

A Historic Site Reimagined — Hamilton Redevelopment Coming Soon!
Office | Co-Working | Retail | Residential | Industrial

third + dayton

136 N. Third Street
Hamilton, OH



www.thirdanddayton.com

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136 N. Third St.

229,000 sq. ft.

8 Stories

39,858 sq. ft. floor plates

Flexible floor plates

On-site, abundant parking - 750+ spaces

Tenant Improvements allowances available

Unique signage opportunities

Full-service cafeteria, patio area,
and large open floor plans

1 of 3 unique properties

Co-working

Looking for unique space for freelancers or start-up companies? Renovations will include a planned, co-working space with flexible daily and monthly rates that fit your business needs. And when it's time to expand, you won't need to change your address!





Courtyard Access, Amenities & Customization

After renovations, Third & Dayton will offer tenants access to unique amenities including an outdoor courtyard area—tranquil and shielded from city traffic. Nearby restaurants and planned, first floor retail space will provide catering and lunch options without leaving the premises.



About the Area

Spooky Nook Sports Complex - The largest indoor sports complex owner is scheduled to break ground in 2018 on a second facility, which will be located in Hamilton. Redevelopment of the former Champion Paper facility is expected to be complete in 2020 with activities including rock wall climbing, indoor/outdoor fields, courts, weightlifting, fitness zones, concession areas and more. It will also feature a hotel, bar and convention space. Officials anticipate the site will draw thousands weekly.

RiversEdge Amphitheater at Marcum Park - Located along Hamilton's beautiful riverfront, the park is nestled between downtown and German Village Historic District. This public park offers a vibrant urban location for outdoor recreation and bike paths, live entertainment and an enhanced view of the river.

YWCA - The center's mission is to improve the lives of women, girls and communities of color through advocacy, local programming and services. Located just across the street from the property.



Downtown Amenities - Includes: library, creative arts center, central park, bike trail, public transportation network, (10) restaurants, (12) shops, pharmacy, dry cleaner, grocery store, loft apartments and more!

Hamilton's German Village - Features a picturesque, historic area to walk and discover restaurants. Neal's Barbecue is also just across the street for Third & Dayton, and offers a laid-back atmosphere with great food.

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For leasing inquiries, contact:

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