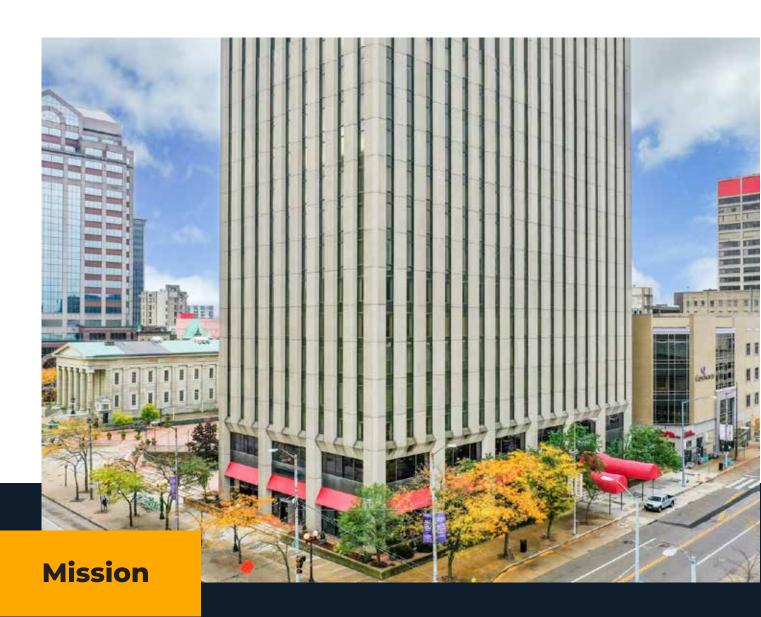


10 West 2nd Street Dayton, OH

## **About Us**

Providing 27 floors with premium Class A office floor plans. The tower occupies 45,000 square feet of office space spread across four floors all around. Get the best of both worlds by having a private office where you can lock in on important tasks while also being in a collaborative environment.



At Scala Tower, we are dedicated to providing a space where businesses and clients thrive while fostering a place for a supportive work environment.

# Why Scala Tower?



#### **Large Floor Plates**

Each floor plate measuring between 13,400 to 14,600 square feet, providing space for multiple tenants or full floor use by larger corporations.



#### **Convenient Parking**

Adjacent to the property, the surface lot and STRATACACHE Tower garage is available for your convenience.



# **Complimentary Space Planning**

Not sure exactly what you want or need? Give us your list and our professionals will produce an attractive plan with maximum function and efficiency.



# Well Capitalized Landlord

The building owner is positioned to fund typical tenant improvements and to make decisions quickly.



#### **Amenities**

Many of our amenities include sleek and modern office furniture, professional on site management, leasing, maintenance, and security.



#### **Breathtaking Views**

Almost every office in the building is granted a beautiful view of Dayton and the Miami Valley. You will never get enough of the view.

### **Prime Location**

The downtown Dayton area has significantly grown within the last decade and developed dramatic economic growth and reinvestment into the city, the most significant of which have occurred in the last five years. If you are craving a coffee break, across Scala Tower is a Starbucks that is located in the Schuster Center for a change of scenery.

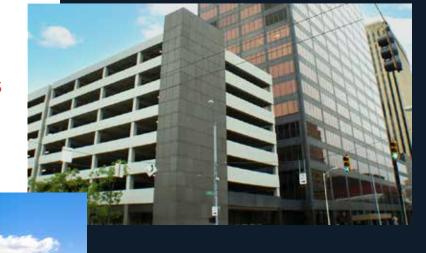
# **Tower perks**

Dayton's focal point for over 30 years

27 Story
Class A office building

**535** Parking Spaces

450 Space parking garage and an adjacent 85 space surface lot

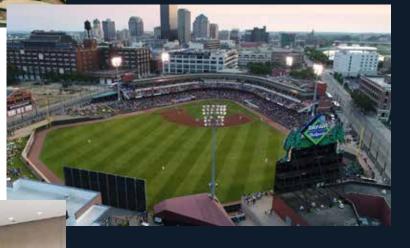


## Friendly Neighborhood

Enjoy a stroll around Downtown

# **Dayton Dragons Stadium**

Catch a game at the Dayton Dragons stadium, only three minutes away from the tower



24/7 Security
365 Days a year

