

FIFTH THIRD CENTER

1 South Main St, Dayton, OH 45402

CLASS A
OFFICE
FOR LEASE

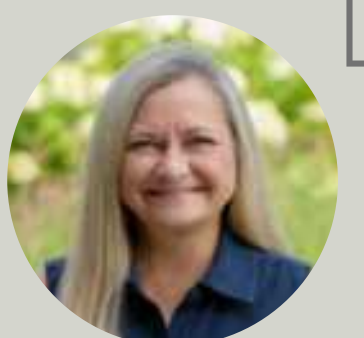


Crest
Commercial Realty

Please call for more information or
to schedule a tour!

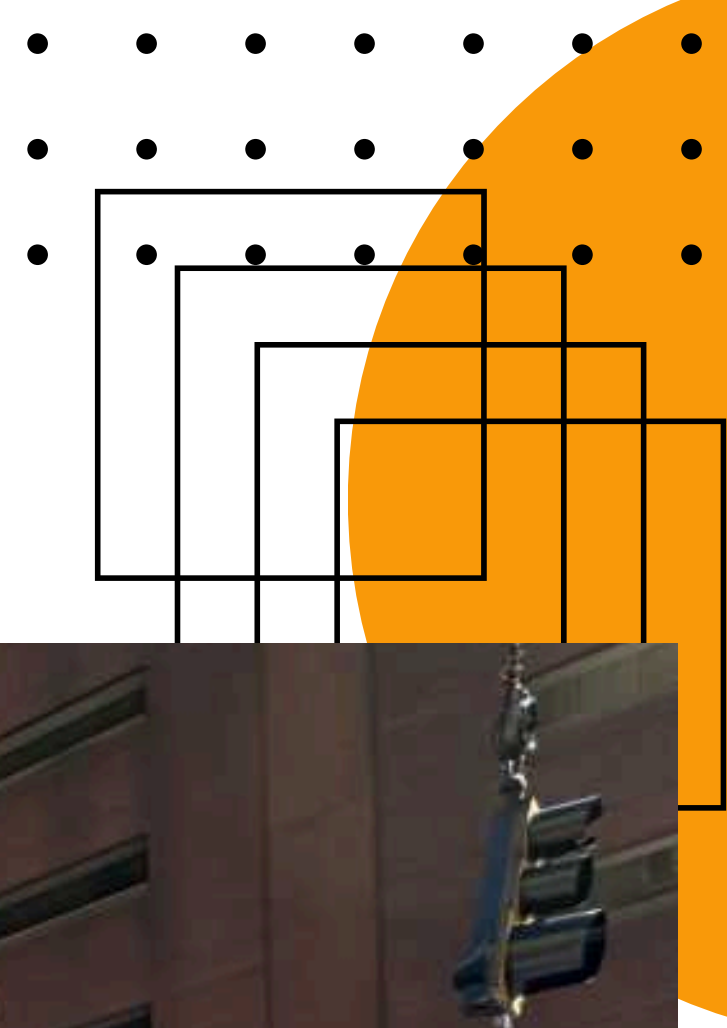
TRACY RUTHERFORD

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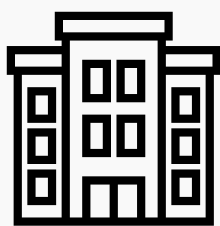
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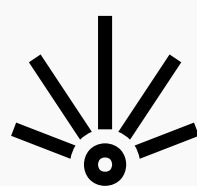
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BUILDING HIGHLIGHTS



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.



