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
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HEALTHCARE REALTY

Leasing Information:
Andy Dutcher
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andrew.dutcher@jll.com

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

Premier Location

Pattersons Road
Shroyer Rd
Far Hills Ave
E Dorothy Ln
Wilmington Pike
County Line Rd
E Stroop Rd
INTERSTATE 675
580 LINCOLN PARK BOULEVARD

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



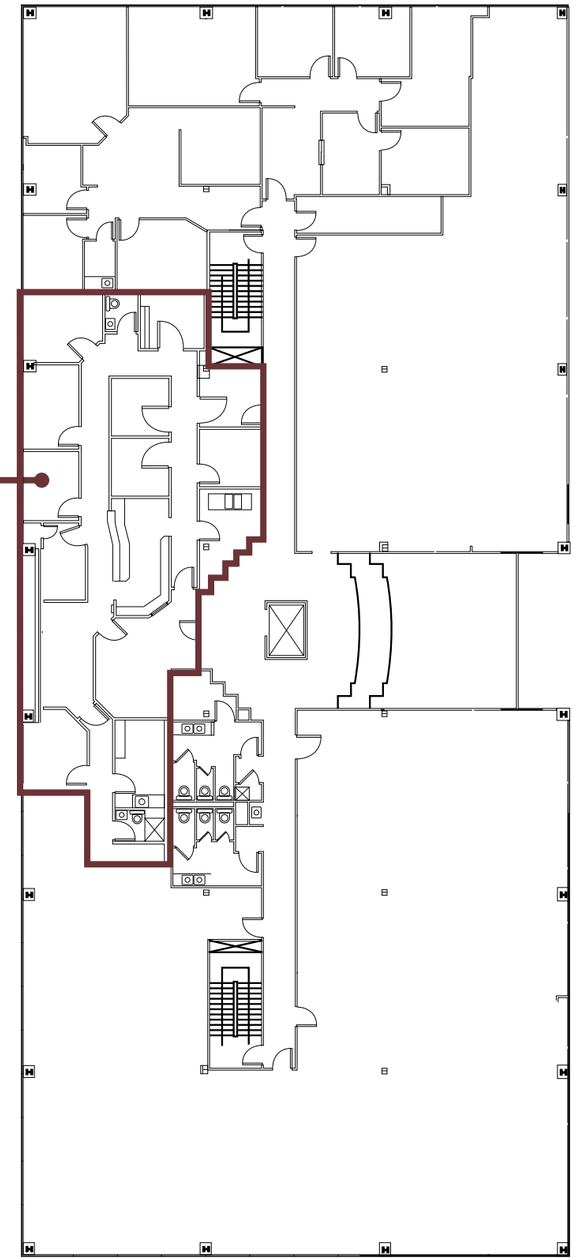


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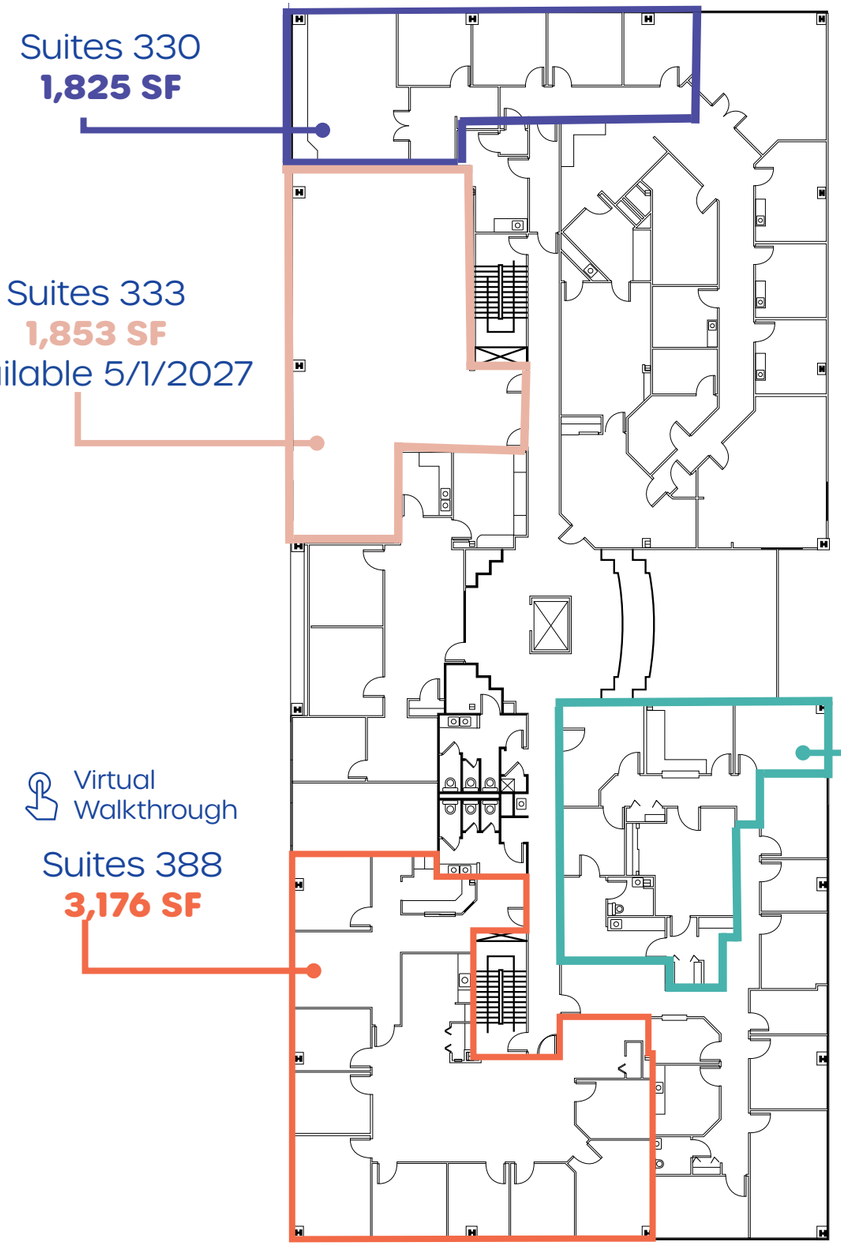
Second Floor



Virtual Walkthrough

Suites 266
2,893 SF

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

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