

# DAYTON AREA HEALTHCARE ASSET



CLASS A+ Healthcare Facility Available for Purchase or Lease in Dayton, OH area.



## DETAILS

- 200 Miami Valley Dr.  
Dayton, OH 45459
- Located on Miami Valley Hospital  
South Campus
- Year Constructed: 2020
- 39,000 square feet, 3 floors
- Located on approximately 1 acre



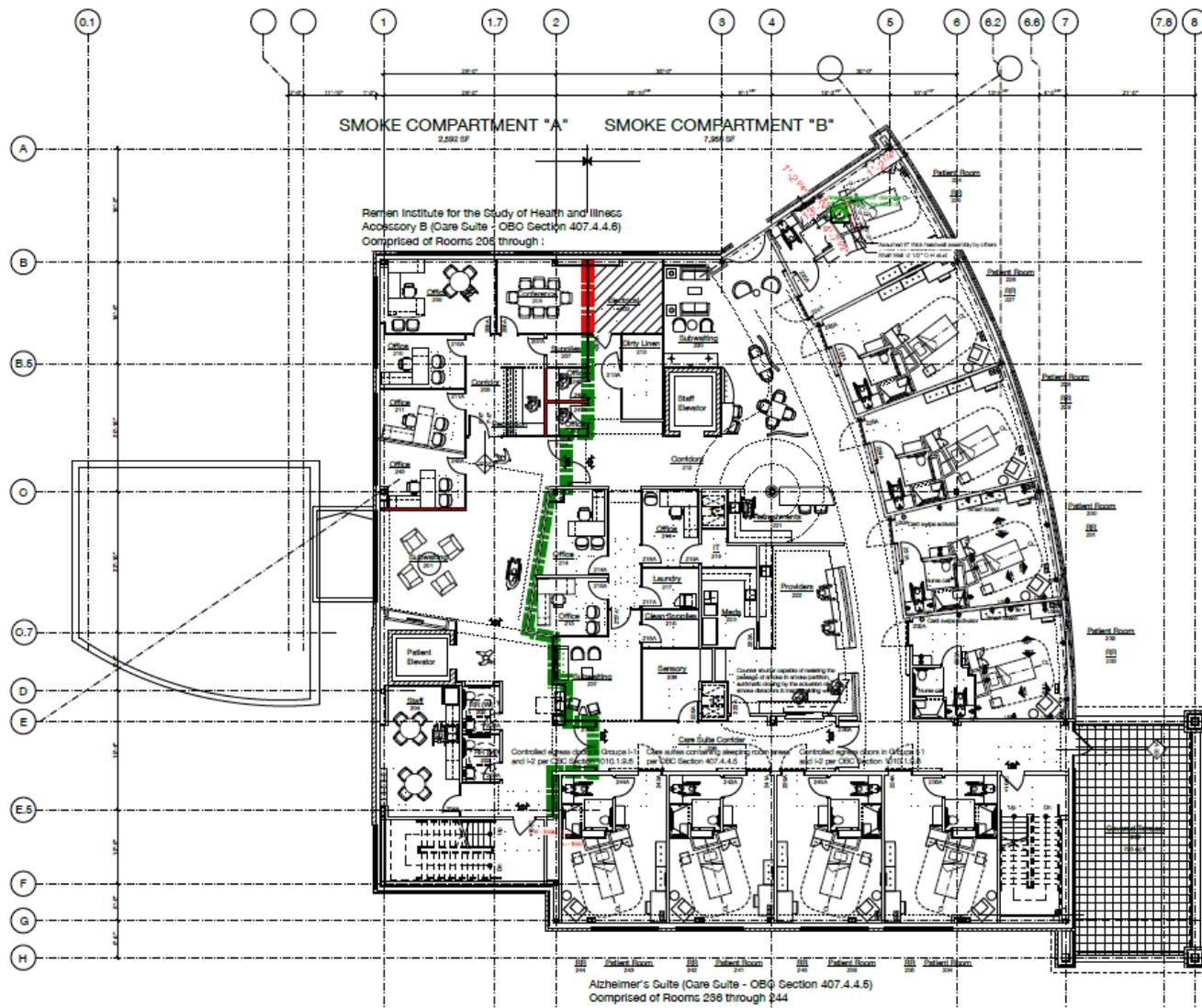
JOHN P. MARSHALL  
Principal Advisor  
Phone: (317) 670-8527  
E-mail: [jmarshall@HallRenderAS.com](mailto:jmarshall@HallRenderAS.com)

