



**REGENCY  
MEDICAL  
CAMPUS**

# PREMIER CLASS A MEDICAL OFFICE SPACE FOR LEASE

1000, 2000 & 3000  
REGENCY COURT  
TOLEDO, OHIO

**CBRE**

# A RARE OPPORTUNITY TO JOIN TOLEDO'S PREMIER MEDICAL DESTINATION

Regency Medical Campus combines institutional-quality facilities, a collaborative healthcare ecosystem, and a premier Northwest Toledo location, creating an exceptional setting for providers looking to elevate their practice and strengthen their presence in the region.



**THREE  
BUILDINGS**



**CLASS A  
PROPERTY**



**110,780 SF  
TOTAL**



**AMPLE SURFACE  
PARKING**



**ON-SITE SURGERY  
CENTER**



# BUILT FOR PROVIDERS.

Strategically located in Northwest Toledo's premier healthcare and residential corridor, Regency Medical Campus delivers the location, connectivity, and quality today's providers demand. With recent property enhancements, strong co-tenancy, and close proximity to the region's leading hospital systems, the campus offers a rare opportunity to join an established healthcare destination.

# POSITIONED FOR GROWTH.

## STRATEGIC LOCATION

- + Established presence with easy access to I-475 and US-23
- + Close proximity to abundant area retail amenities
- + One block north of Franklin Park Mall
- + Surrounded by high-density residential neighborhoods

## DESIGNED FOR PATIENTS

- + Ample surface parking
- + Easy campus navigation
- + Professional healthcare setting
- + Strong visibility and accessibility

