JLL | 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
Building owned and managed by
HEALTHCARE REALTY

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

Joey Lamb
+ 1 614 460 4412
joey.lamb@jll.com


580

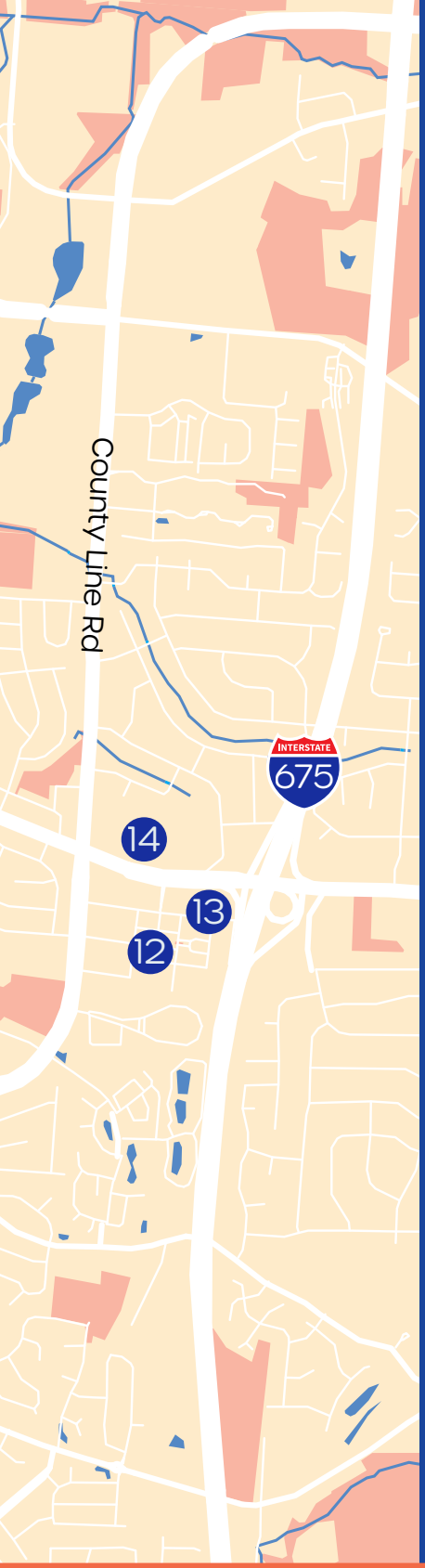

580

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

GROCERCY

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



580 Lincoln Park Boulevard
Building owned and managed by
HEALTHCARE REALTY

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

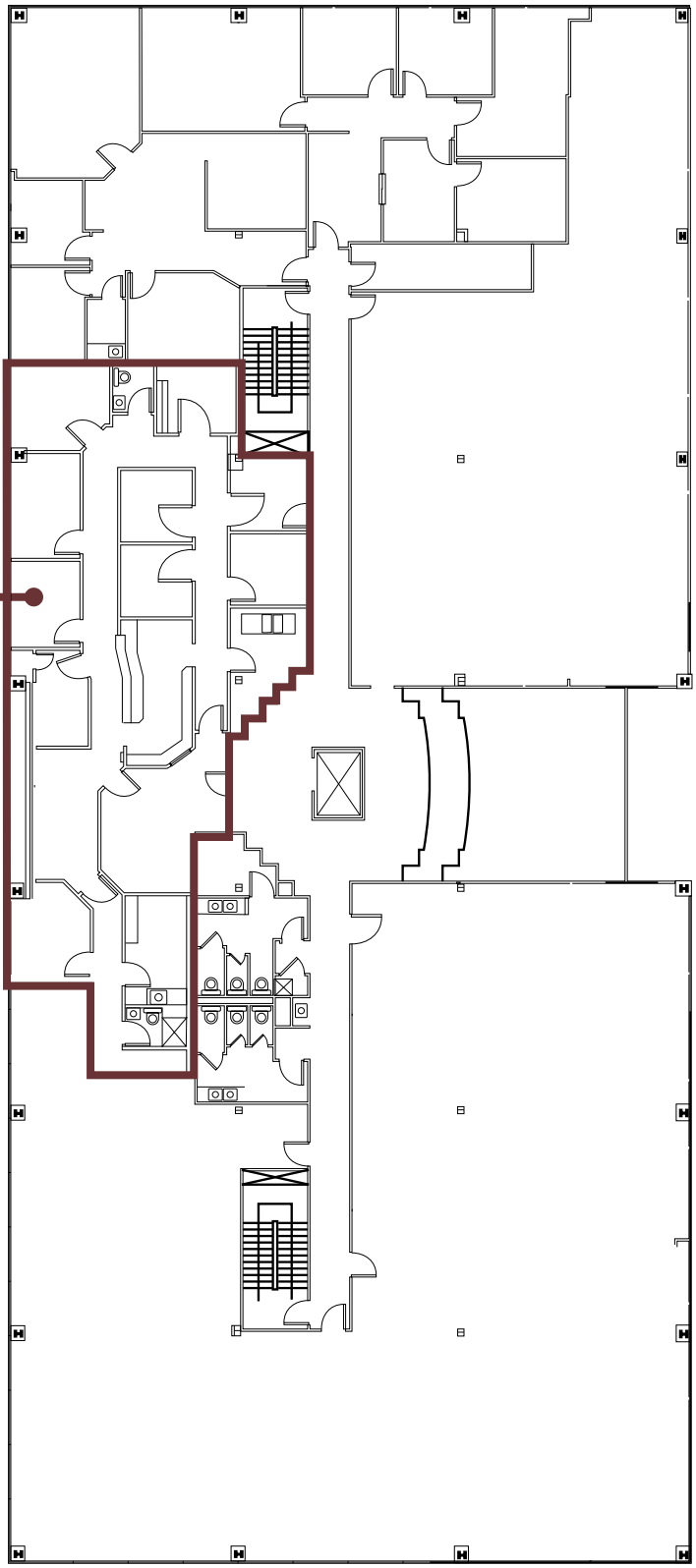
Joey Lamb
+ 1 614 460 4412
joey.lamb@jll.com

