

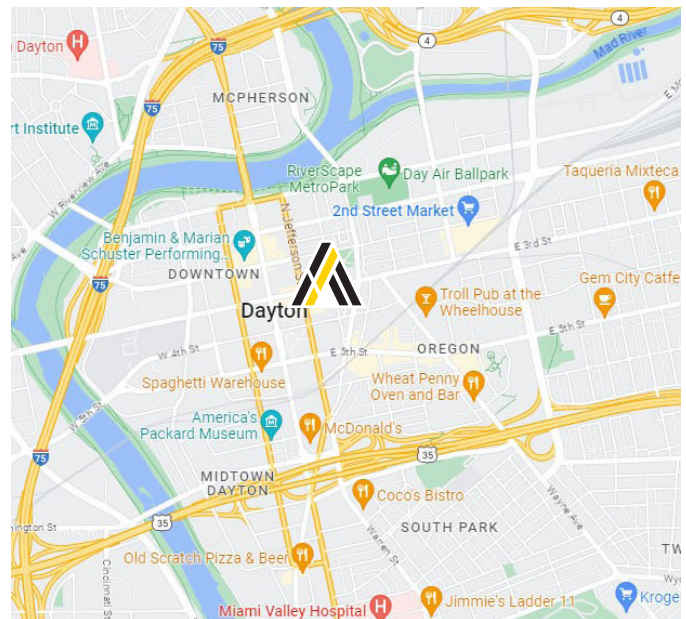


## 17 S. St. Clair Street

Dayton, Ohio 45402

### Property Highlights

- 14,835± Total SF
- Situated near the corner of Third Street and S. St. Clair Street
- 4,945± SF Floor plate with additional basement storage
- Within walking distance to attractions such as Century Bar, Warped Wing Brewing, Cooper Park, Levitt Pavilion and Day Air Ballpark
- Elevator shaft in place with accessible flat roof



**Aaron Savino, SIOR**

Principal

937.469.8269

[Aaron.Savino@ApexCommercialGroup.com](mailto:Aaron.Savino@ApexCommercialGroup.com)



**Matt Tunnacliffe**

Commercial Sales & Leasing

513.200.8270

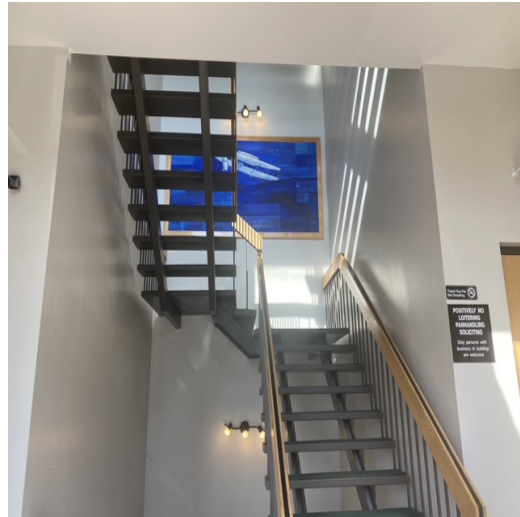
[Matt.Tunnacliffe@ApexCommercialGroup.com](mailto:Matt.Tunnacliffe@ApexCommercialGroup.com)



