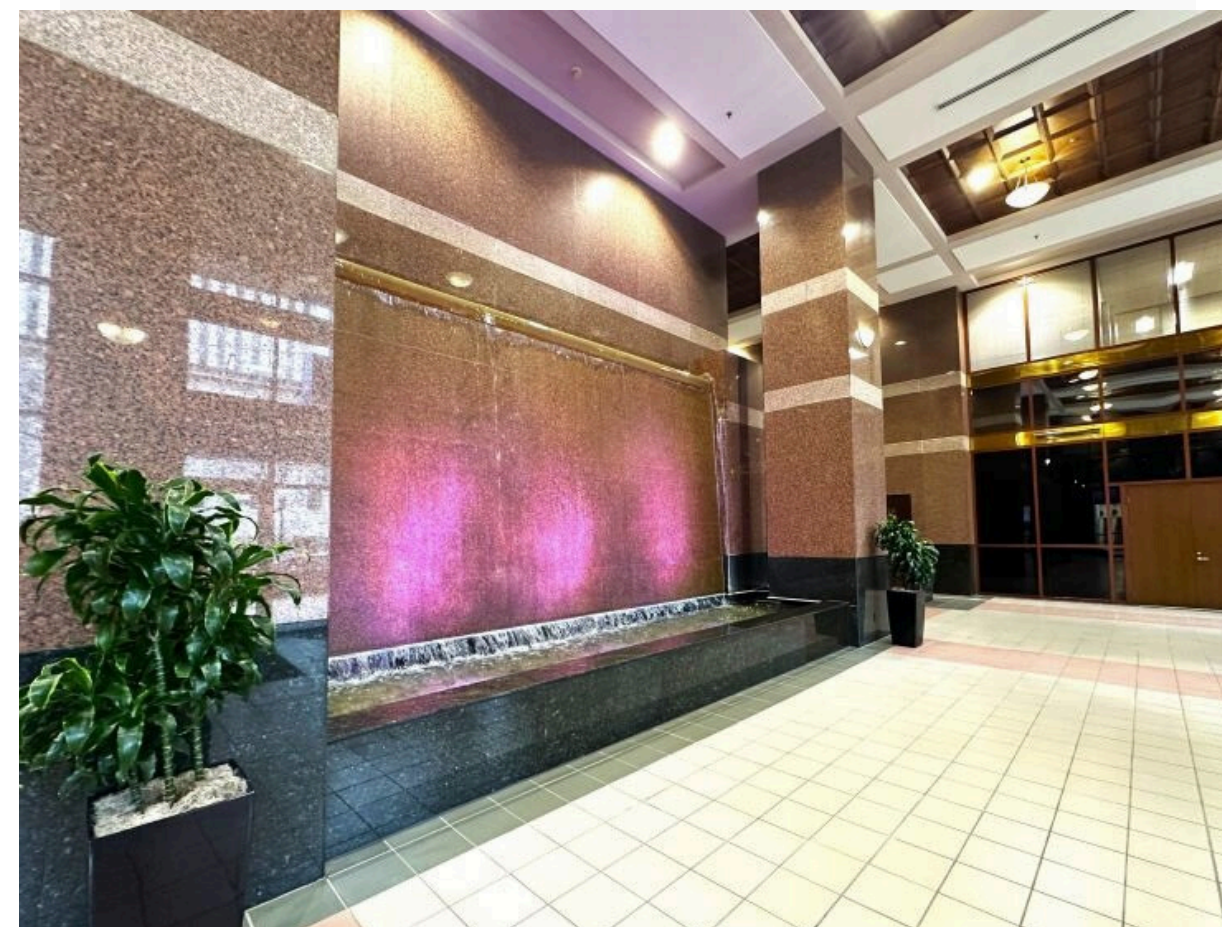


# FIFTH THIRD CENTER

1 South Main St, Dayton, OH 45402

CLASS A  
OFFICE  
FOR LEASE



**Crest**  
Commercial Realty

Please call for more information or  
to schedule a tour!

