



**Crest**  
Commercial Realty

**DOWNTOWN  
OFFICE SPACE  
409 E. Monument Ave.**

**PRIME LOCATION INCLUDES  
FREE PARKING!**

With a bird's-eye view of the Dayton Dragon's Day Air Ballpark, 409 E. Monument Ave. offers a unique location close to many downtown amenities! The building offers prime office space, great city views, free parking, and competitive leasing terms. Close to hotels, dining and entertainment, 409 E. Monument Ave. offers a premier downtown location in the heart of Ball Park Village!

**Perfect location for a corporate headquarters!**



For more information, please contact:

**Tony Taylor**

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C 937-776-0419  
ast@crestrealtyohio.com



- Building amenities include an on-site workout facility, 24-hour access w/swipe card system.
- Up to 16,000 SF/4th floor.
- Space is flexible and divisible.
- Negotiable tenant improvement allowance available.
- **NEW!!** Electric car charging station on site!





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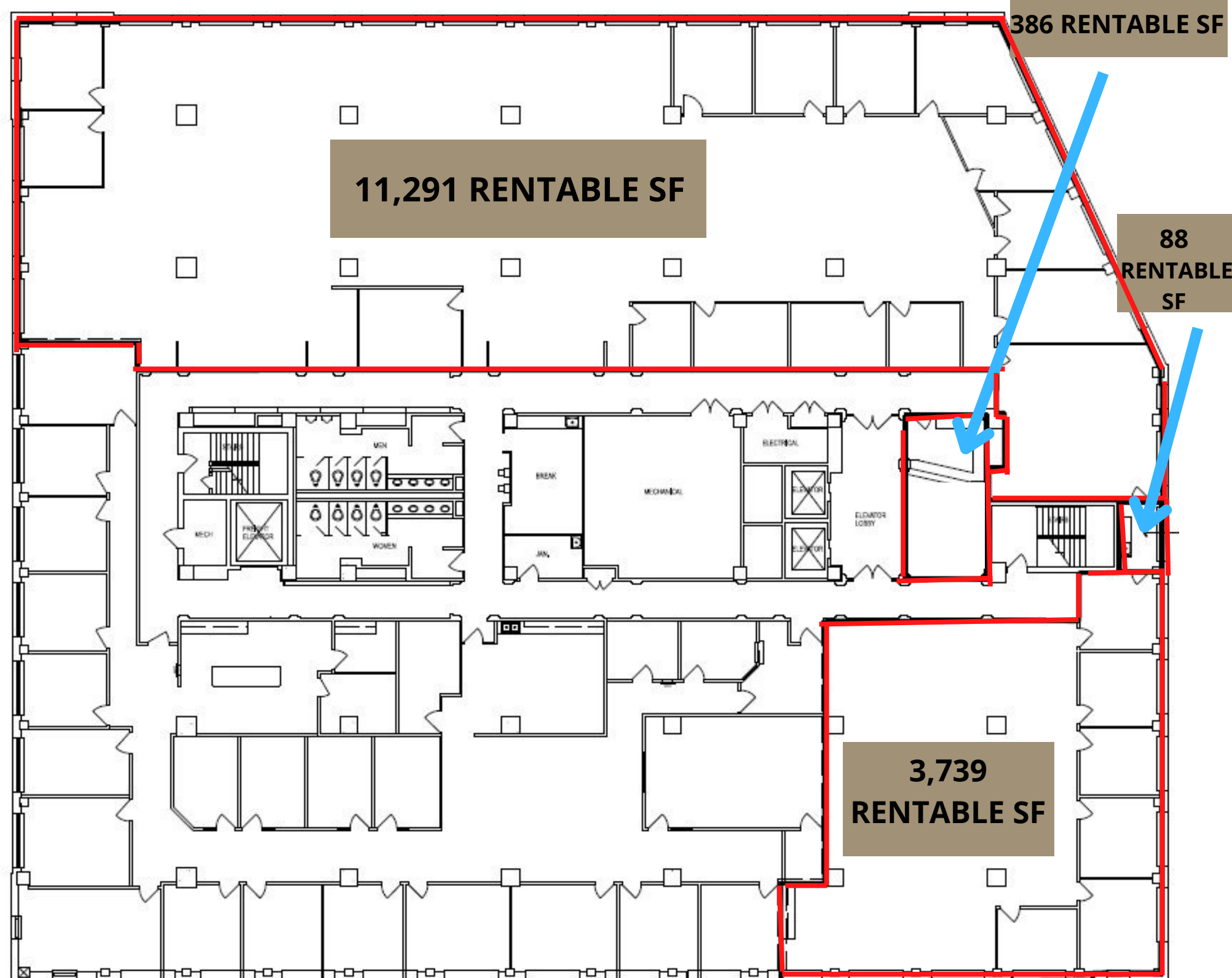
**Current Tenants Include:**

- ADAMHS
- Bridge Credit Union
- Chapter 13 Trustee
- Huntington National Bank
- Five Rivers Metroparks.
- Miller-Valentine Group



**NEW!! Electric Car Charging Station.**

Featuring 7.6kW, Type 1 charging units.



