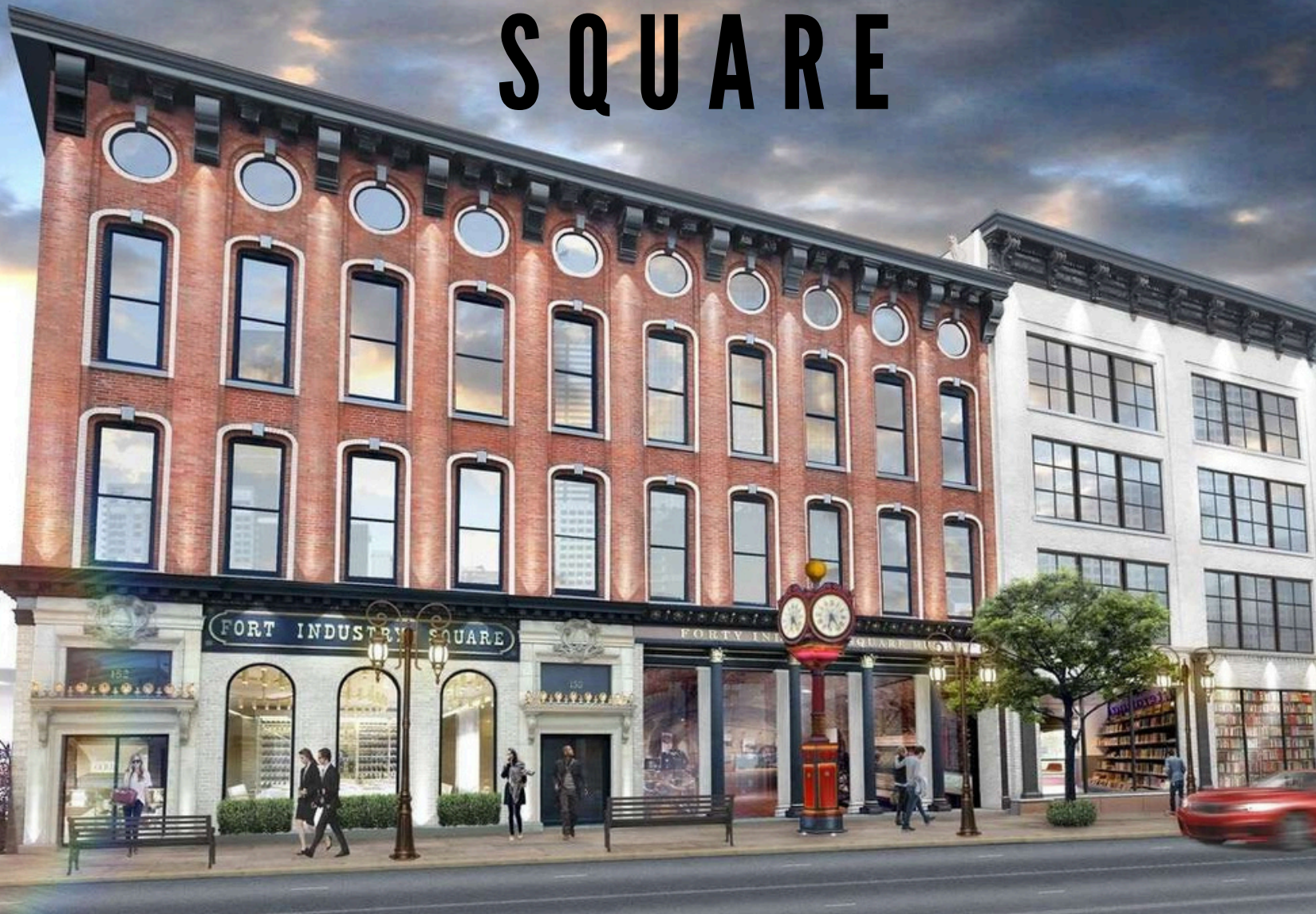


DOWNTOWN TOLEDO

FORT INDUSTRY SQUARE



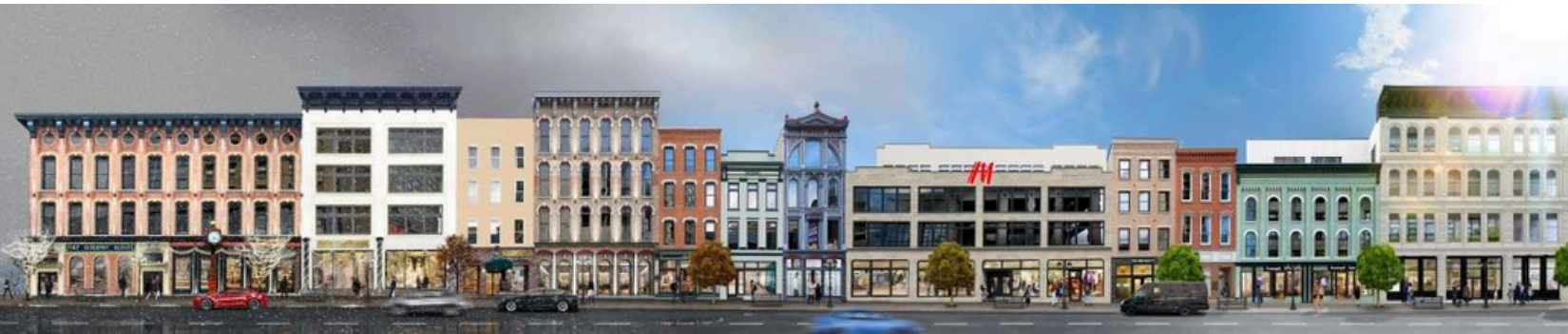
AVAILABLE FOR LEASE

100 - 152 N SUMMIT STREET
TOLEDO | OHIO | 43604



DEVELOPMENT OVERVIEW

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Comprising of retail, office and 85 luxury for lease residences, Fort Industry Square provides an environment for the community and businesses to live, work and play in a reinvented downtown. This \$60MM historic rehabilitation overlooks the Maumee River and sits along the new \$250MM Nautical Mile/Glass City Riverwalk amidst Promenade Park, the ProMedica and Owen's Corning Headquarters, and the Glass City Convention Center (\$64.5MM redevelopment completed Q4 2022 including 350 hotel rooms by 2 Hilton chain-branded concepts with ballroom) while delivering over 90,000 square feet of Class "A" commercial space opportunities with individual white boxed storefronts ready for activation and outdoor café seating options spread along the 485 feet of Summit Street frontage. The newly refined Fort Industry Square block delivers dining, shopping and consumer services for the 40,000 daily commuters, 4,000 downtown residents and the 3MM+ annual visitors who are brought downtown for the over 150 annual events each year including the Jeep Fest & ProMedica Summer Concert Series. Consistent with the ongoing commitment to downtown revitalization, Fort Industry Square provides an intrinsic vision of sustainability to downtown Toledo's continuous development momentum.

