

FIFTH THIRD CENTER

1 South Main St, Dayton, OH 45402

CLASS A
OFFICE SPACE

FOR LEASE

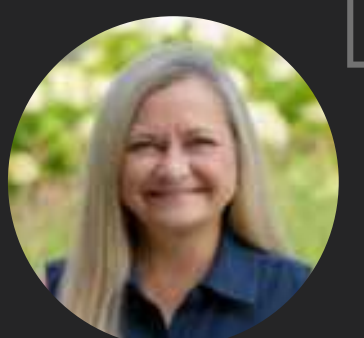


Crest
Commercial Realty

Please call for more information or
to schedule a tour!

TRACY RUTHERFORD

937-222-1600, ext 121
trutherford@crestrealtyohio.com

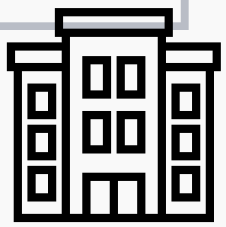


FIFTH THIRD CENTER

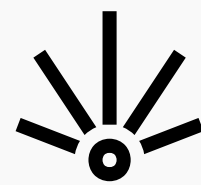
1 South Main St, Dayton, OH 45402

BUILDING HIGHLIGHTS

Dayton's "Crown Jewel" Building Class A Office



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



EXCELLENT CITY VIEWS



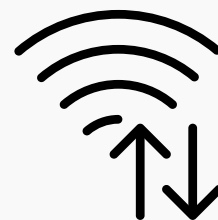
ATTACHED PARKING GARAGE
OFFERS 7 LEVELS WITH
APPROXIMATELY 419 PREMIER,
COVERED SPACES.



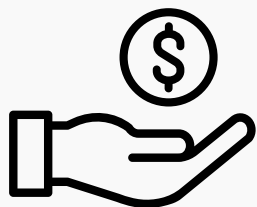
MONUMENT SIGNAGE
NEGOTIABLE



DEDICATED CONFERENCE
CENTER PROVIDED FREE OF
CHARGE TO BUILDING TENANTS



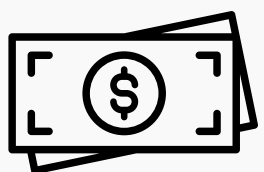
HIGH-SPEED DATA



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

CONTIGUOUS SUITES AVAILABLE
10,000 SF - 60,000 SF

FIFTH THIRD CENTER

1 South Main St, Dayton, OH 45402

SPACE HIGHLIGHTS

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



FIFTH THIRD CENTER

1 South Main St, Dayton, OH 45402

- THE MAIN ENTRANCE FEATURES A 12-FOOT-HIGH WATERFALL AND LUXURIOUS FINISHES MAKING AN EXCELLENT FIRST IMPRESSION.
- SIX TOWER ELEVATORS EQUIPPED WITH THE LATEST TECHNOLOGY ACCESS ALL 20 FLOORS.
- HOT WATER RADIANT SYSTEM PROVIDES RELIABLE AND ECONOMICAL HVAC.

Available Space

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 3 - 481 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