**NICK MILLER JACOBSON**

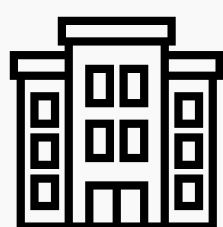
937-222-1600, ext 105  
nick@crestrealtyohio.com



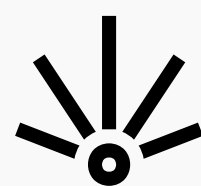
# FIFTH THIRD CENTER

1 South Main St, Dayton, OH 45402

## BUILDING HIGHLIGHTS



20 STORIES  
313,473 TOTAL RSF  
15,414 RSF TYPICAL FLOOR PLATES



EXCELLENT CITY VIEWS



ATTACHED PARKING GARAGE  
OFFERS 7 LEVELS WITH  
APPROXIMATELY 419 PREMIER,  
COVERED SPACES.



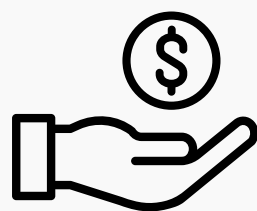
MONUMENT SIGNAGE  
NEGOTIABLE



DEDICATED CONFERENCE  
CENTER PROVIDED FREE OF  
CHARGE TO BUILDING TENANTS



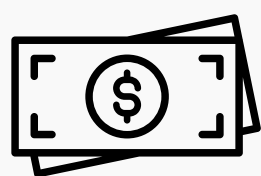
HIGH-SPEED DATA



ON-SITE BANKING + ATM



24-HOUR SECURITY  
GUARD SERVICE, 365  
DAYS A YEAR.



ATTENTIVE OWNERSHIP /  
WELL-CAPITALIZED



ON-SITE PROPERTY  
MANAGEMENT

*Located in the heart of the downtown  
Central Business District*

**Dayton's "Crown Jewel" Building**

# FIFTH THIRD CENTER

1 South Main St, Dayton, OH 45402

## HIGHLIGHTS

- Below-Market Rental Rates
- Immediate Occupancy Available
- Turn-Key Build-Outs
- Efficient Layouts
- Contiguous Suites/Floors Available



