



Office / Medical

FOR LEASE

First Floor Medical Space!



Building Highlights

- 7,053 SF available.
- Pediatric Associates of Dayton location since 2012.
- Excellent location at the corner of Far Hills Ave and E. Rahn Road.
- Existing reception area, waiting room, patient rooms, common staff work rooms, private offices and storage.
- Corner position offers mix of light-filled offices.
- Busy thoroughfare offers great visibility and proximity to Kettering, Oakwood and Centerville.
- Monument signage available for 5,000+ SF.
- Negotiable tenant allowance/may be divided.
- Suite available January 1, 2026.
- Lease Rate is \$18/SF, FS.

5450 Far Hills Ave., Kettering. OH 45419



**Nick
Miller-Jacobson**

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6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459

5450 Far Hills Ave.

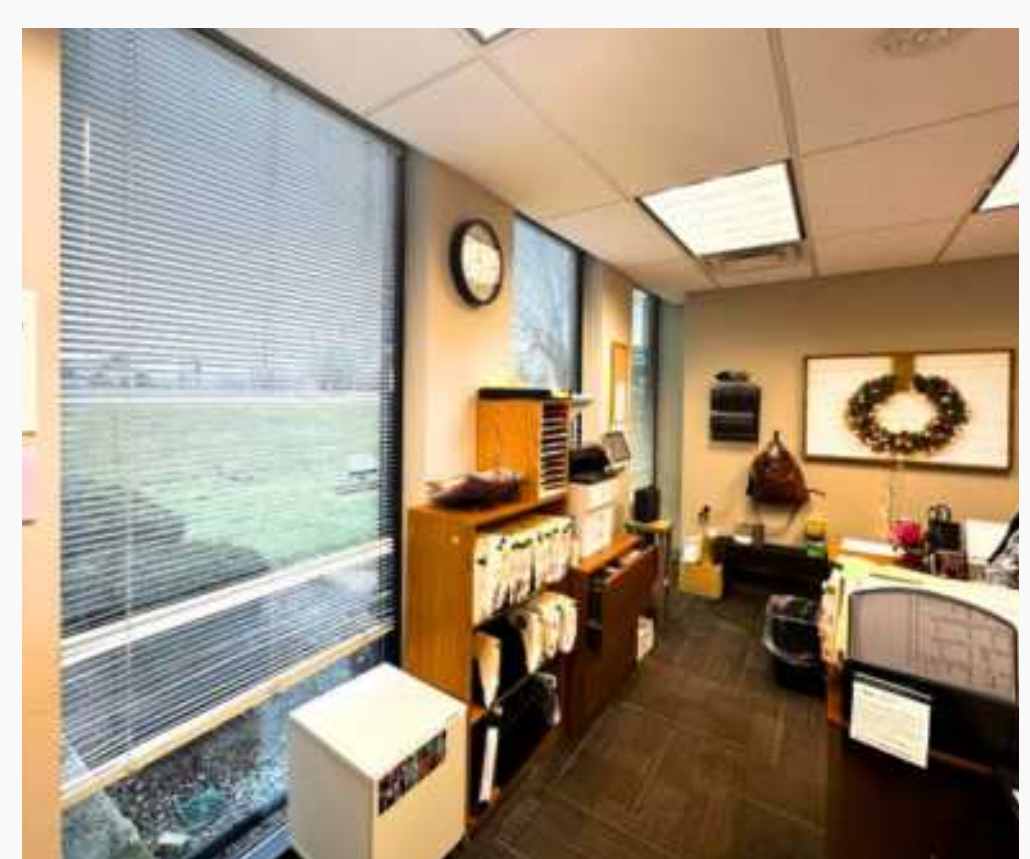
Suite 110 - 7,053 SF



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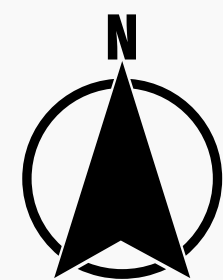