Suite 6 - 271 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 2 - 212 SF

Suite 3 - 1,914 SF

Suite 4 - 6,254 SF

Suite 5 - 791 SF

Suite 6 - 4,324 SF

Suite 7 - 2,700 SF

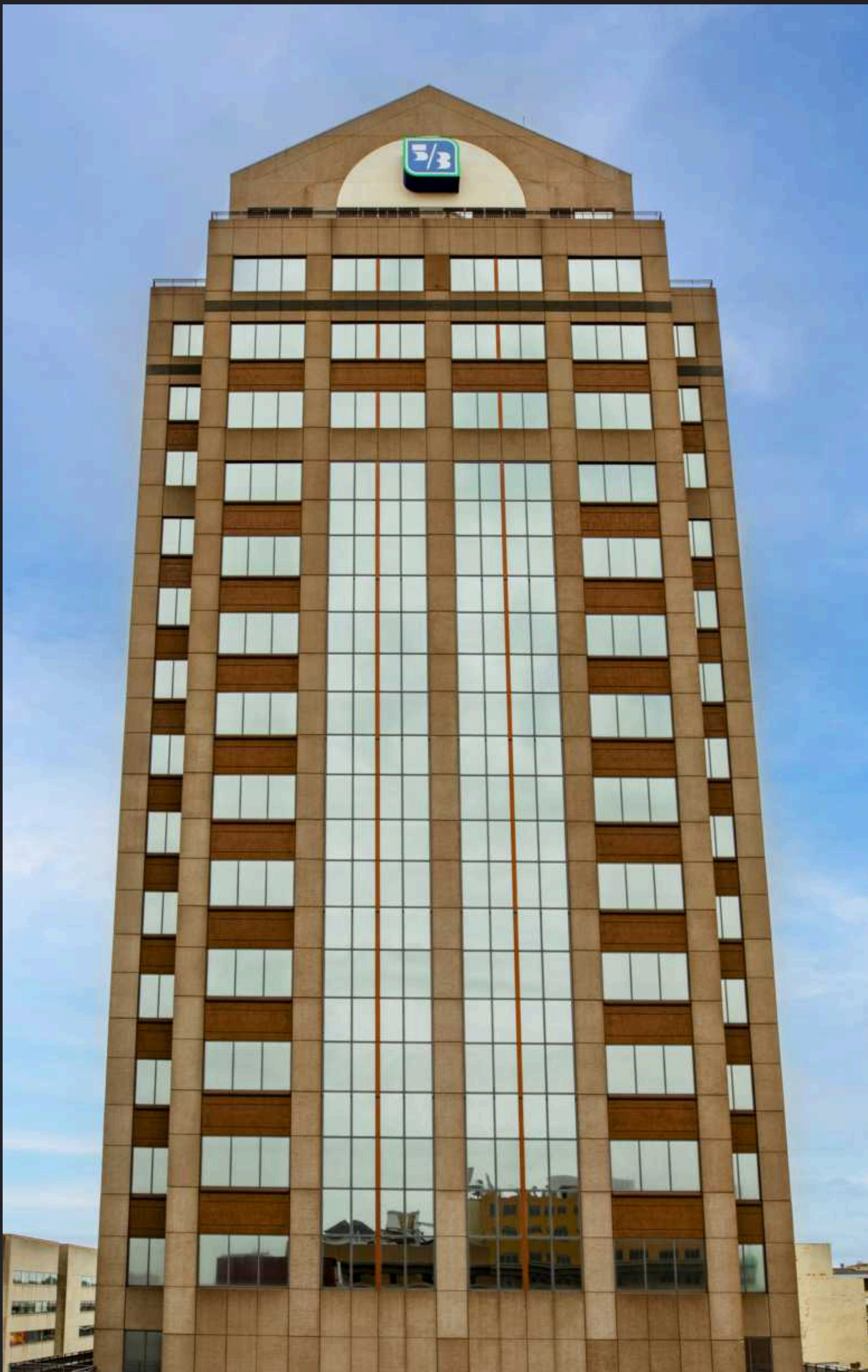
2nd Floor

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

Available Space

Prominent Visibility!

Former FedEx location.



- Highly visible downtown location!
- Corner position at N. Ludlow and W. Third St.
- Large windows offer light-filled, flexible space.

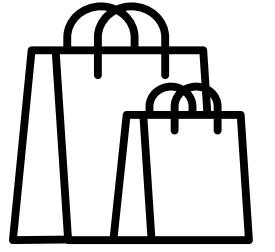
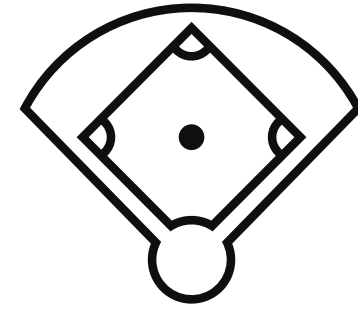
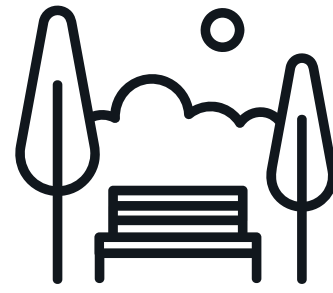
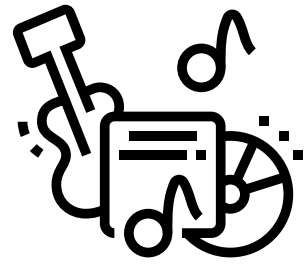
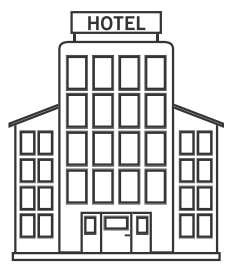
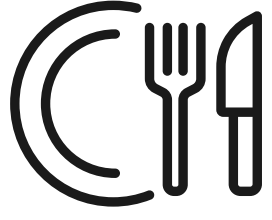
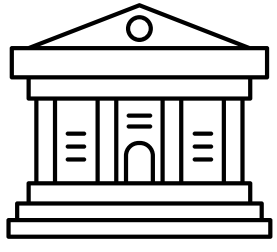
- 6,000 SF.
- Private offices, dedicated bathrooms, kitchenette.

