



**Crest**  
Commercial Realty

**PRIME OFFICE SPACE  
FOR LEASE  
409 E. Monument Ave.  
Dayton, Ohio 45402**

**Perfect location for a corporate headquarters!**

409 E. Monument Ave.



**FREE PARKING  
INCLUDED**

**For more information,  
please contact:**

**Tony Taylor**

O 937-222-1600 Ext. 103  
C 937-776-0419  
ast@crestrealtyohio.com



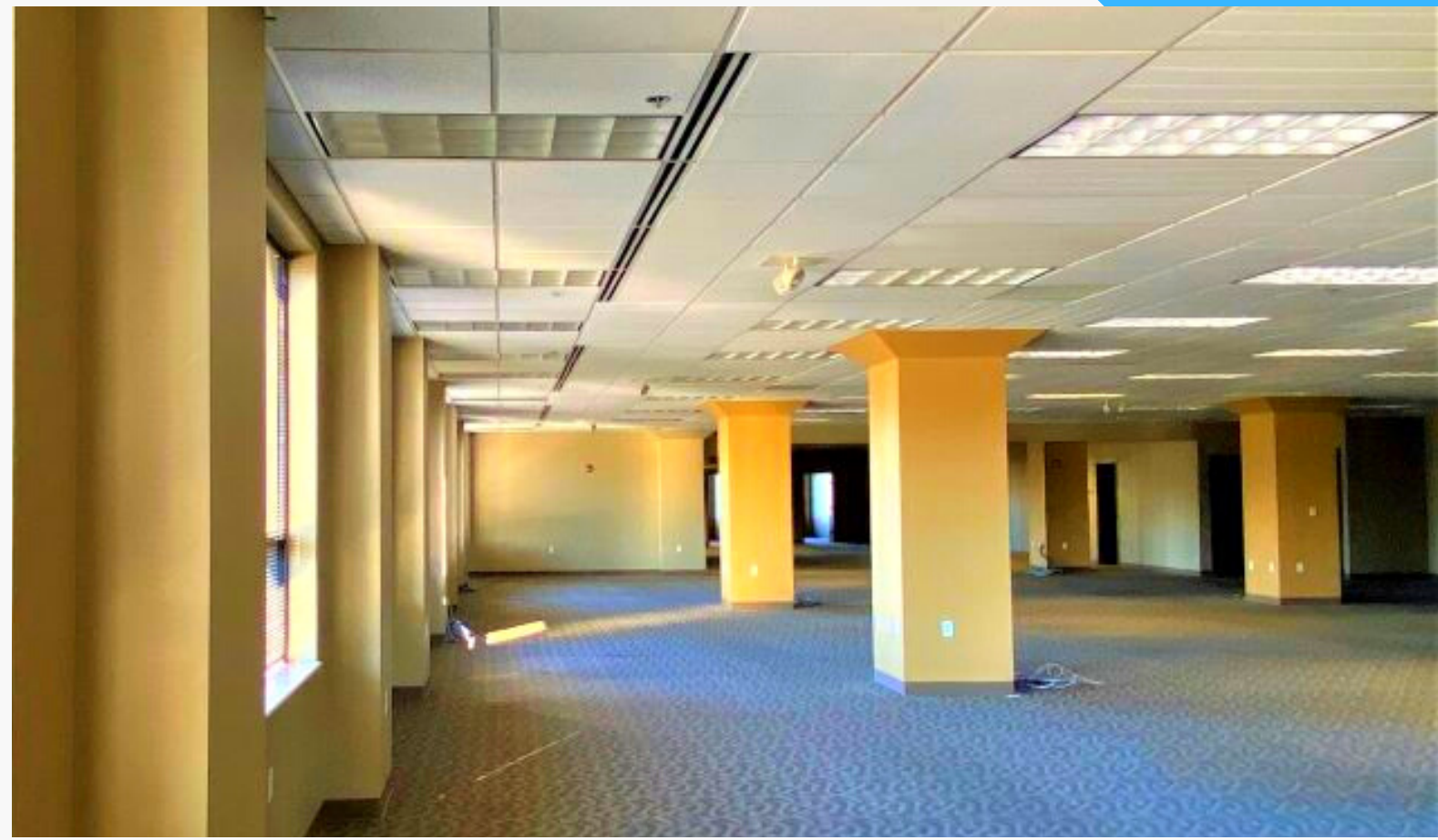
- **27,000 SF available ~ flexible and divisible!**
- Competitive lease rate & tenant improvement allowance available.
- Top floor space overlooks the Dayton Dragons Day Air Ballpark and features fantastic city views.
- Building offers an on-site workout facility and 24 hour access w/swipe card system.
- Surface lot offers plentiful & convenient parking.
- Close to many new urban lofts, apartments, restaurants, entertainment, and more!
- Just minutes from the heart of downtown and Riverscape MetroPark.
- Close proximity to I-75 and US-35.