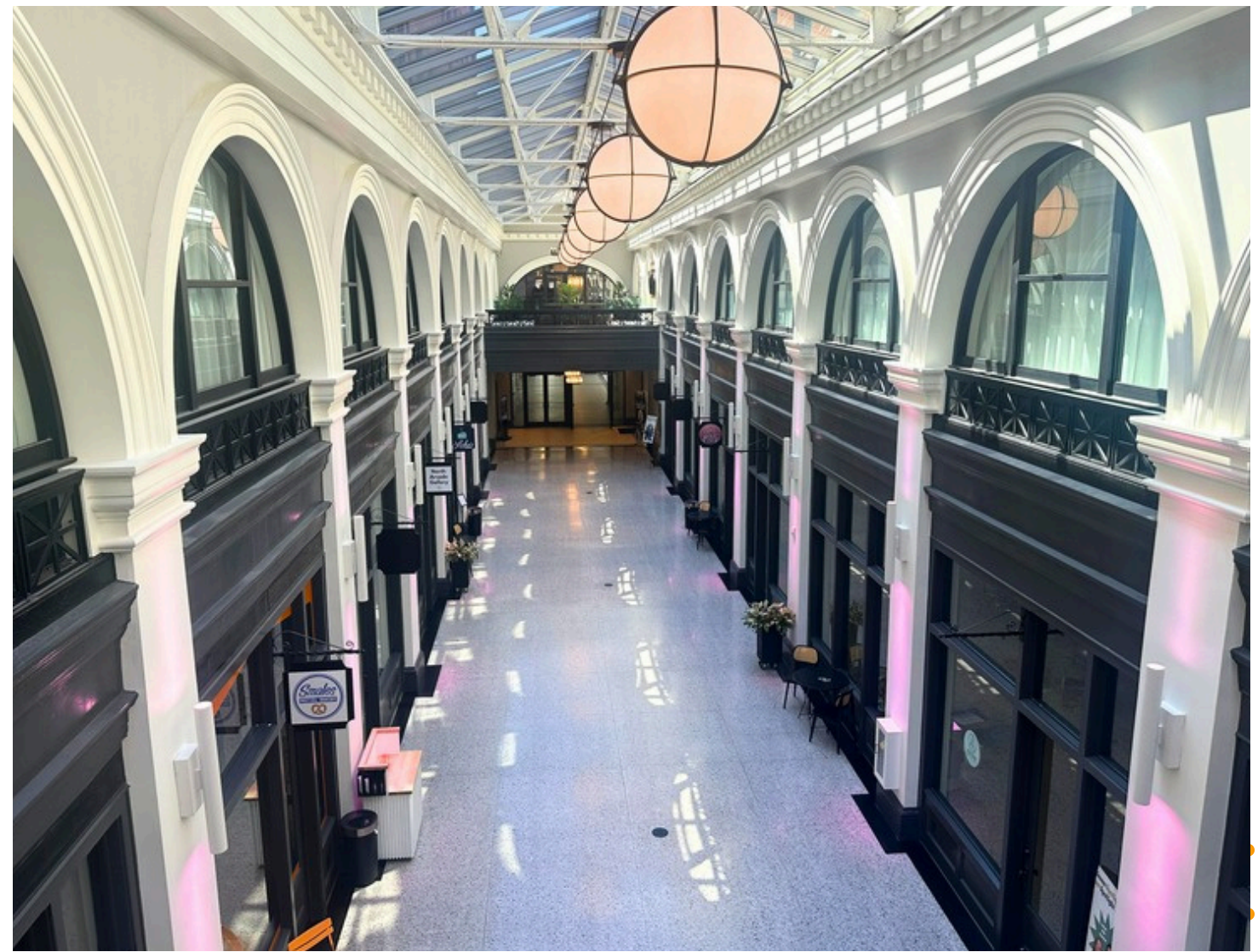
DEDICATED CONFERENCE CENTER PROVIDED FREE OF CHARGE TO BUILDING TENANTS

# FIFTH THIRD CENTER

1 South Main St, Dayton, OH 45402

## UNIQUE ACCESS

Fifth Third Center offers connection to the Dayton Arcade, a mixed-use development featuring various restaurants, retail shops, and meeting spaces, as well as, the new Hilton Garden Hotel. The hotel bar and restaurant overlook the Plaza at Courthouse Square.



This centrally located downtown area offers unparalleled convenience and provides easy access to a wide range of amenities, ensuring that everything you need is just a short walk away.

# FIFTH THIRD CENTER

1 South Main St, Dayton, OH 45402

## Available Suites



### 20th Floor

Full Floor - 10,257 SF

### 19th Floor

Full Floor - 15,414 SF

### 17th Floor

Full Floor - 15,414 SF

### 16th Floor

Suite 1 - 6,137 SF

### 15th Floor

Suite 1 - 5,476 SF

Suite 2 - 2,384 SF

Suite 3 - 7,554 SF

### 14th Floor

Suite 1 - 3,073 SF (avail 6/1/25)