FIFTH THIRD CENTER

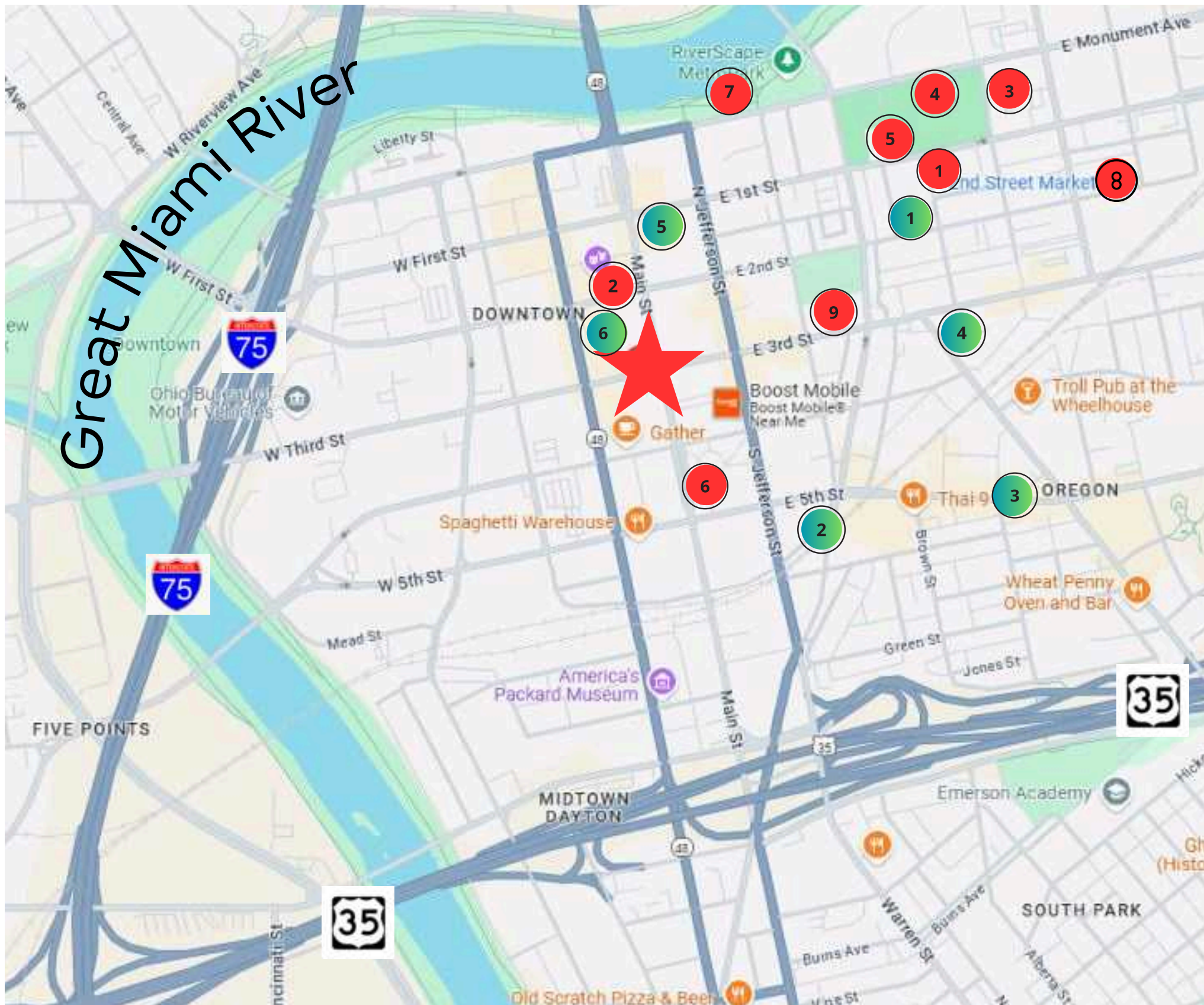
1 South Main St, Dayton, OH 45402

LOCATION

Close to many downtown amenities!



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

