

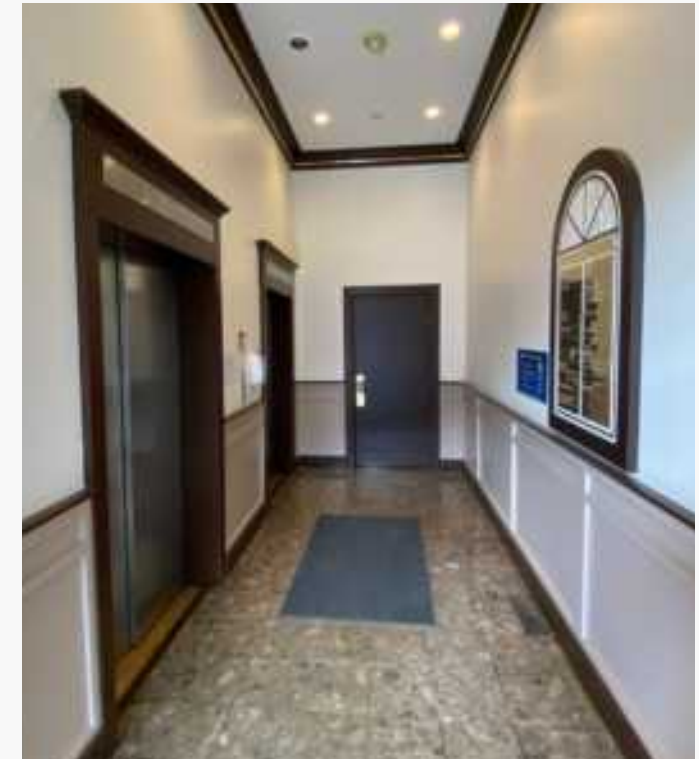


Downtown Office

FOR LEASE

11 W. Monument Ave, Dayton, OH 45402

The Lemberg Co. Building

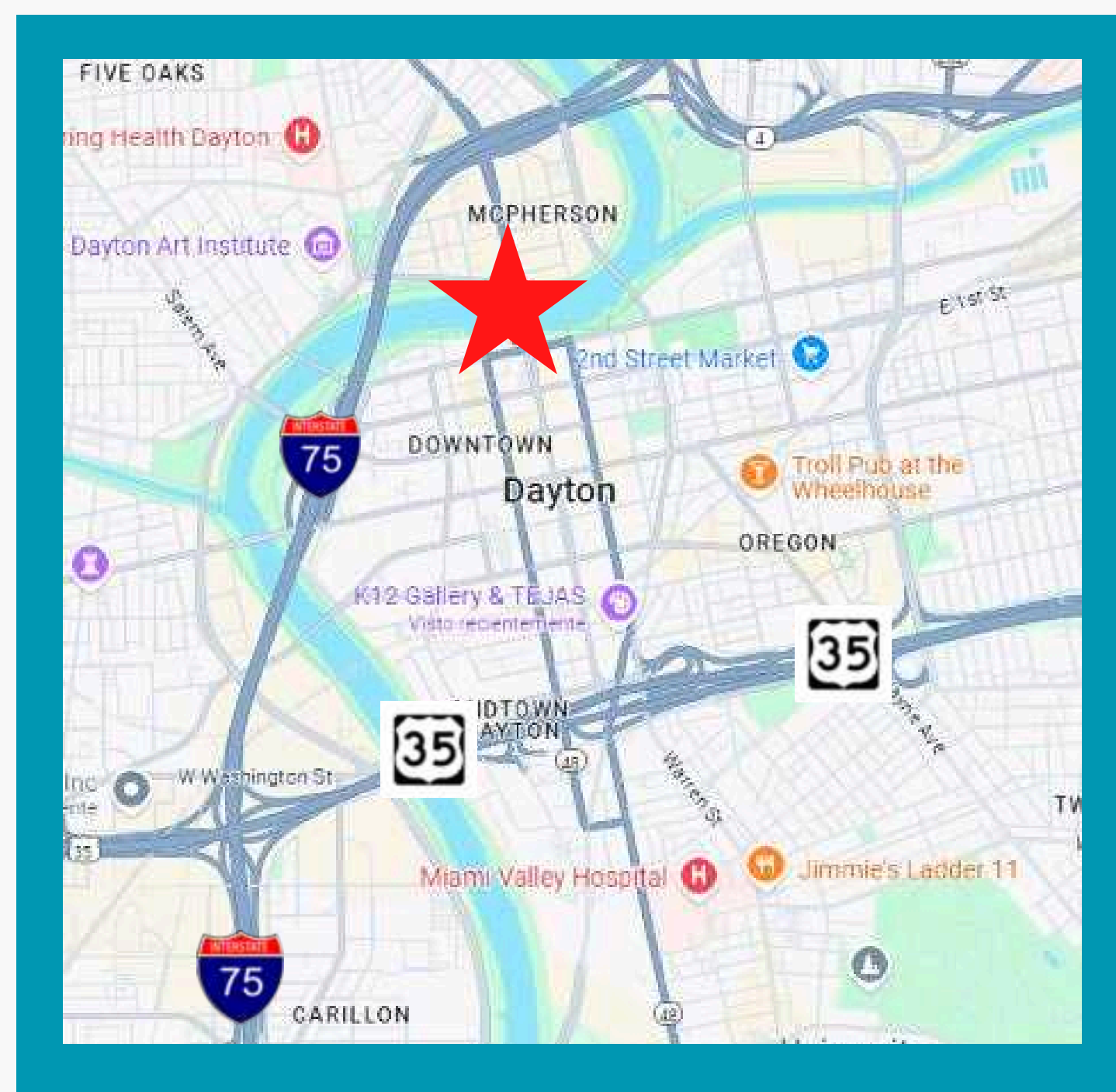


Building Highlights

- The building offers 8 floors, 2 elevators, and 50,000 SF.
- Original architecture features high ceilings, large windows and classic finishes.
- The top floor offers direct elevator access, a wood paneled room with fireplace and excellent views.
- Card system offers 24-hour, secure access.
- Just blocks from the Central Business District.
- Close to many downtown amenities ~ food, entertainment and parks and recreation.
- Adjacent surface lot offers parking options.
- Street parking available + covered garages nearby.
- Overlooks the Miami River offering amazing views.
- Proximity to I-75 and US-35.
- Various suite sizes available, 400 SF - 6,380 SF.
- Full-service lease rates and negotiable terms.