Suite 2 - 4,185 SF

Suite 4 - 7,675 SF

### 11th Floor

Full Floor 15,414 SF

### 10th Floor

Suite 1 - 3,713 SF

Suite 2 - 781 SF

Suite 3 - 7,860 SF

Suite 4 - 2,064 SF

Suite 5 - 725 SF

### 9th Floor

Suite 1 - 10,308 SF

Suite 2 - 5,106 SF

### 8th Floor

Full Floor - 15,414 SF

### 5th Floor

Suite 1 - 5,293 SF

Suite 2 - 8,006 SF

Suite 3 - 3,410 SF

### 4th Floor

Suite 1 - 12,573 SF

Suite 2 - 3,357 SF

### 3rd Floor

Suite 1 - 1,846 SF

Suite 3 - 1,914 SF

Suite 4 - 6,254 SF

Suite 5 - 791 SF

Suite 6 - 4,374 SF

Suite 7 - 2,700 SF

### 2nd Floor

Suite 1 - 9,410 SF

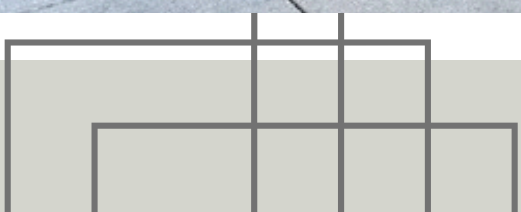
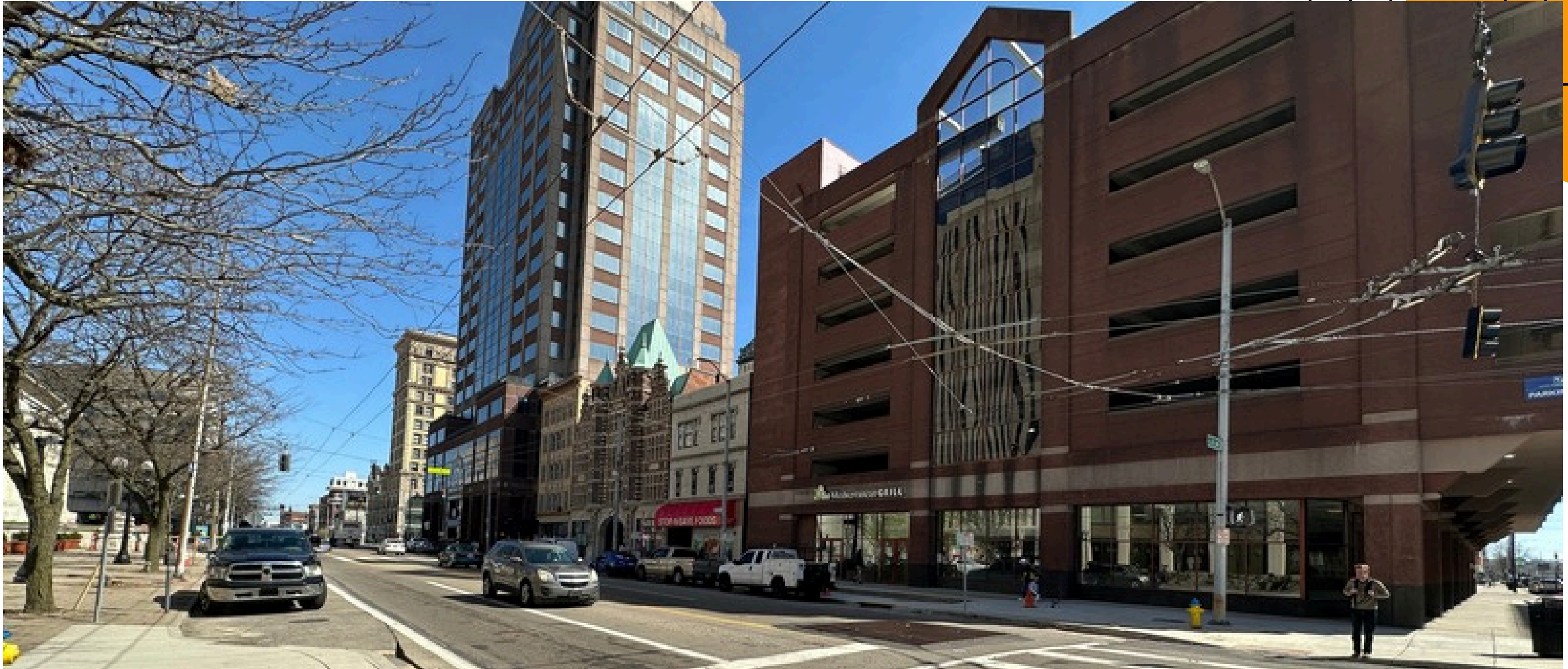
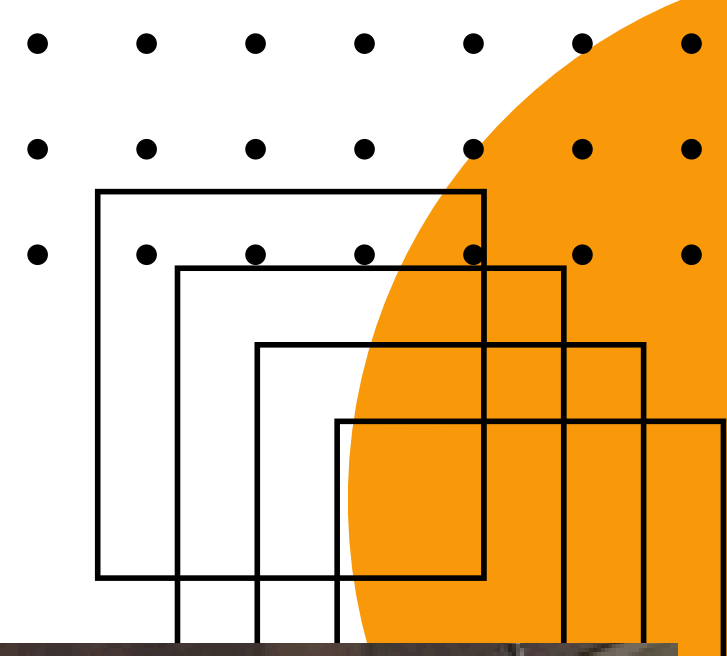
### 1st Floor

