

Tech Town III

241 Taylor St. | Dayton, OH | US | Montgomery County
Available SF: 6,665 | Lease Rate: \$14 | Lease Terms: Triple Net



Property and Area Description

This modern office building features an attractive design with numerous advantages, including a campus setting to facilitate collaboration among occupants; office design for high-tech office users; 13 ft. clear height R&D space on the first floor; common conference and break facilities; and abundant parking. Tech Town III is located within Tech Town on the eastern edge of downtown Dayton in close proximity to Wright Patterson Air Force Base (6-7 minute drive time) and the University of Dayton Research Institute (5-6 minute drive time). Parking Options: • Tenant surface lot adjacent to the building

Population



536,331

10 Mile Radius

901,877

20 Mile Radius

1,358,172

30 Mile Radius

Source: ESRI®, 2024

Households



229,466

10 Mile Radius

375,600

20 Mile Radius

551,518

30 Mile Radius

Source: ESRI®, 2024

Building Type:	Office
Available SF:	6,665
Total SF:	54,789
Number of Stories:	3
Year Built:	2011
Can Subdivide:	Yes
Within City Limits:	Yes
Lease Rate:	\$14
Lease Terms:	Triple Net
Last Updated:	Oct 9, 2023

Economic Development Contact

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Transportation

Nearest Interstate: I-75

Nearest Commercial Airport: Dayton International Airport (13 mi.)

Utilities

Electric: Dayton Power & Light

Natural Gas: Vectren Corporation

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