# 17 S. St. Clair Street

Dayton, Ohio 45402

## Photos

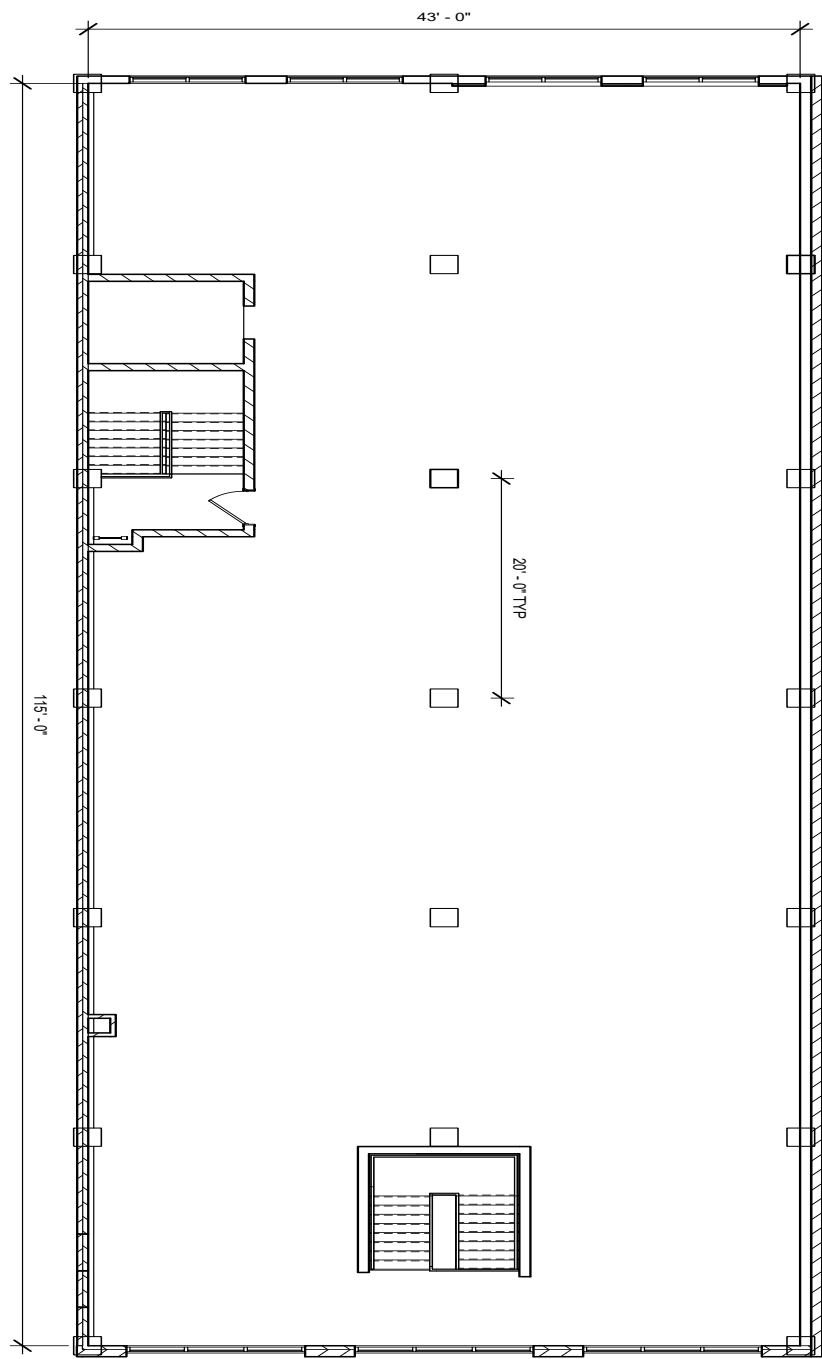


[ApexCommercialGroup.com](http://ApexCommercialGroup.com)