DEVELOPMENT SUMMARY

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HISTORIC BUILDING COMPLETE REHABILITATION
\$59MM

PRIME LOCATION IN DOWNTOWN TOLEDO

172,000 SQ FT | MIXED USE
85 LUXURY APARTMENTS
93,000 SQ FT | CLASS "A" COMMERCIAL SPACE

SUMMIT STREET DAILY TRAFFIC COUNT | 14,980
DAILY TRAFFIC COUNT COMPARABLE
HIGH STREET | DT COLUMBUS TO SHORT NORTH | 14,249
SUPERIOR AVENUE | DT CLEVELAND PUBLIC SQUARE | 12,335
VINE STREET | DT CINCINNATI TO OVER-THE-RHINE | 8,858

DEVELOPMENT AVAILABILITY

WWW.FORTINDUSTRIYSQUARE.COM

N SUMMIT STREET

1,250 SQ FT - 32,282 SQ FT

WATER STREET

1,350 SQ FT - 29,920 SQ FT

CONTIGUOUS N SUMMIT/WATER STREET
SPACE OPTIONS AVAILABLE

USES

RETAIL | OFFICE | MEDICAL

LEASE RATE

\$12 - \$20 NNN | PSF

TI ALLOWANCE

AVAILABLE

SHELL DELIVERY

DELIVERED

PARKING

TENANT EXCLUSIVE ON-SITE
SPACE OPTIONS
TENANT RESERVED STREET
SPACE OPTIONS



BUILDING STACKING PLAN

WWW.FORTINDUSTRYSQUARE.COM



N SUMMIT STREET | COMMERCIAL
32,282 SQ FT



WATER STREET | COMMERCIAL
29,920 SQ FT



SECOND FLOOR | COMMERCIAL
10,095 SQ FT



RESIDENTIAL RENTAL UNITS
85,214 SQ FT



RESIDENTIAL ENTRY + BOH
2,546 SQ FT

PROPERTY TENANT SUMMARY

WWW.FORTINDUSTRIYSQUARE.COM

FIBER + STRAND (SALON)