Second Floor

Virtual Walkthrough

Suites 266

2,893 SF



580 Lincoln Park Boulevard
Building owned and managed by
HEALTHCARE REALTY

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

Joey Lamb
+1 614 460 4412
joey.lamb@jll.com

Third Floor

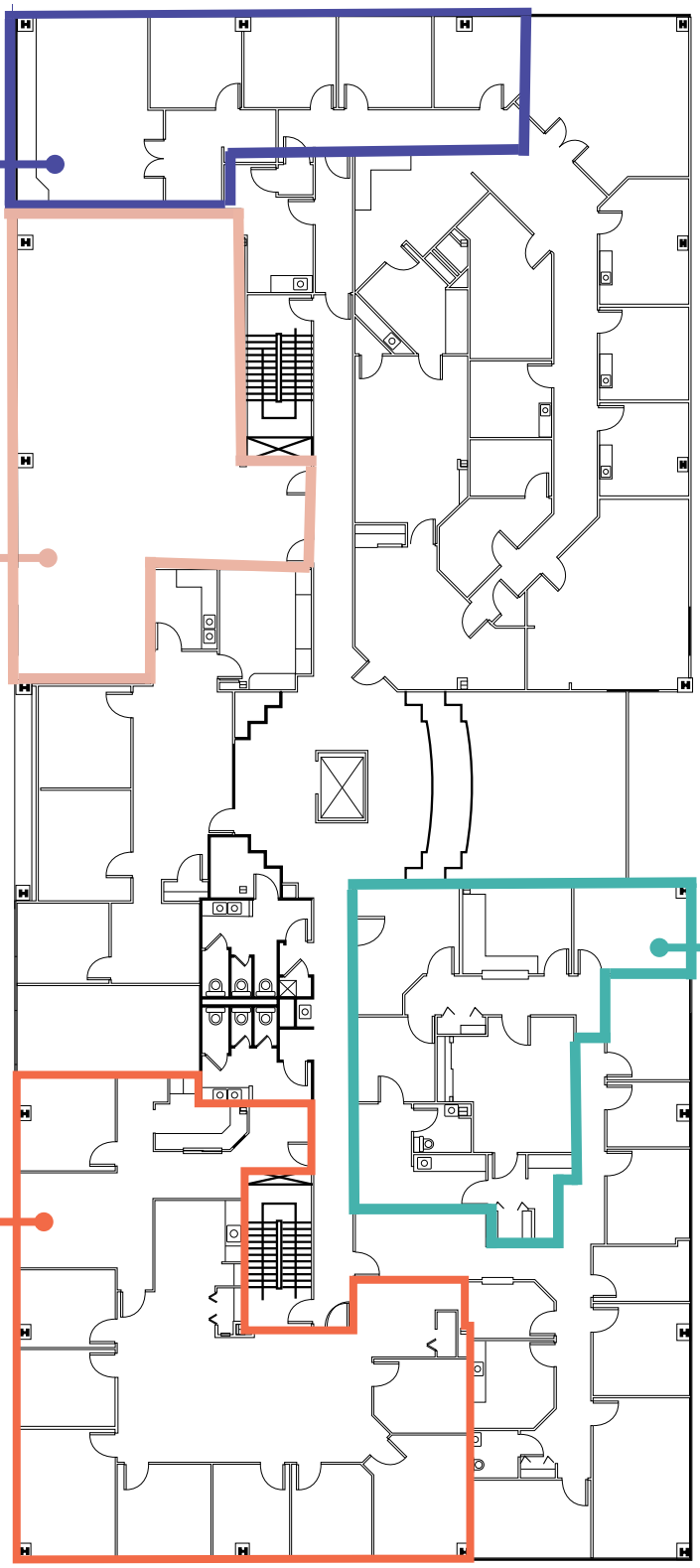
Suites 330
1,825 SF

Suites 333
1,853 SF
Available 5/1/2027

Suites 300
1,554 SF

Virtual
Walkthrough

Suites 388
3,176 SF



580 LINCOLN PARK BOULEVARD

Andy Dutcher
D + 1 614 460 4403
M + 1 614 425 2959
andrew.dutcher@jll.com

Joey Lamb
D + 1 614 460 4412
M + 1 614 506 9147
joey.lamb@jll.com

JLL | Building owned and managed by HEALTHCARE REALTY

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.