

REGENCY COURT MEDICAL CAMPUS

1000, 2000, 3000 Regency Court Toledo, OH 43623

CAMPUS SIZE: Approximately 119,776 square feet

AVAILABILITY:

1000 Regency Court - 100% Leased		
2000 Regency Court		
Suite 201	4,161 r.s.f.	Fully built-out clinical space w/9 exam rooms
3000 Regency Court		
Suite 201	*3,120 r.s.f	Fully built-out clinical space w/7 exam room, lab, drs. office
Suite 202	**4,182 r.s.f.	Open floor plan, build-to-suit
Suite 205	*997 r.s.f.	Ideal for therapist/psychologist.
Suite 206	*2,040 r.s.f.	Open floor plan, build-to-suit
Suite 208	**2,354 r.s.f.	Open floor plan, build-to-suit
*contiguous 6,157 r,s,f, **contiguous 6,536 r.s.f.		

RENTAL RATE: \$23.50 R.S.F. Modified Gross with Base Year for Real Estate Taxes and Operating Expenses.

CORE FACTOR:

1000 Regency:	15%
2000 Regency:	14%
3000 Regency:	13%

TENANT IMPROVEMENTS: Generous tenant improvement packages available.

REAL ESTATE TAXES & OPERATING EXPENSES: Tenant shall pay its pro-rata share of real estate taxes over a 2024 Base Year.

ACCESS: 24 Hours per day, seven (7) days per week, and 52 weeks per year.

AMMENITIES:

- New Institutional Ownership and Professional Management
- Campus features surgery center, imaging, and strong referral base.
- Abundant Parking, Convenient location, close to shopping and restaurants.

SECURITY/LIFE SAFETY: State of the art security and access control system.

For More Information Contact:

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