



Building owned and managed by
HEALTHCARE REALTY



540
LINCOLN PARK
BOULEVARD



Class A Medical Office Space for Lease

Welcome to 540 Lincoln Park Boulevard

Offering professional office and medical office space with superior parking and convenient access to Kettering's established business corridor and neighboring suburban communities of Centerville, Beavercreek, and Oakwood.



41,389 SF across 3 floors



Typical Floor Size: 12,286 SF



165 parking spaces - 4.48/1,000 SF parking ratio



Excellent access via I-75, I-675, and SR-48 to greater Dayton's suburban markets



Versatile space suitable for office and medical office tenants



Professional property management and architectural space planning services



Tenant improvement allowances available

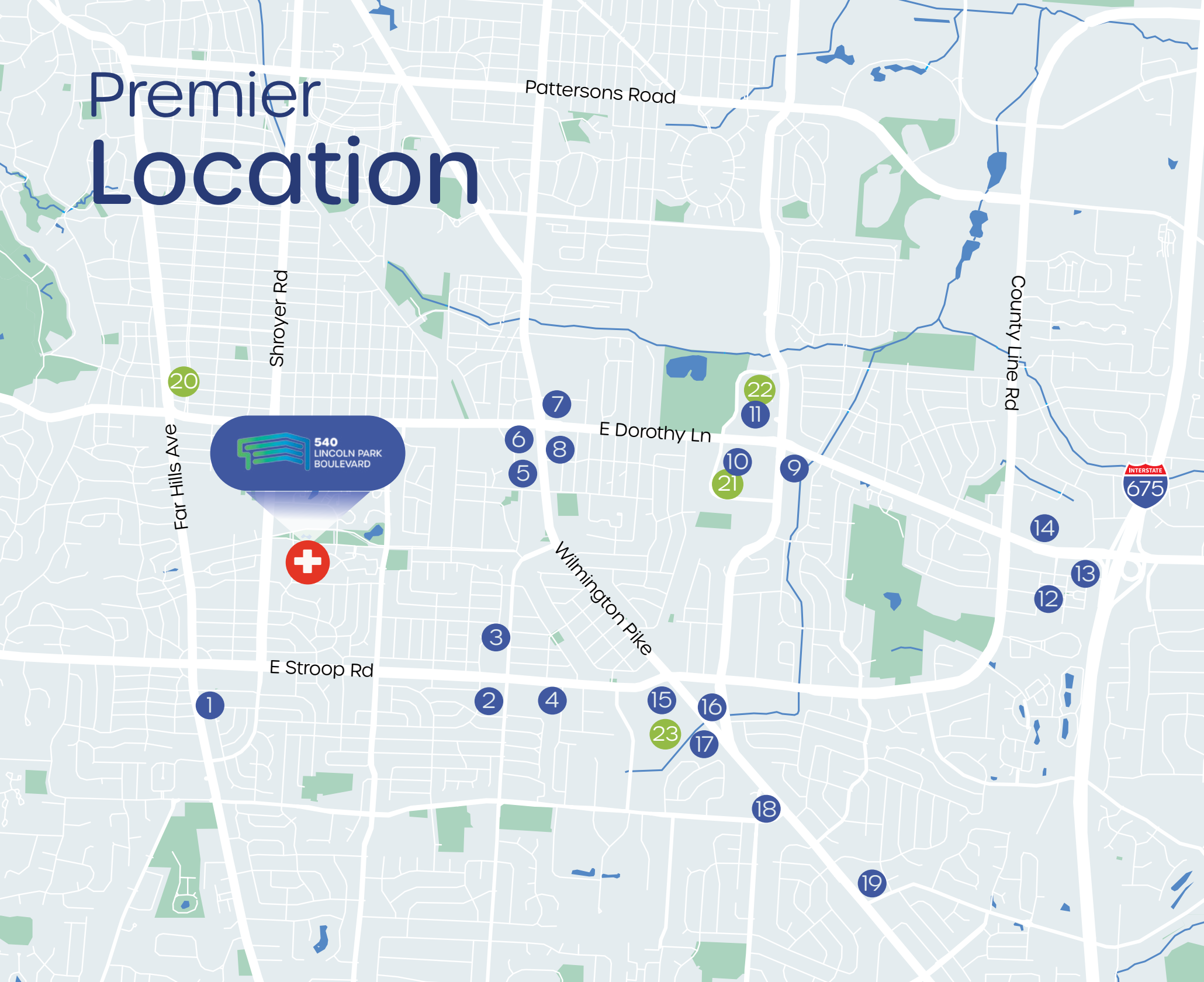
540 Lincoln Park Boulevard
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Leasing Information:
Andy Dutcher
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Joey Lamb
+1 614 460 4412
joey.lamb@jll.com



