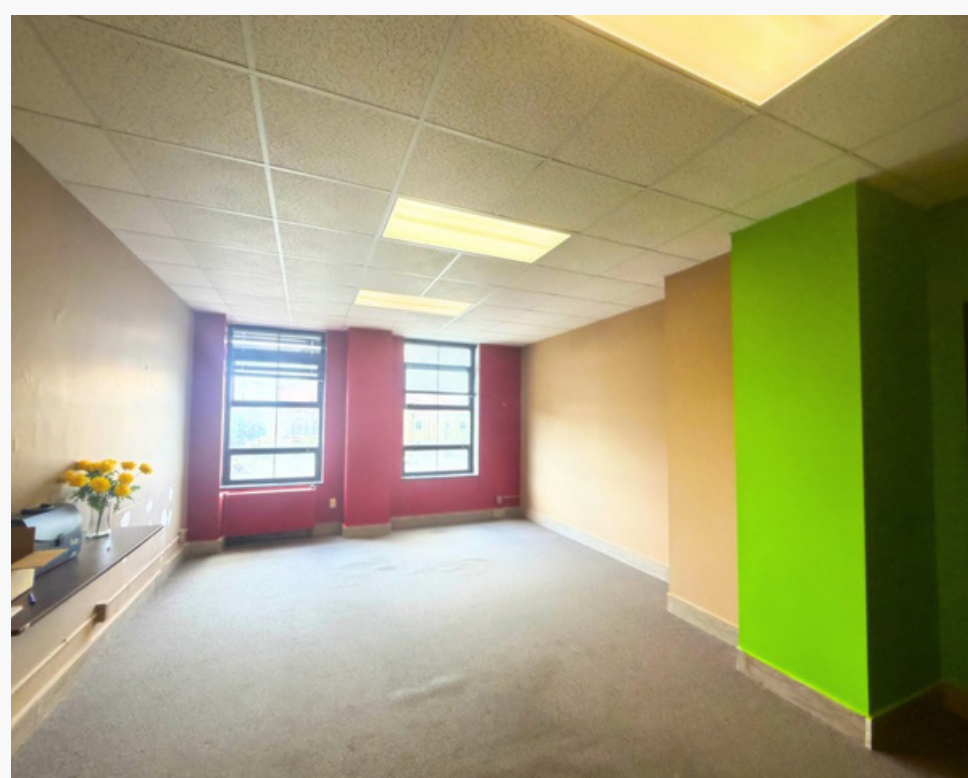
Suite 410 - 390 SF

Seventh Floor

Suite 700 - 4377 SF

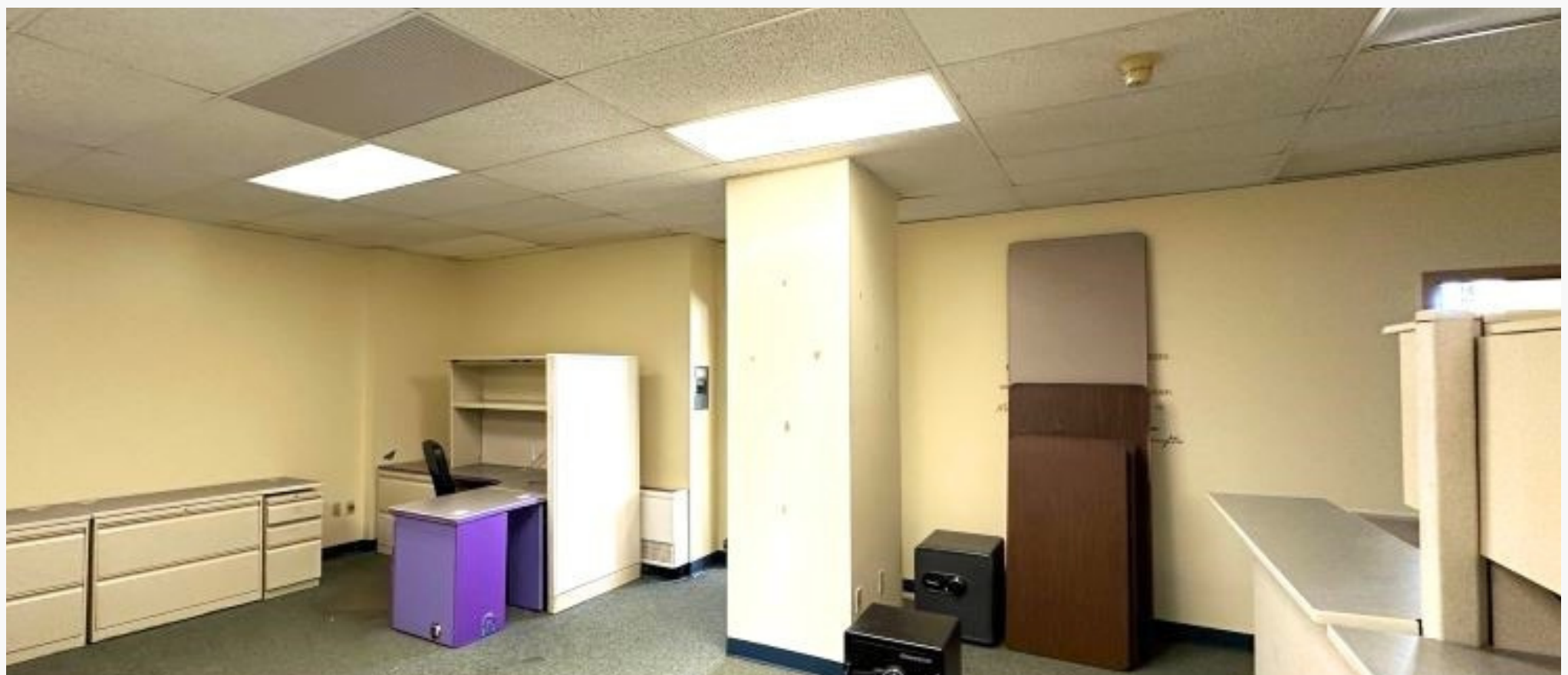
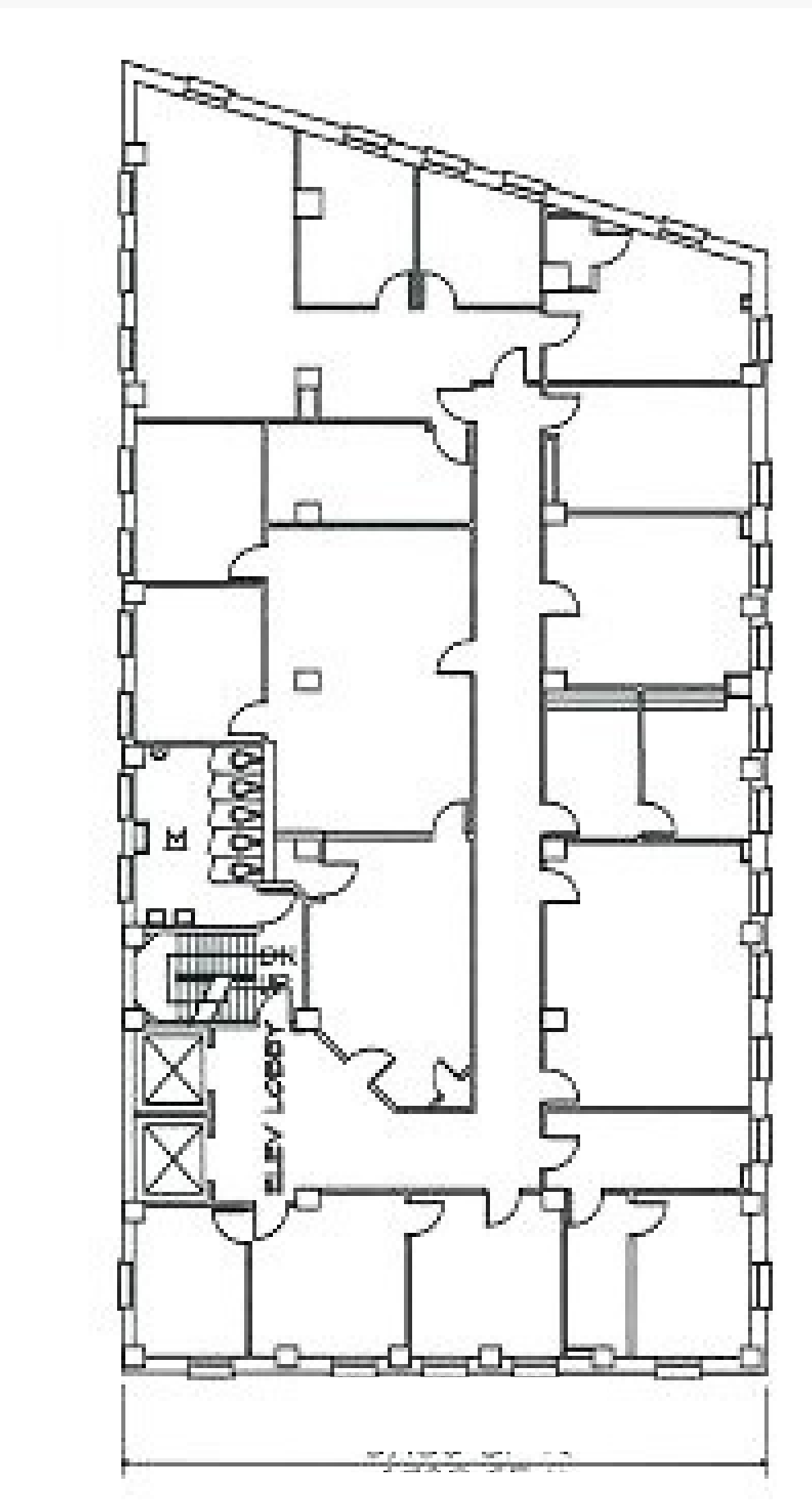
Eighth Floor

Suite 800 - 6,380 SF



The Lemberg Co. Building

Seventh Floor ~ 4,377 SF



The Lemberg Co. Building

Suite 800 ~ 5,486SF



Right where you want to be.



- AC Hotel
- Benjamin & Marian Schuster Performing Arts Center
- Centerfield Flats
- Day Air Ballpark
- Delco Lofts
- Riverscape Metropark
- Second Street Market
- The Arcade
- The Delco
- The Neon Movie Theater
- The Oregon District
- The Cannery Lofts
- Victoria Theater
- Water Street Apartments