Suite 1 - 1,351 SF

Suite 2 - 431 SF

# FIFTH THIRD CENTER

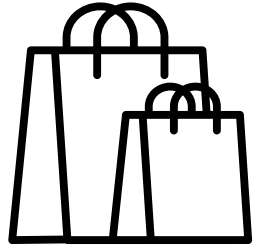
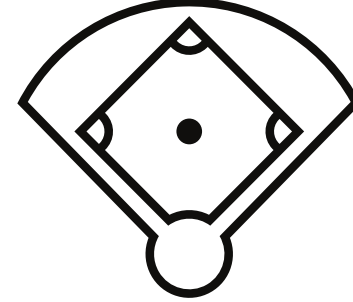
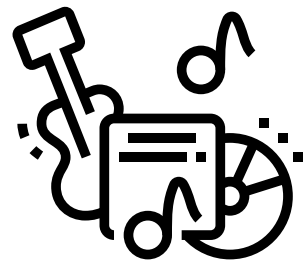
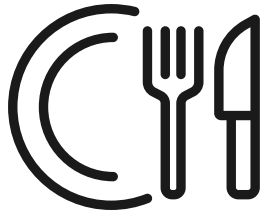
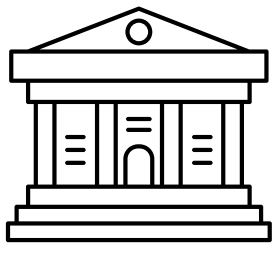
1 South Main St, Dayton, OH 45402