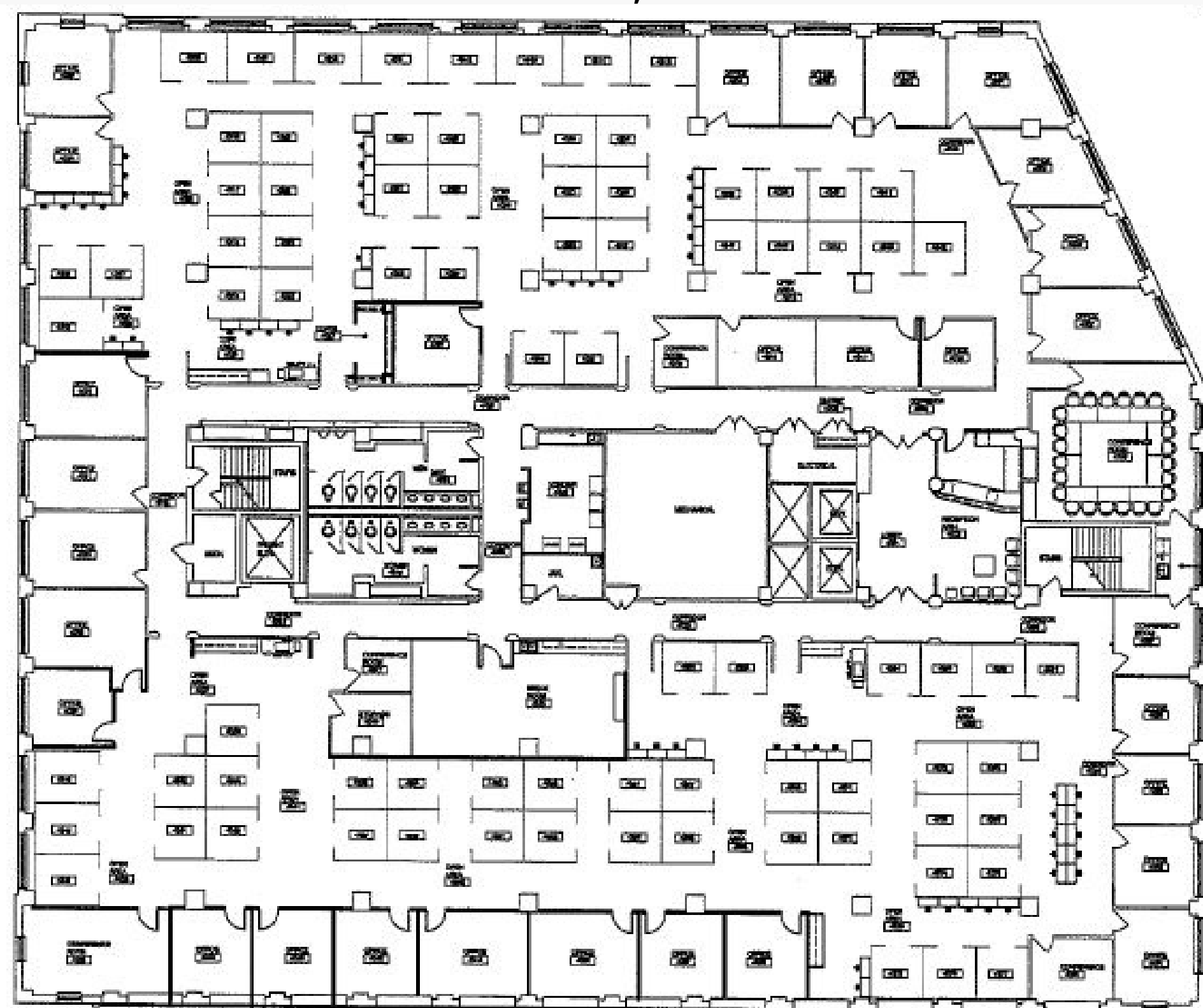
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409 E. Monument Ave., 4th floor