Premier Location



DINING

1. Singha Thai
2. Tj Chumps
3. K D's Kettering Bar-B-Q
4. Mamma Disalvo's
5. Jimmy John's
6. Troni's Italian Restaurant
7. Chilli's Wings & Fish
8. Eudora Brewing Company
9. Jimmy's Italian Kitchen
10. Archers Tavern Kettering
11. Applebee's Grill + Bar
12. The Cheesecake Factory
13. El Toro Mexican Bar & Grill
14. Raising Cane's Chicken Fingers
15. Mcdonald's
16. Sky Asian Cuisine
17. El Rancho Grande - Wilmington Pike
18. Kelly's Mama Pop In Shops
19. King's Point Pub

GROCERY

20. Dorothy Lane Market
21. Aldi
22. Kroger
23. Meijer

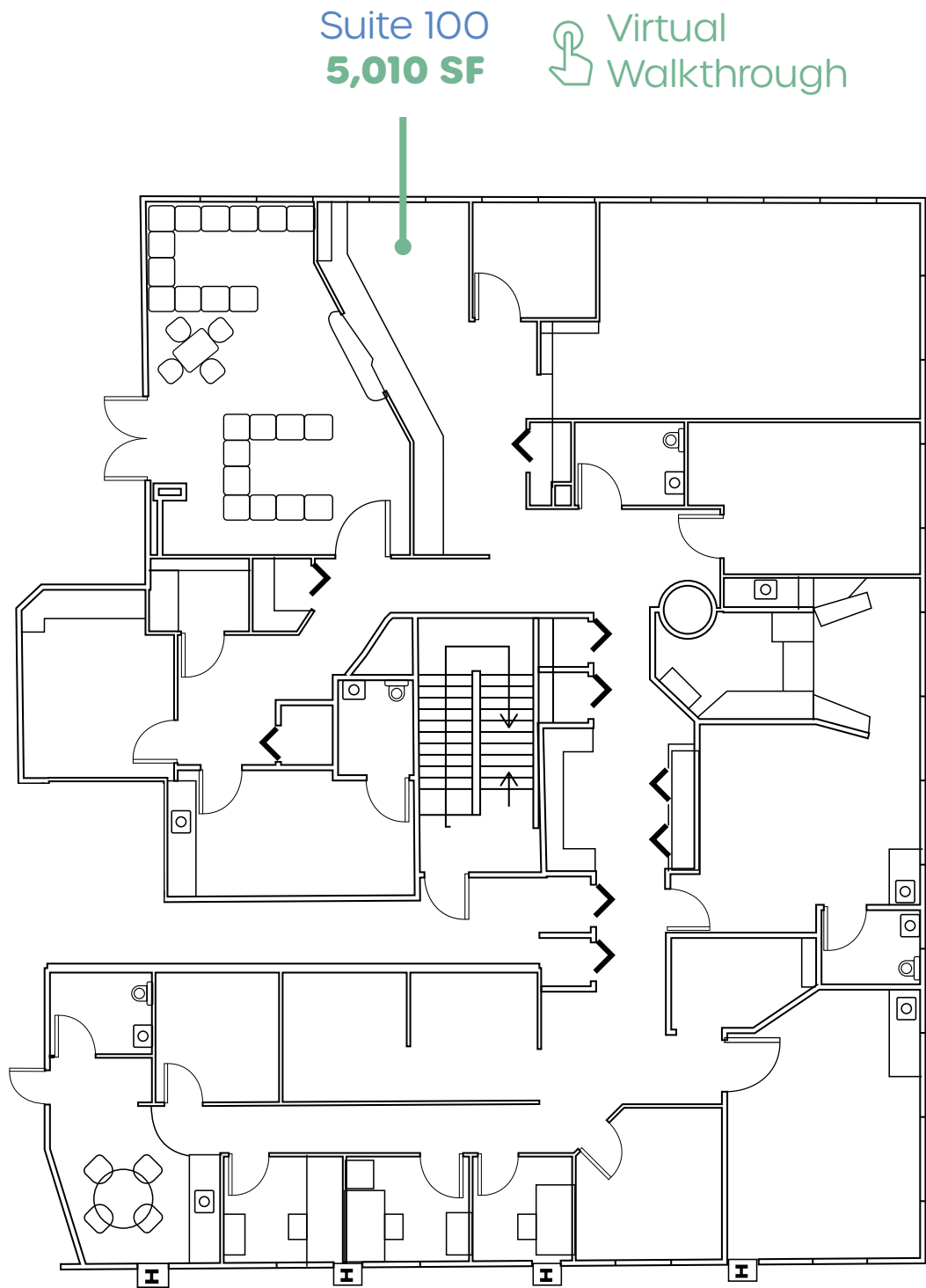


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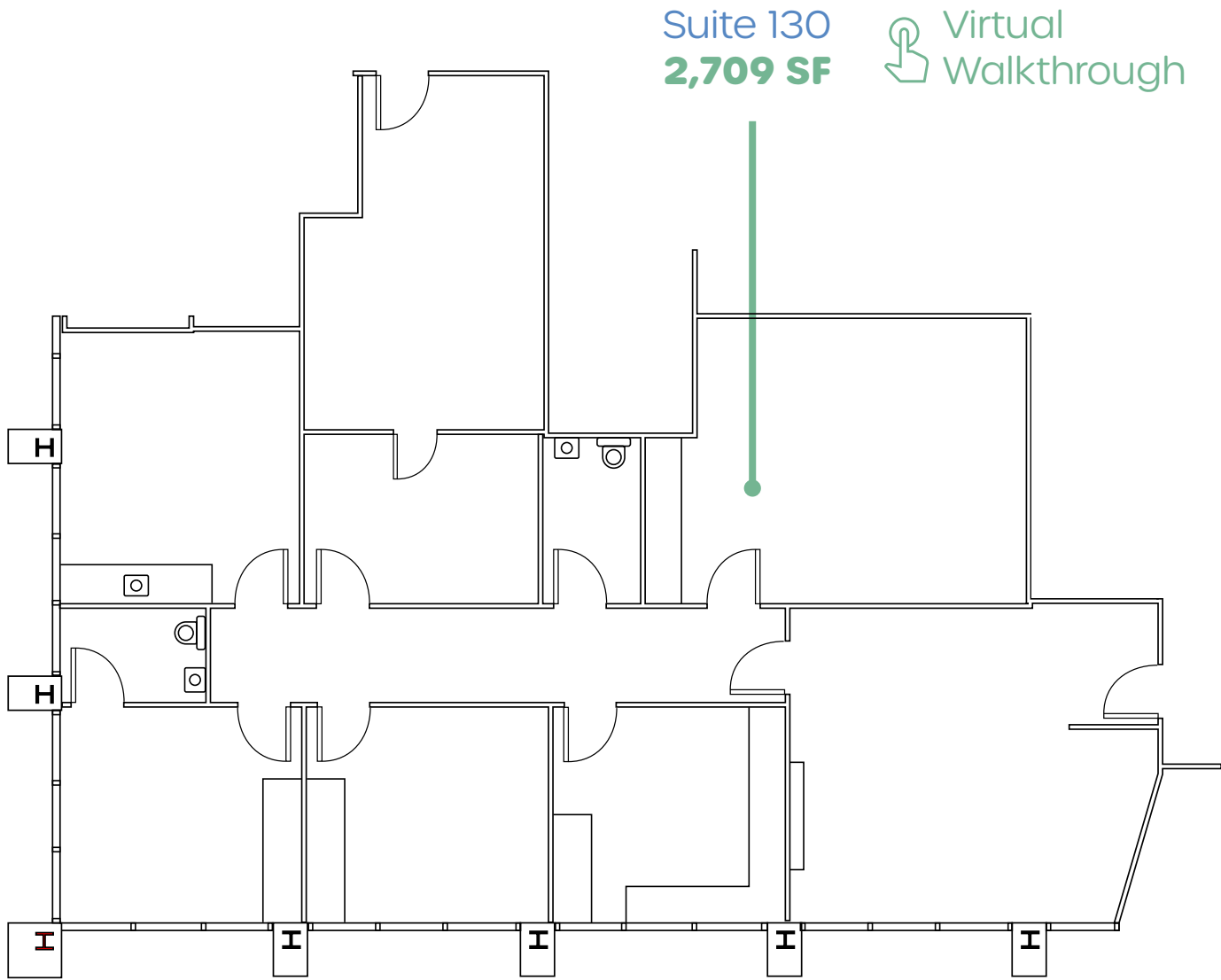
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First Floor



First Floor



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