# 17 S. St. Clair Street

Dayton, Ohio 45402

## Floor Plan

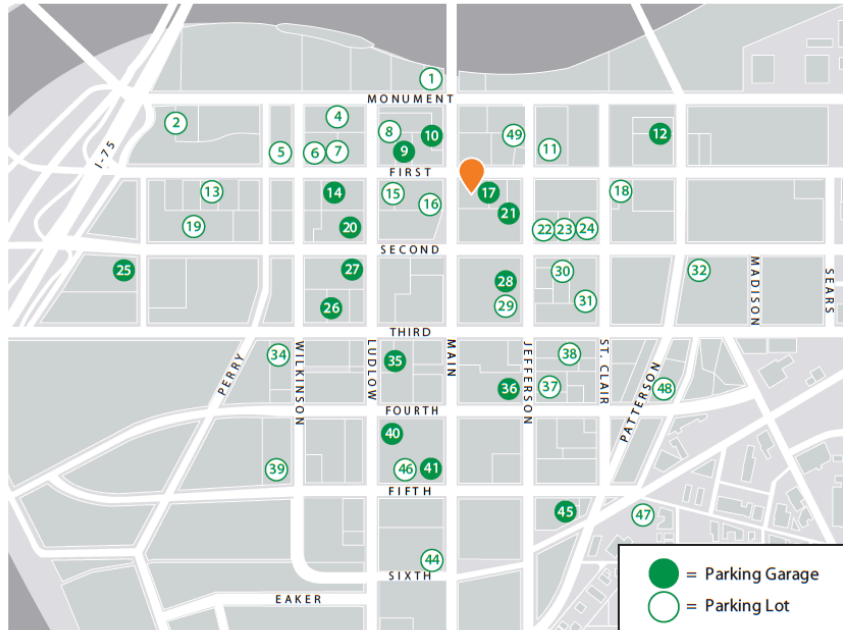


# 17 S. St. Clair Street

Dayton, Ohio 45402

## Parking Map

### Downtown Dayton Parking Map



● = Parking Garage  
○ = Parking Lot

- ① 15 W. Monument Avenue  
200 spaces .....222-4171
- ② 369 W. First Lot  
186 spaces .....222-4171
- 333 W. First St. Garage  
Temporarily closed
- ④ 239 N. Ludlow Street  
135 spaces .....222-4171
- ⑤ Westminster Parking Lot  
205 W. First Street  
96 spaces .....219-5994
- ⑥ 127 W. First Street  
94 spaces .....461-2916

- ⑦ 125 W. First Street  
80 spaces .....222-4171
- ⑧ 226 N. Ludlow Street  
36 spaces .....478-6660
- ⑨ First Street Garage  
23 W. First  
625 spaces .....222-4171
- ⑩ Main Street Garage  
1180 spaces .....222-4171
- ⑪ Shrine Auto Park Lot  
107 E. First Street  
100 spaces .....461-4740

- ⑫ WorkflowOne Garage  
224 Harries St.  
500 spaces .....222-4171
- ⑬ 324 W. First Street  
56 spaces .....222-4171
- ⑭ Talbott Tower Garage  
124 W. First  
375 spaces .....223-9514
- ⑮ 36 W. First Street  
60 spaces .....222-4171
- ⑯ 125 N. Main Street  
56 spaces .....222-4171
- ⑰ 26 E. First Garage  
375 spaces .....222-4171

- ⑱ 210 E. First Street  
39 spaces .....478-6660
- ⑲ Courthouse Parking Lot  
333 W. Second Street  
69 spaces .....461-2916
- ⑳ Arts Garage  
107 N. Ludlow  
1206 spaces .....222-4171
- ㉑ 110 N. Main Garage  
Jefferson St. between First &  
Second Sts.  
148 spaces .....222-4171
- ㉒ 121 E. Second Street  
35 spaces .....224-0076
- ㉓ 127 E. Second Street  
36 spaces .....222-4171
- ㉔ 134 E. Second Street  
46 spaces .....222-4171
- ㉕ Montgomery Co. Garage  
451 W. Third  
1300 spaces .....225-4572
- ㉖ City Hall Garage  
123 W. Third  
675 spaces .....461-2916
- ㉗ Leigh Garage  
25 N. Ludlow  
295 spaces .....262-7840
- ㉘ Kettering Tower Garage  
51 N. Jefferson  
450 spaces .....461-2916
- ㉙ 37 E. Third Street  
87 spaces .....461-2916
- ㉚ 124 E. Second Street  
267 spaces .....222-4171
- ㉛ 139 E. Third Street/  
26 N. Jefferson Street  
130 spaces .....974-4868
- ㉜ Weiler's Lot  
304 E. Second Street  
94 spaces .....222-8312
- ㉝ 29 S. Wilkinson Street  
50 spaces .....222-4171

- ㉞ Fifth Third Center Garage  
16 S. Ludlow  
417 spaces .....461-2916
- ㉟ Air City Garage  
25 E. Fourth  
397 spaces .....461-2916
- ㊱ Price Stores Lot  
28 S. Jefferson Street  
168 spaces .....222-4171
- ㊲ 130 E. Third Street  
57 spaces .....222-4171
- ㊳ 135 S. Wilkinson Street  
34 spaces .....461-2916
- ㊴ 40 W. Fourth Garage  
360 spaces .....223-4902
- ㊵ Reibold Garage  
131 S. Main  
833 spaces .....225-4572
- 211 S. Main Street  
Temporarily closed
- Fidelity Plaza Garage  
Temporarily closed
- ㊶ 15 W. Sixth at Main Street  
177 spaces .....461-2916
- ㊷ Transportation Center Garage  
101 E. Fifth  
1416 spaces .....461-2916
- ㊸ 19 W. Fifth St.  
35 spaces .....222-4171
- ㊹ Oregon Arts District Lot  
E. Fifth St.  
185 spaces .....226-0457
- ㊺ GMH Parking  
Fourth St. at Patterson  
35 spaces .....222-2815
- ㊻ N. Jefferson Lot  
219 N. Jefferson Street  
44 spaces .....222-4171