



Building owned and managed by
HEALTHCARE REALTY



580
LINCOLN PARK
BOULEVARD

Class A Medical Office Space for Lease

Welcome to 580 Lincoln Park Boulevard

A well-appointed professional building providing flexible office and medical office solutions in the heart of Kettering's Lincoln Park district, with superior connectivity to Centerville, Beavercreek, Oakwood, and throughout the greater Dayton suburban market.



47,368 SF across 3 floors



Typical Floor Size: 15,789 SF



193 parking spaces - 4.07/1,000 SF parking ratio



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



Mixed-use office and medical office space available



Professional property management and architectural space planning services



Tenant improvement allowances available



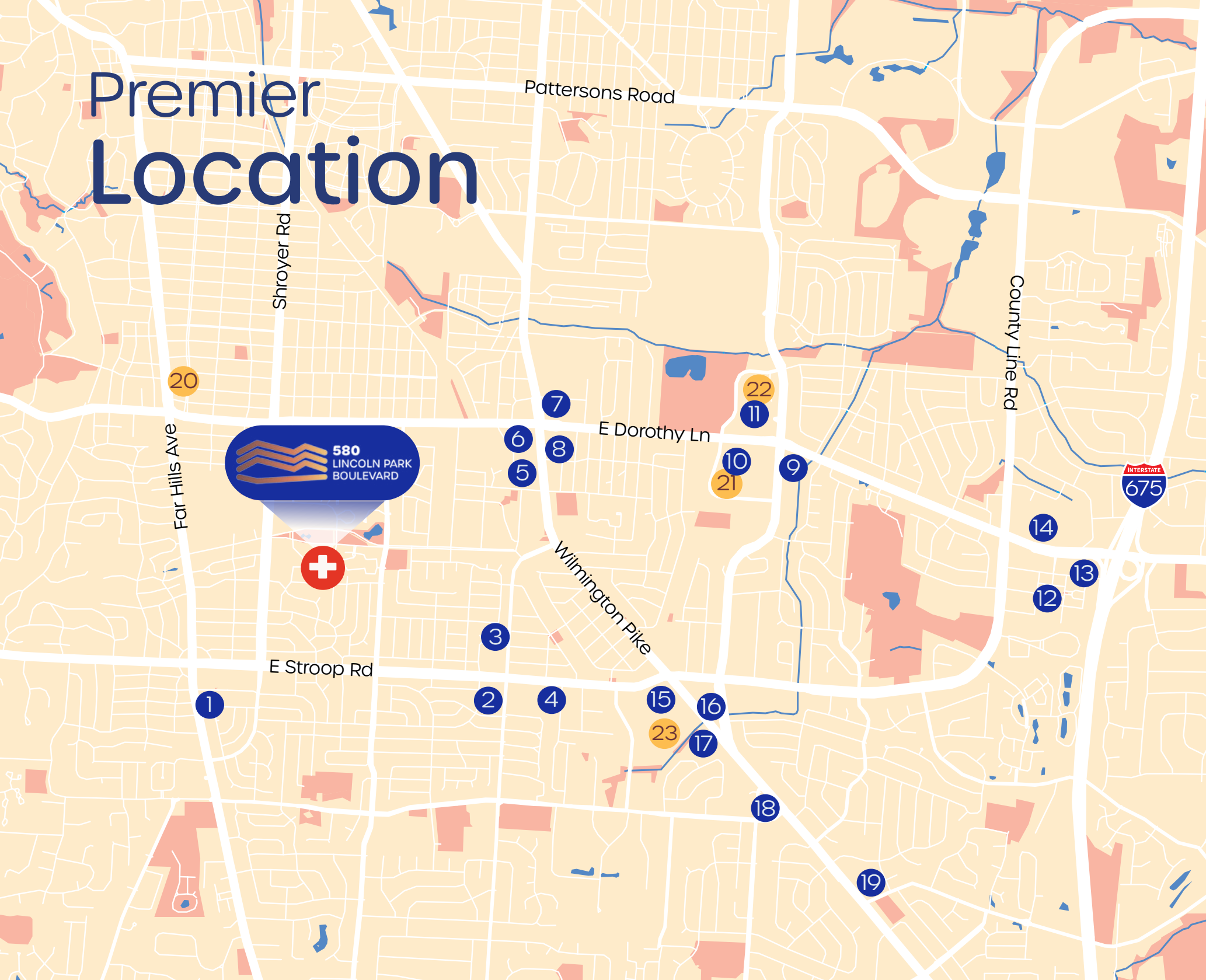
580 Lincoln Park Boulevard
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HEALTHCARE REALTY