Tim Albro

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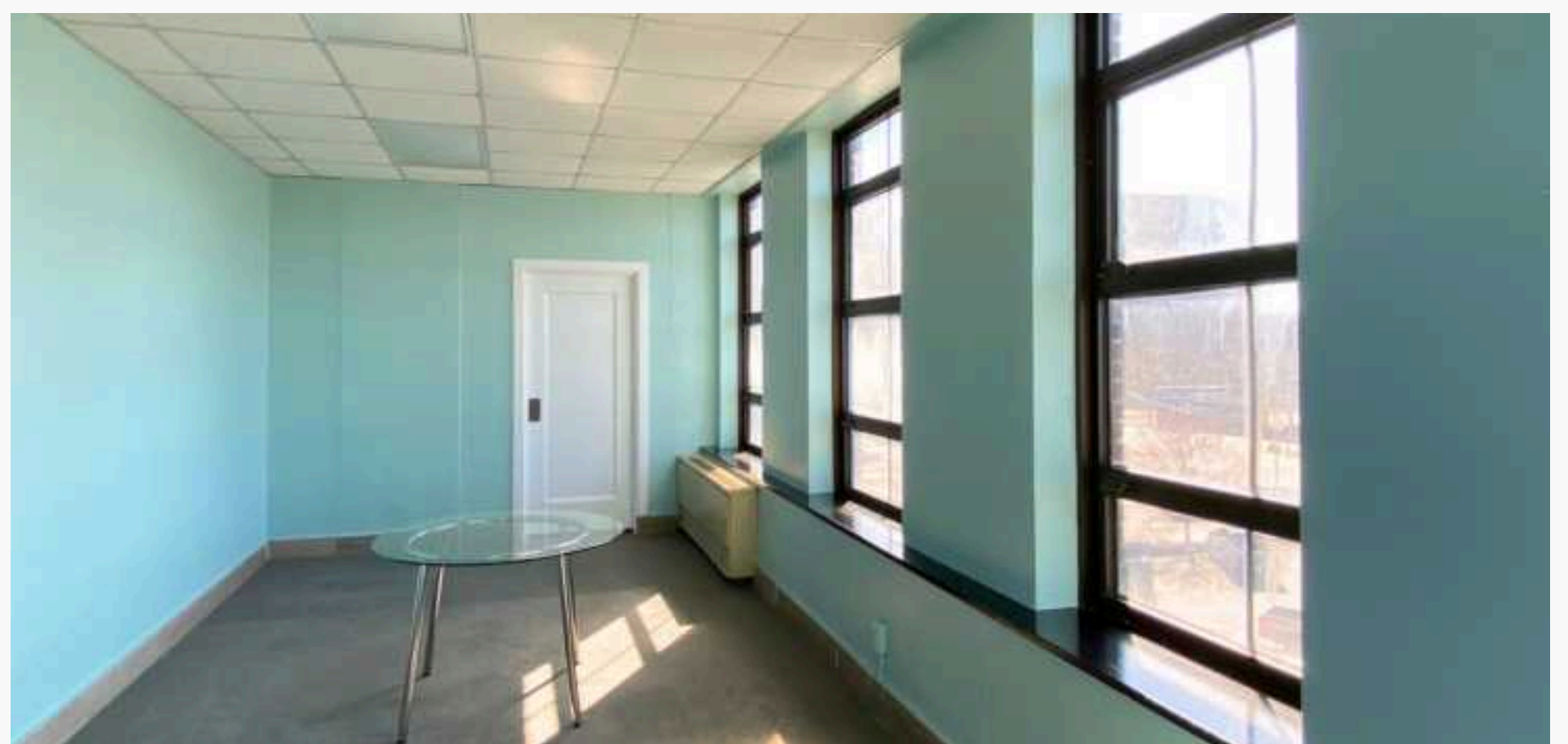
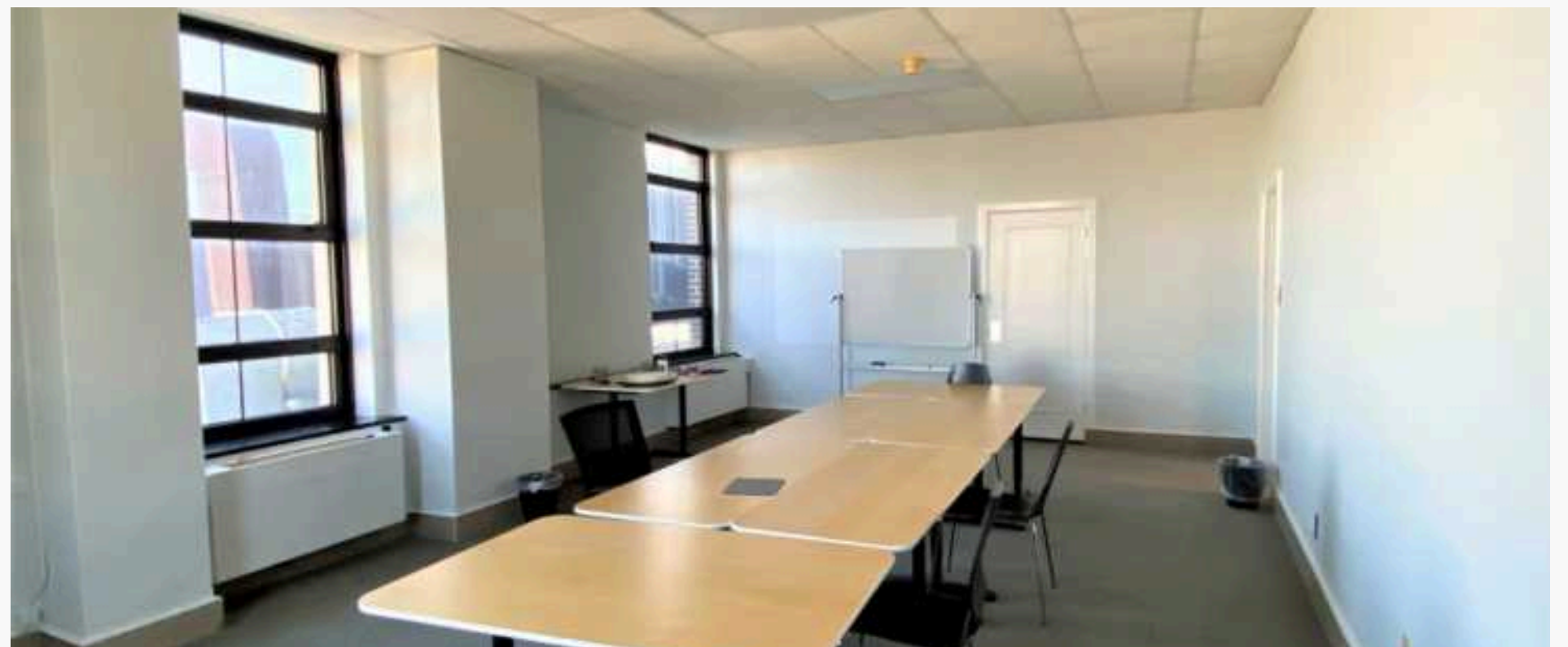