## ACCESS TO HEALTHCARE NETWORKS

Conveniently located near major healthcare systems



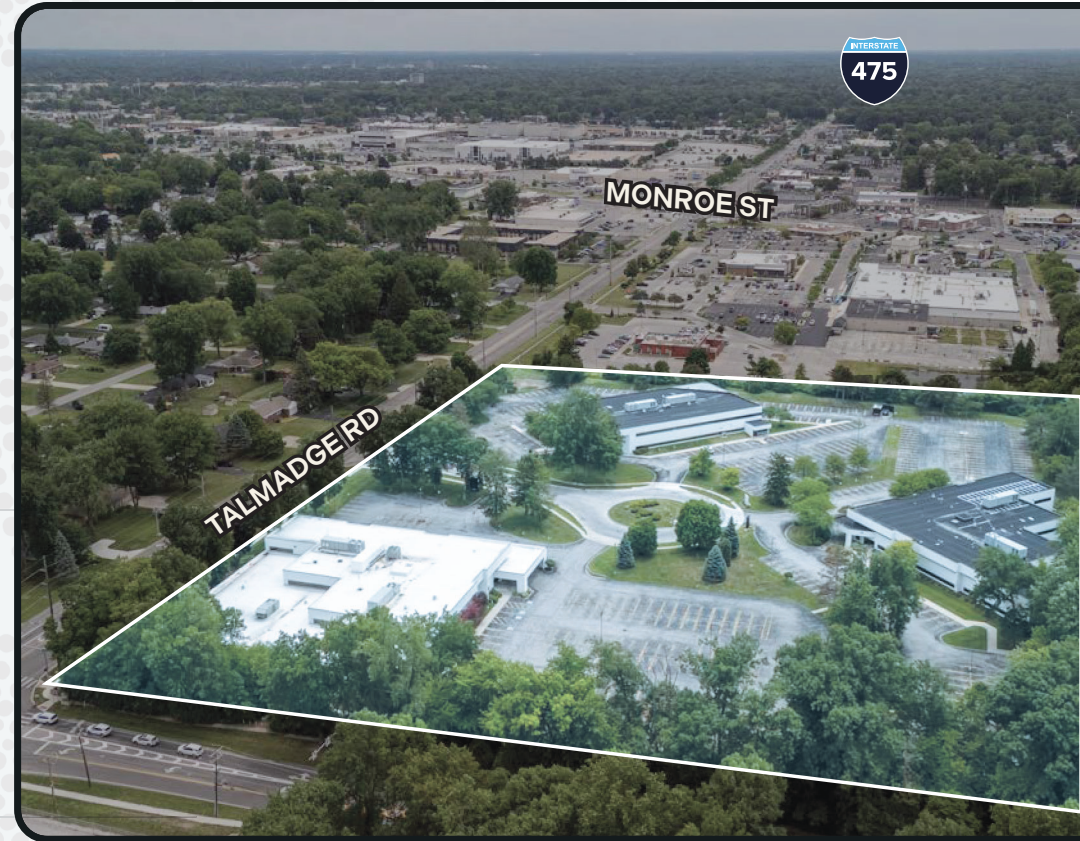
## RENOVATED LOBBIES



# REGENCY MEDICAL CAMPUS IS THE DESTINATION FOR HEALTHCARE IN TOLEDO



**STRONG, DIVERSE  
CO-TENANT MIX OF REGIONAL  
HEALTHCARE PROVIDERS**



UT Physicians is the academic practice plan of the University of Toledo, representing more than 300 providers across a wide range of medical specialties including primary care as well as specialist physicians in cardiology, neurology, orthopedics, physical therapy, and pain management. Their presence anchors the campus with academic medicine credibility and a built-in referral network tied to the University of Toledo Medical Center.

## **SURGERY CENTER AT REGENCY PARK**

Surgery Center at Regency Park is an ambulatory surgery center offering procedures across eight specialty areas, including anesthesiology, hand surgery, ophthalmology, otolaryngology/ head and neck surgery, pain medicine, plastic surgery, general surgery, and urology. This on-campus surgery center is used by multiple tenants for their specific practices, making it a critical shared resource for co-tenants.



# AVAILABILITIES



## 1000 REGENCY COURT

SUITE 101  
3,015 SF

SUITE 214  
1,229 SF



## 2000 REGENCY COURT

SUITE 100 BC  
2,333 SF

SUITE 201  
4,161 SF\*

SUITE 203  
2,102 SF

SUITE 205  
1,361 SF\*

\* CAN BE COMBINED FOR UP TO 5,552 SF CONTIGUOUS SPACE



## 3000 REGENCY COURT

SUITE 201  
3,120 SF\*

SUITE 202  
4,182 SF\*\*

SUITE 205  
997 SF

SUITE 206  
2,040 SF\*

SUITE 208  
2,353 SF\*\*

SUITE 105  
8,583 SF

\* CAN BE COMBINED FOR UP TO 6,157 SF CONTIGUOUS SPACE

\*\* CAN BE COMBINED FOR 6,536 SF CONTIGUOUS SPACE

# IDEALLY SITUATED IN TOLEDO

## DEMOGRAPHICS



### POPULATION

10,064 1 MI      196,237 5 MI      430,915 10 MI



### DAYTIME POPULATION

12,794 1 MI      190,121 5 MI      445,042 10 MI



### HOUSEHOLDS

4,497 1 MI      85,876 5 MI      188,185 10 MI



### MEDIAN HOUSEHOLD INCOME

\$79,410 1 MI      \$72,420 5 MI      \$67,415 10 MI



### EMPLOYEES

7,906 1 MI      91,527 5 MI      230,926 10 MI

## DRIVE TIMES



### HOSPITALS

|        |                                          |
|--------|------------------------------------------|
| 5 MIN  | PROMEDICA FLOWER HOSPITAL                |
| 14 MIN | PROMEDICA TOLEDO HOSPITAL                |
| 14 MIN | UNIVERSITY OF TOLEDO MEDICAL CENTER      |
| 17 MIN | MERCY HEALTH, ST. VINCENT MEDICAL CENTER |
| 18 MIN | MERCY HEALTH, PERRYSBURG HOSPITAL        |



### UNIVERSITIES

|        |                                    |
|--------|------------------------------------|
| 11 MIN | UNIVERSITY OF TOLEDO - MAIN CAMPUS |
| 14 MIN | UT HEALTH SCIENCE CAMPUS           |
| 22 MIN | OWENS COMMUNITY COLLEGE            |
| 30 MIN | BOWLING GREEN STATE UNIVERSITY     |





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