

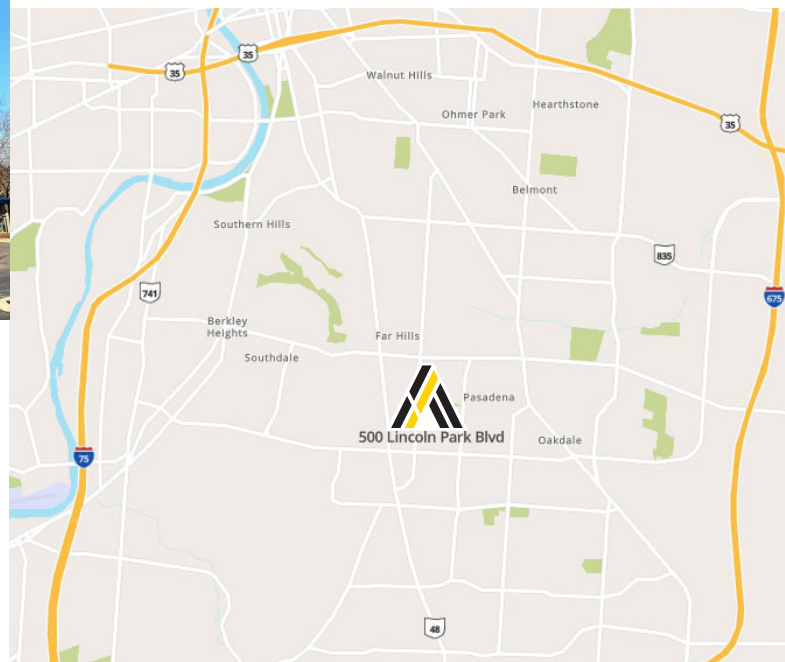


## Lincoln Park Center

500, 540 & 580 Lincoln Park Boulevard  
Kettering, Ohio 45429

**LEASE RATE: \$21.95 PSF FULL SERVICE**

- Class A medical/office space with various size suites available ranging from 387± SF up to 5,010± SF
- Flexible floor plans that can be adapted to a medical or office user and ready for immediate occupancy
- Three separate buildings located in a beautiful park-like setting and conveniently across from The Frazee Pavilion
- Minutes from Kettering Medical Center and Miami Valley Hospital
- Numerous amenities nearby such as restaurants, financial institutions, grocery, shopping, entertainment, and more
- Abundant parking with 470+ parking spaces available
- Aggressive ownership providing attractive tenant improvement packages for all new tenants
- On-site property management and building maintenance to ensure the buildings are well-maintained



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