## DAYTON AREA HEALTHCARE ASSET...

Hall Render Advisory Services is pleased to share this unique opportunity to acquire or lease a Class A+ Healthcare facility located on Miami Valley Hospital South Campus. Constructed in 2020 and designed as a concierge hospice and skilled nursing facility, the asset is offered for sale or lease to select institutions and healthcare providers that can appreciate a ready-built licensed healthcare facility. The institutional grade facility is finished with the highest caliber improvements exuding a personalized, specialized, and healing healthcare environment.

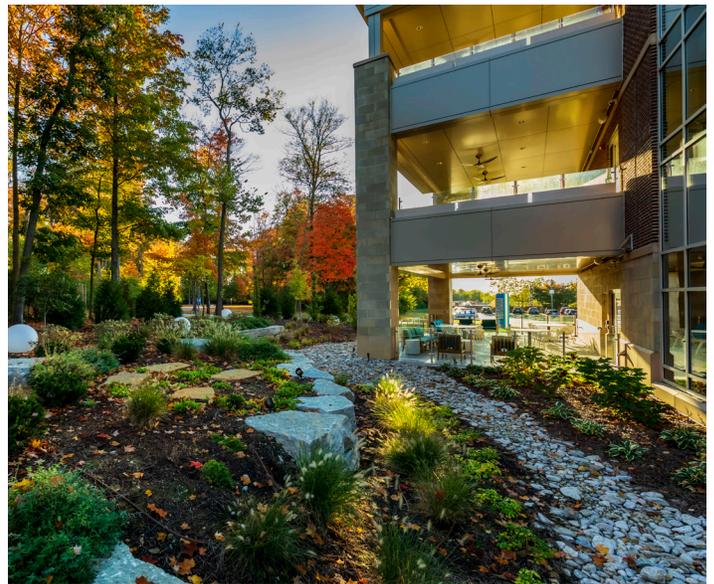
While located on the south campus of Miami Valley Hospital, the facility offers a unique healthcare setting for a variety of medical and clinical applications:

- Specialized Practice Groups which might include the following:
  - o Comprehensive Women's Care
  - o Oncological specialization
  - o Orthopedic institute
  - o Concierge multi-specialty medicine
  - o Neuroscience Institute
- Post Acute Specialty Care:
  - o Rehabilitation Hospital
  - o Long-Term Care
  - o Behavioral Health and Substance Abuse recovery
- Medi-Spa-related care and specialization
- Mix of outpatient & inpatient uses



Illustrative plan for 2nd and 3rd floors.

## A LOOK INSIDE...



Currently housing 18 in-patient licensed hospital rooms, all perimeter, the floorplan can flex for a variety of healthcare operations and can easily accommodate up to 30 PRIVATE in-patient rooms.

A commercial healthcare kitchen with first-class fixtures is ready for use – but can be downsized as required by a new user. The asset also includes a rehab dedicated space.



The unique site on the Miami Valley campus provides convenient access from I-675 and a tranquil setting through dynamic landscape features and calming and refreshing large outdoor terraces and patios on all three floors.

This ready-built A+ healthcare asset presents a compelling market offering for a select and discerning healthcare provider.

Please contact John Marshall for more information or to arrange a personal visit.



JOHN P. MARSHALL  
Principal Advisor  
Phone: (317) 670-8527  
E-mail: [jmarshall@HallRenderAS.com](mailto:jmarshall@HallRenderAS.com)