**4th floor offers  
27,000 SF**

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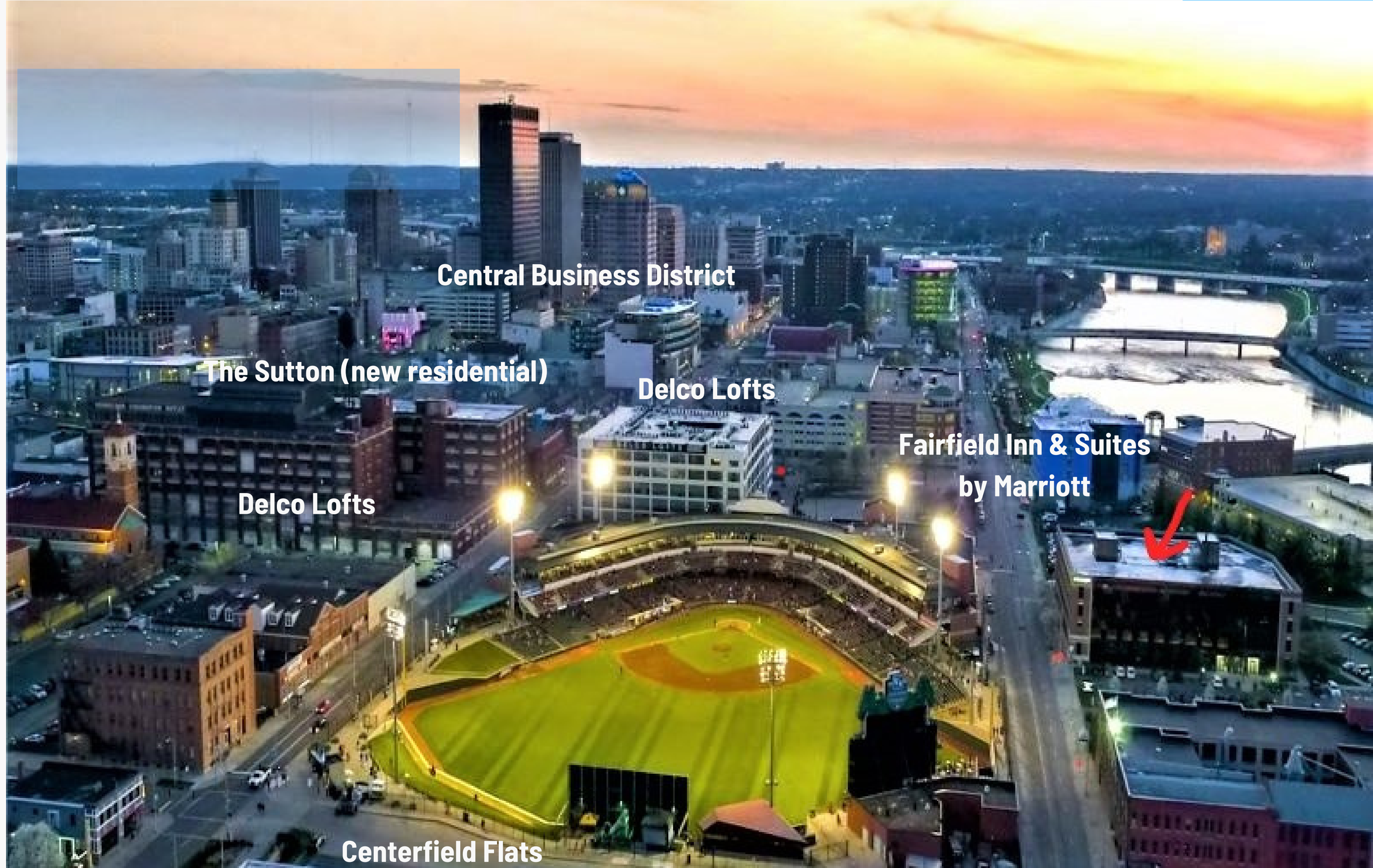
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409 E. Monument Ave.  
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**Prime location overlooks Day Air Ballpark! Close to the CBD, new downtown urban living developments, restaurants, arts, entertainment and more!**



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**Also Available:**

## 530 SF

First floor with direct access from lobby and exterior access from parking lot.

**Perfect for small retail!**

\*\*\* Only businesses that provide a service or amenities to the building tenants will be considered \*\*\*

# Retail / Office 409 E. Monument Ave.

Dayton, Ohio 45402



Current tenants include: ADAMHS, Bridge Credit Union, Miller-Valentine Group, Huntington Bank and Five Rivers Metroparks.



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