Leasing Information:

Andy Dutcher
+1 614 460 4403
andrew.dutcher@jll.com

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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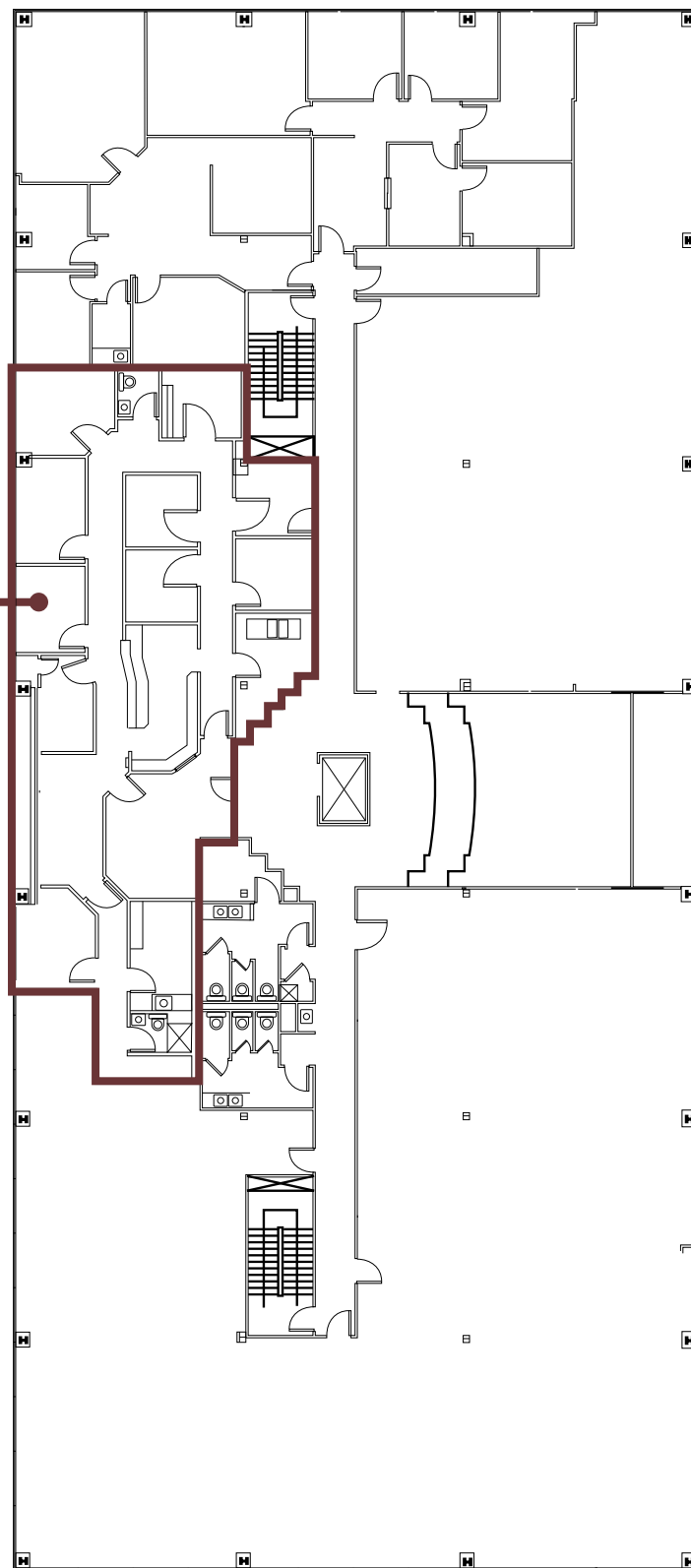