Suite 206 ~ 4,312 SF

The Lemberg Co. Building

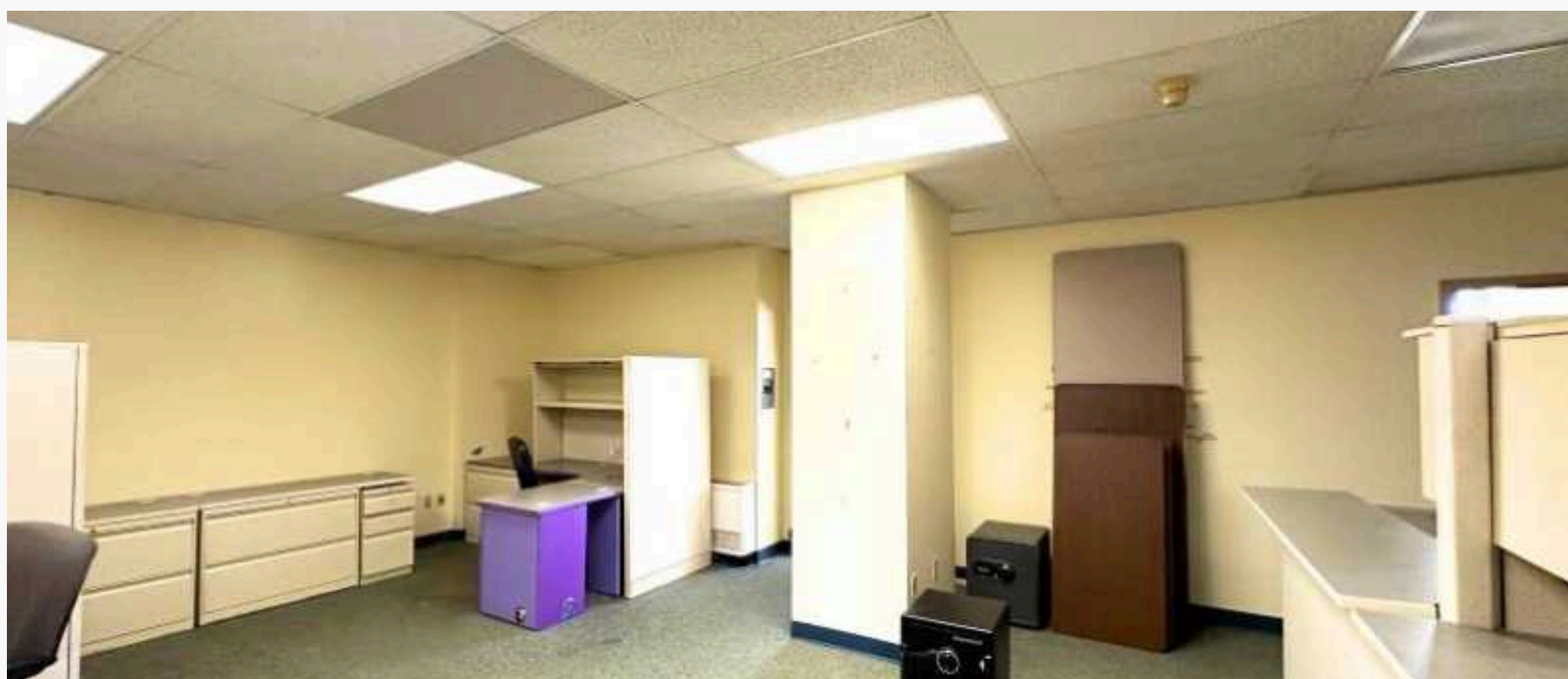
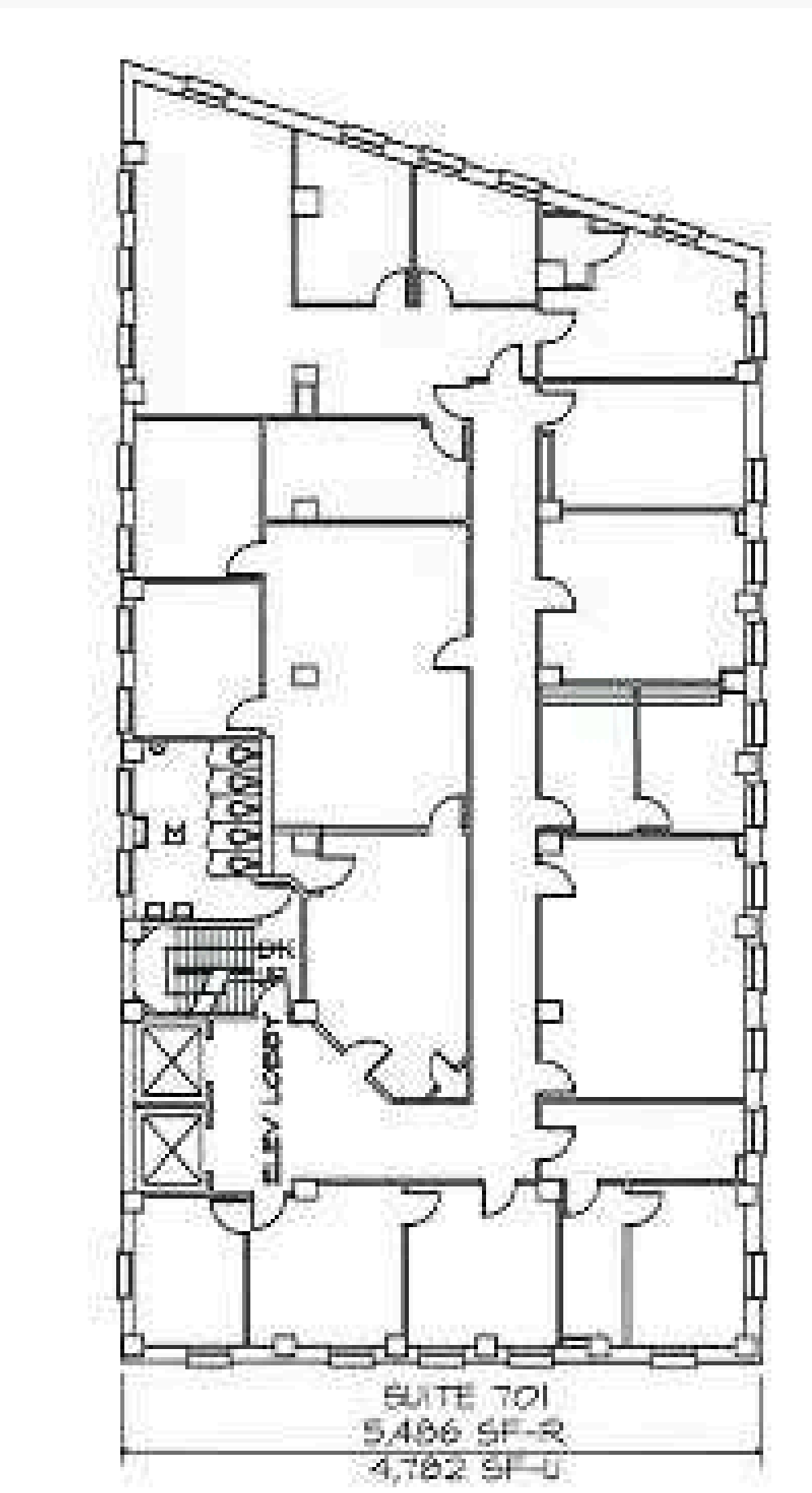


Suite 310 ~ 1,619 SF



The Lemberg Co. Building

Suite 701 ~ 5,486SF



Suite 800 ~ 5,486SF

The Lemberg Co. Building



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