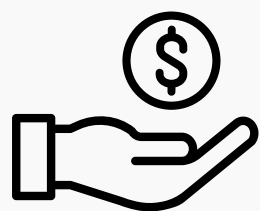
MONUMENT SIGNAGE
NEGOTIABLE



DEDICATED CONFERENCE
CENTER PROVIDED FREE OF
CHARGE TO BUILDING TENANTS



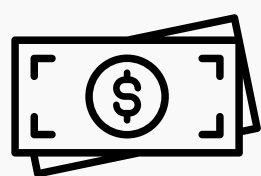
HIGH-SPEED DATA



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

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HIGHLIGHTS

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

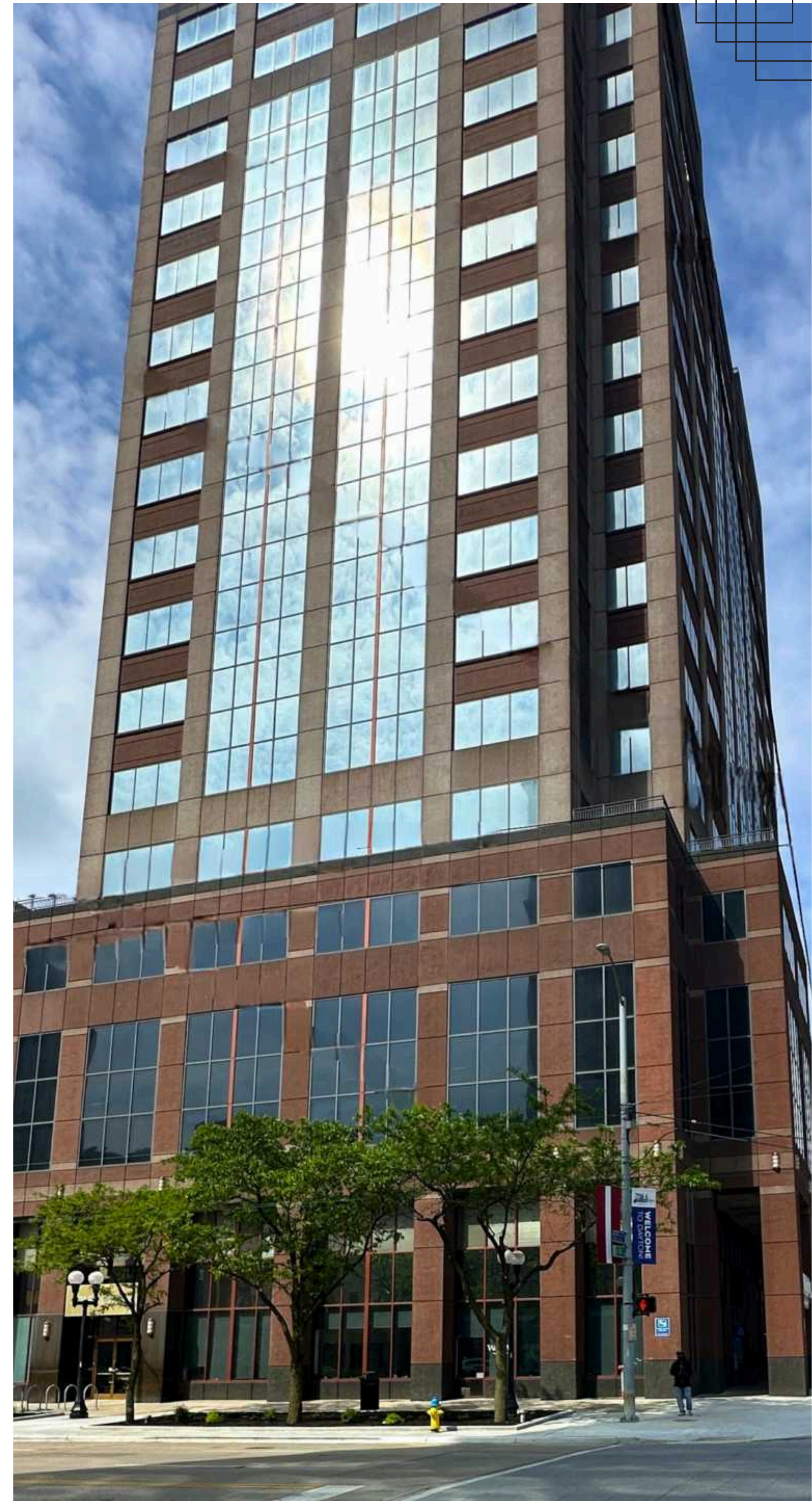


DEDICATED CONFERENCE CENTER PROVIDED FREE OF CHARGE TO BUILDING TENANTS

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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