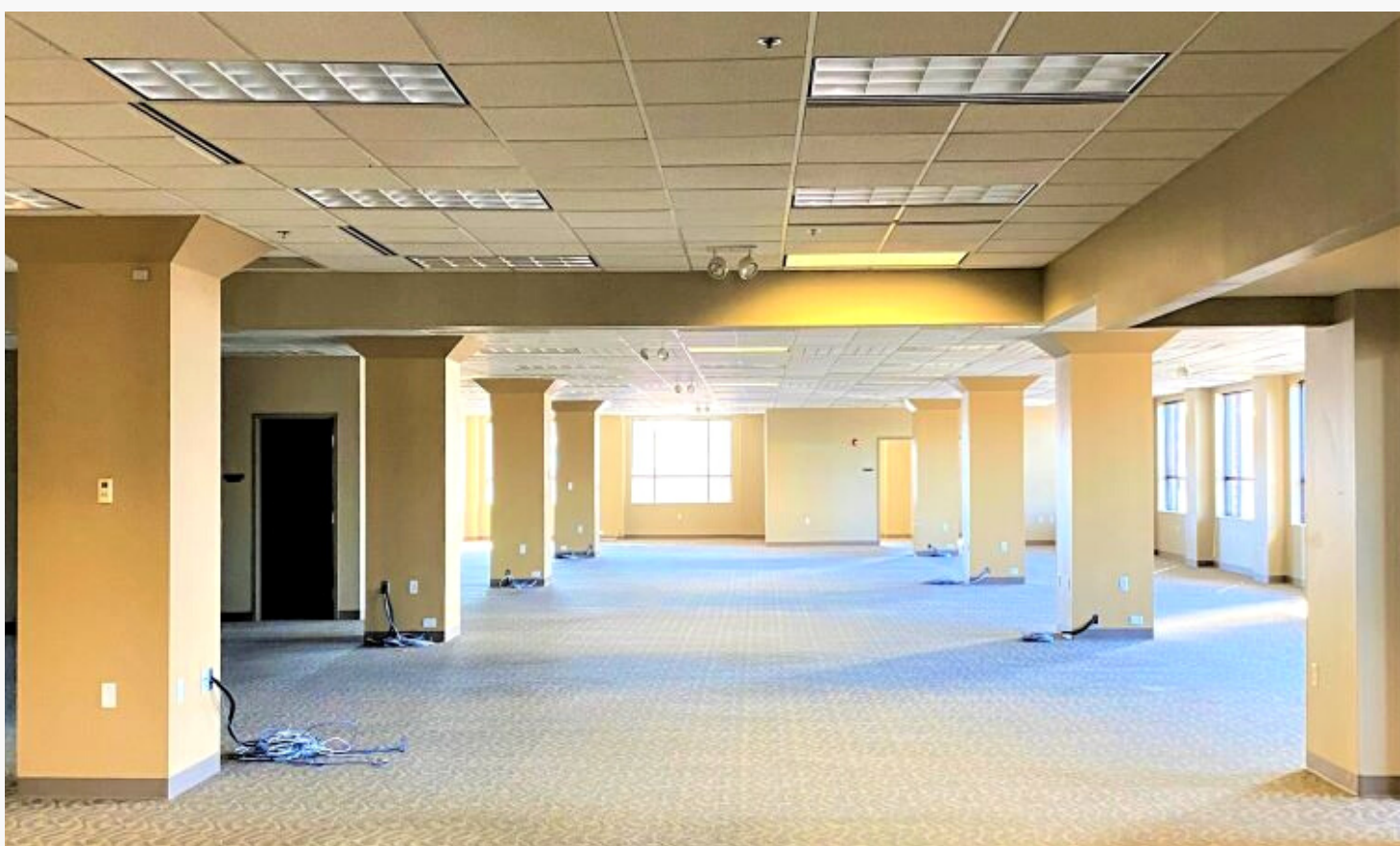
FOURTH FLOOR PLAN  
409 E. MONUMENT  
DAYTON, OH 45402  
UPDATED: 11-15-2022

THIS DRAWING PRODUCED WITH LIMITED FIELD OBSERVATION. ALL MEASUREMENTS SHOULD BE FIELD VERIFIED TO ENSURE ACCURACY AND CONSISTENCY.



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Central Business District

Delco Lofts

Fairfield Inn & Suites by Marriott

The Sutton (new residential)

Water Street District

Centerfield Flats