Second Floor

 Virtual Walkthrough

Suites 266

2,893 SF

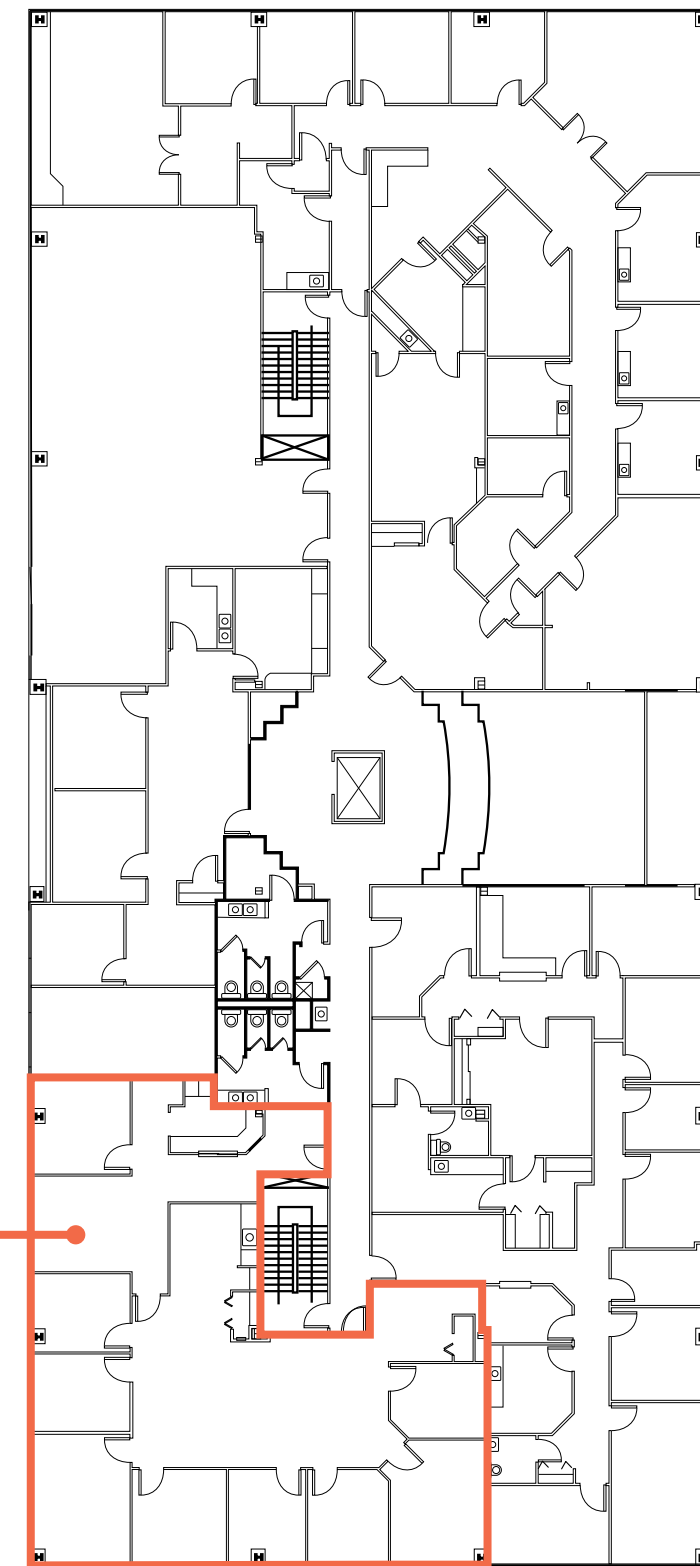


Third Floor

 Virtual Walkthrough

Suites 388

2,990 SF





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