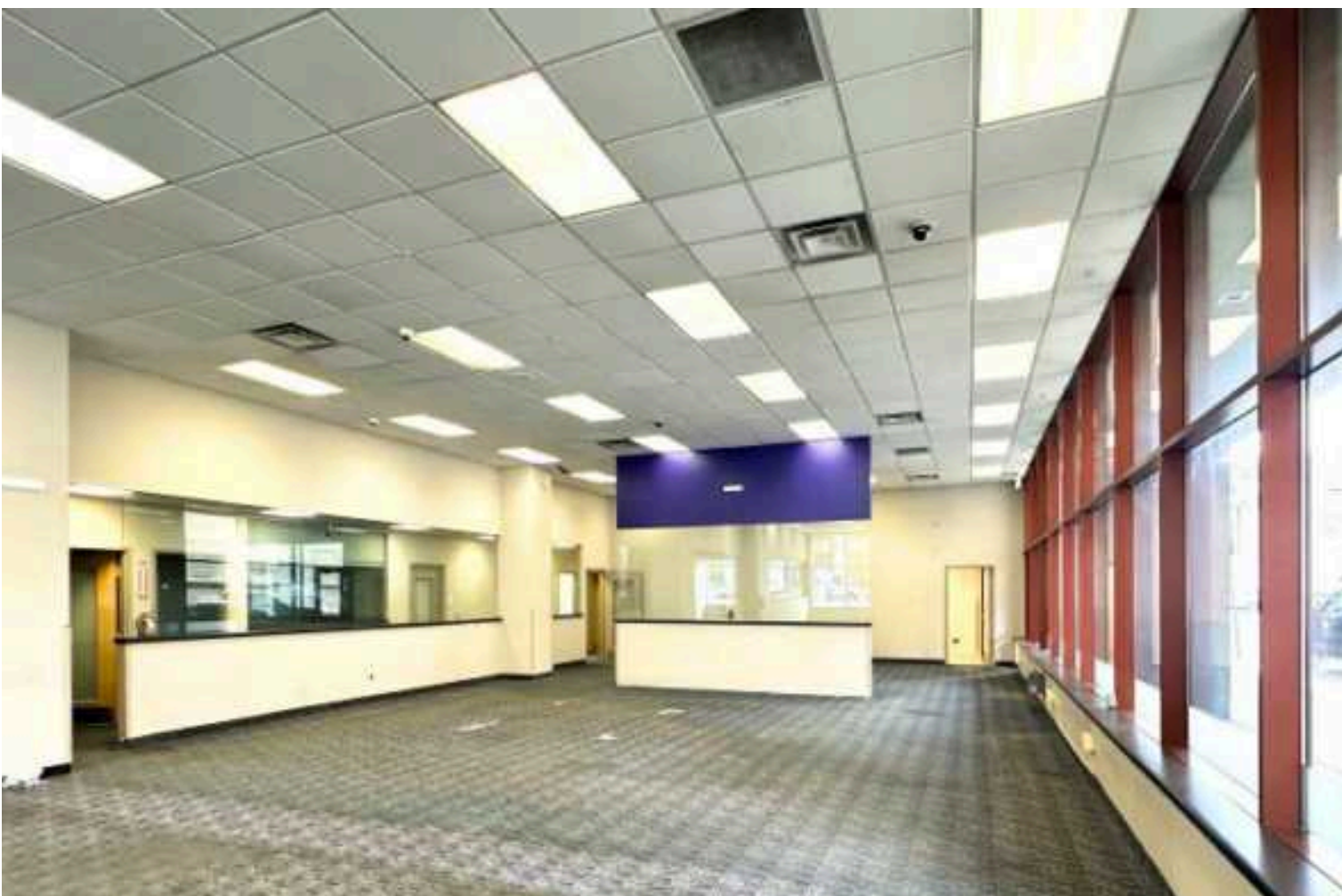
Suite 1 - 1,351 SF

Suite 2 - 431 SF

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Former FedEx



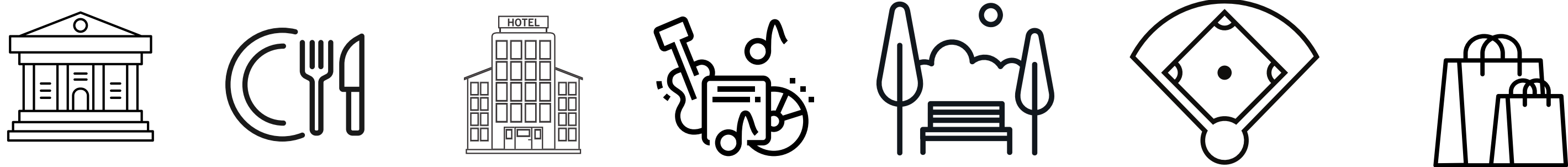
- Highly visible downtown location!
- Corner position at N. Ludlow and W. Third St.
- Large windows offer light-filled, flexible space.

