



**PERFORMANCE PLACE**  
At THE MARION & BENJAMIN SCHUSTER  
PERFORMING ARTS CENTER  
Corner of Second and Main Streets  
Dayton OH 45402

**ONLY ONE  
FLOOR  
REMAINING!**



PERFORMANCE PLACE



**Features**

- 18-story steel and concrete tower boasting new Class A Office Space, ready for build-out immediately
- Located at the corner of Second and Main Streets
- Includes 10 parking spaces per floor for Office Occupants
- Exclusive elevator service to office floors
- First floor restaurant and lounge coupled with a Common area known as The Winter Garden; large 3<sup>rd</sup> floor meeting room available upon request
- 24-hour security
- Two restrooms on each level

**Space Available**

- Fourth floor office Condominium containing 9,202 SF of gross space; 8,217 SF rentable.

**Sales Price**

- \$125 and up per square foot including shell and total fit-up

**Rental Arrangements**

- Please call to discuss possible rental arrangements

**First Floor Lobby and Restaurant**



**Level Four Floor Plan**

**Contact:** Steve Ireland or Dave Dickerson  
**Miller-Valentine GEM**

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