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Floorplan

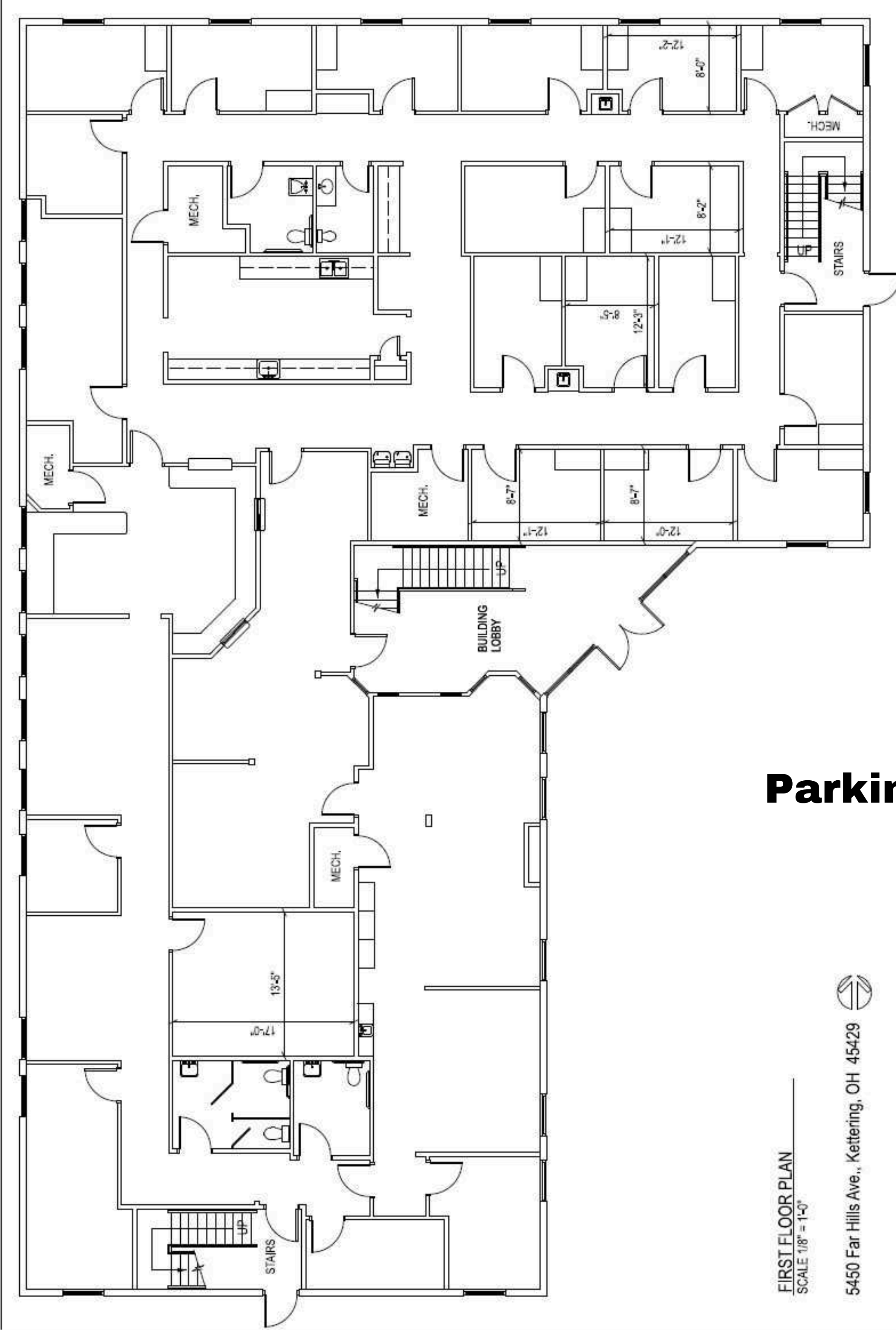
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Suite 110 - 7,053 SF



E. Rahn Rd.

Far Hills Ave



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"
5450 Far Hills Ave., Kettering, OH 45429

Parking

Location

5450 Far Hills Ave.



Just minutes from Oakwood, Kettering and Centerville! Proximity to I-675.



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