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

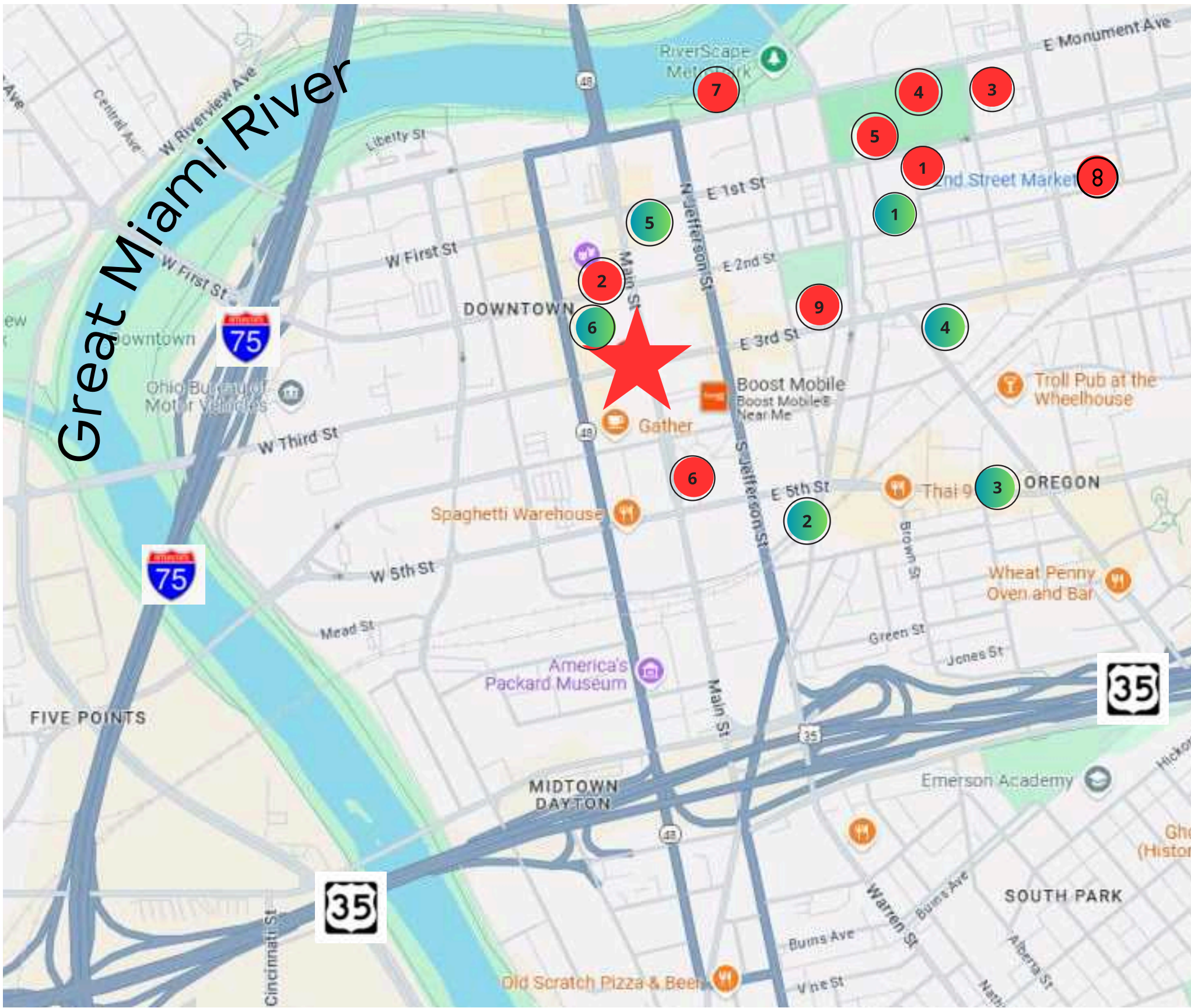
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LOCATION



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!