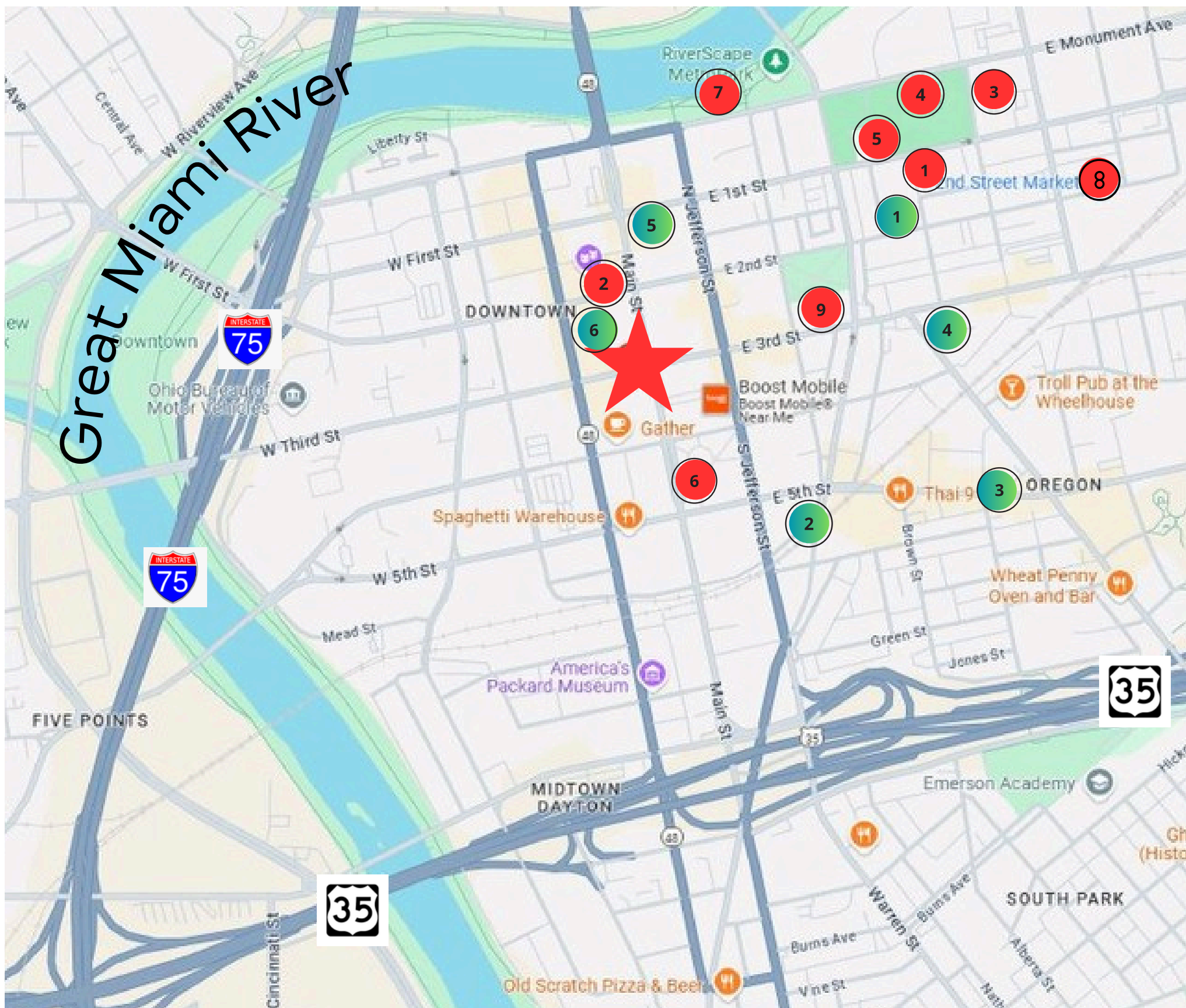
# FIFTH THIRD CENTER

1 South Main St, Dayton, OH 45402

## LOCATION

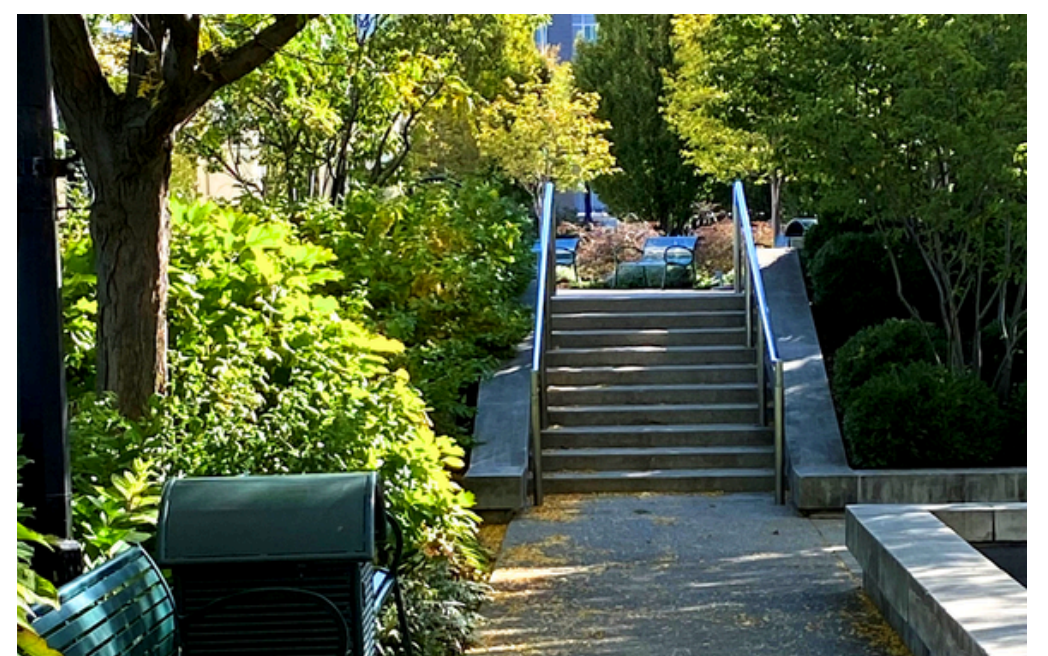


Situated on 1.24 acres in Dayton's central business district, Fifth Third Center at One South Main St. offers an excellent location and first-class amenities. Centrally located cross from Courthouse Square and within walking distance to city, state, and federal buildings, hotels, restaurants and entertainment. With quick and convenient access to I-75 and US-35, Fifth Third Center is the ideal location for your business!



Just a few of the nearby downtown amenities:

- 1 AC Hotel
- 2 Benjamin & Marian Schuster Performing Arts Center
- 3 Centerfield Flats
- 4 Day Air Ballpark
- 5 Delco Lofts
- 6 Levitt Pavilion
- 7 Riverscape Metropark
- 8 Second Street Market
- 9 Dayton Metro Library
- 1 The Delco
- 2 The Neon Movie Theater
- 3 The Oregon District
- 4 The Cannery Lofts
- 5 Victoria Theater
- 6 Courthouse Square



Situated in the heart of the CBD!