136 N SUMMIT STREET | 2,368 SQ FT

BREW HOUSE DOWNTOWN (COFFEE + BAKE SHOP)

114 N SUMMIT STREET | 1,457 SQ FT

113 WATER STREET | 1,453 SQ FT

DAVE'S COSMIC SUBS

116 N SUMMIT STREET | 1,410 SQ FT

MAUMEE VALLEY CHOCOLATE & CANDY

130 N SUMMIT STREET | 1,771 SQ FT

131 WATER STREET | 1,889 SQ FT

FARMERS & MERCHANTS STATE BANK

118 - 120 N SUMMIT STREET | 2,785 SQ FT

NORTHWESTERN MUTUAL

148 N SUMMIT STREET | 13,834 SQ FT

OCCUPATIONS SAFETY & HEALTH ADMINISTRATION (OSHA)

UNITED STATES DEPARTMENT OF LABOR

100 N SUMMIT STREET SUITE 100 | 5,102 SQ FT

CONCENTREK | STARTASITE | KONVERT

100 NORTH SUMMIT STREET SUITE 300 | 5,064 SQ FT

POLARIS LOGISTICS GROUP

100 N SUMMIT STREET SUITE 400 | 3,864 SQ FT

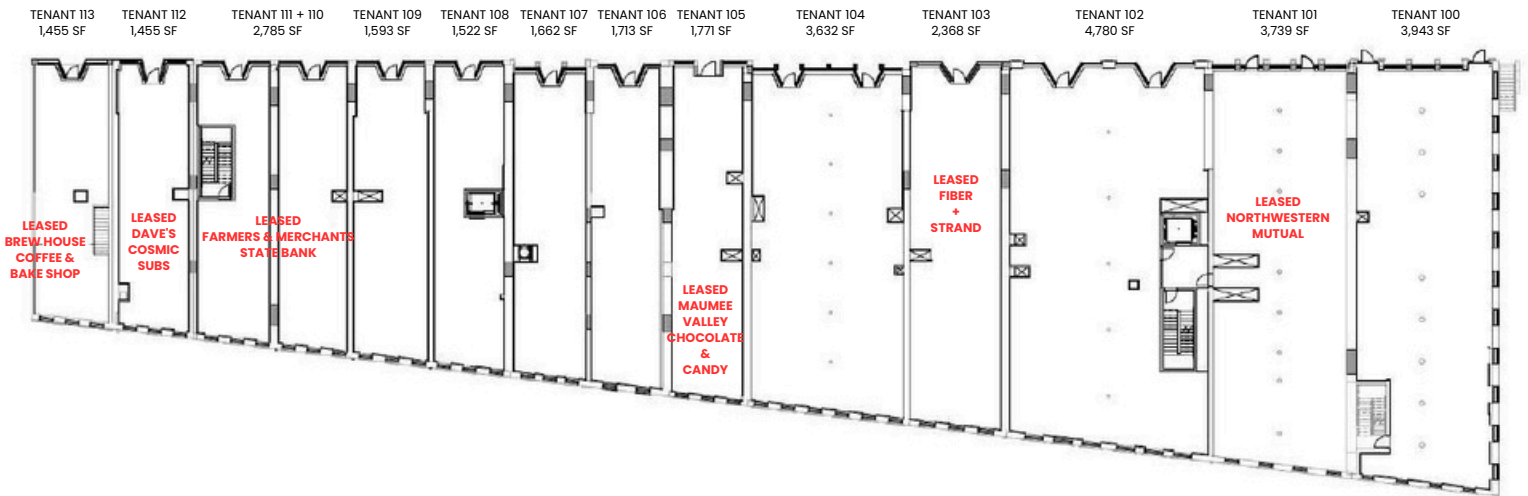
ISCG

100 N SUMMIT STREET SUITE 401 | 884 SQ FT

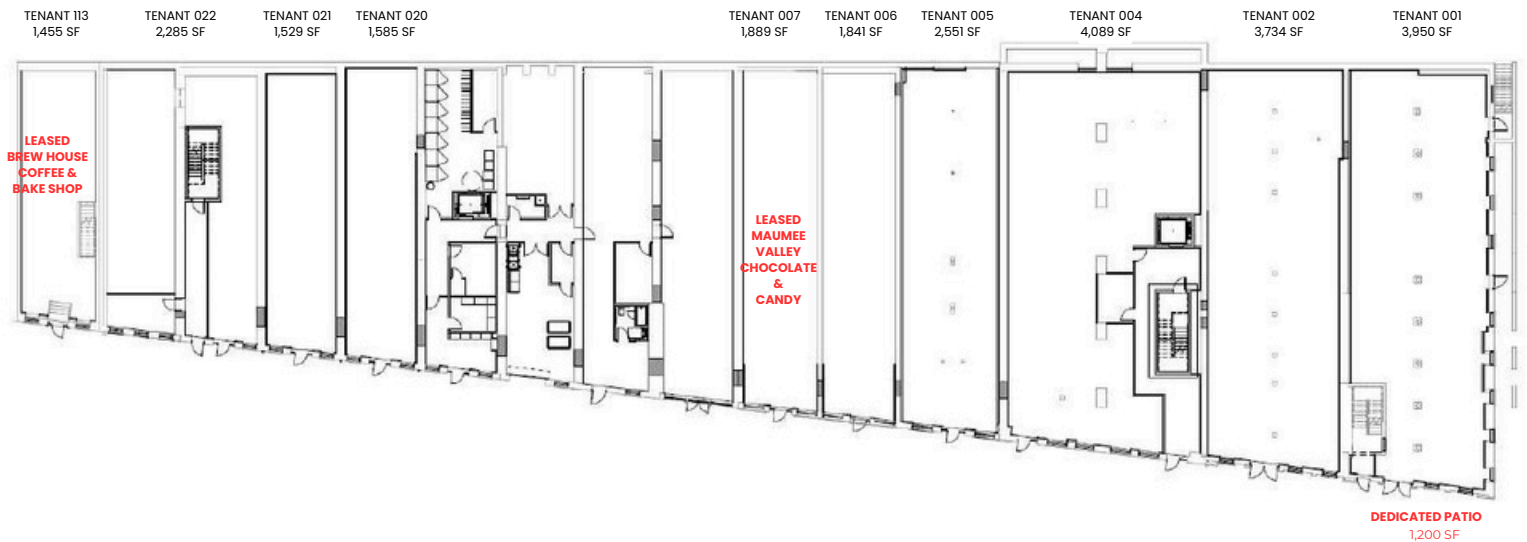
COMMERCIAL FLOORPLANS

WWW.FORTINDUSTRIYSQUARE.COM

N SUMMIT STREET



WATER STREET



COMMERCIAL FLOORPLANS

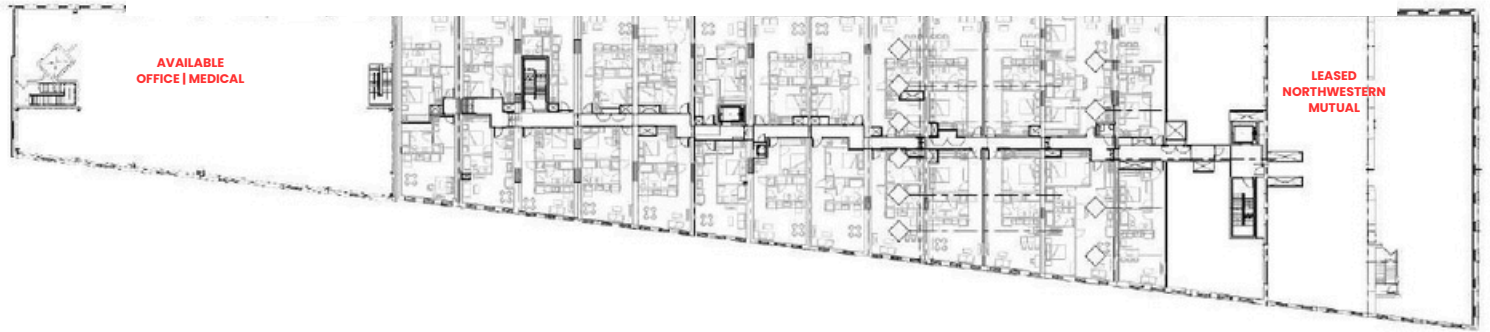
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N SUMMIT STREET

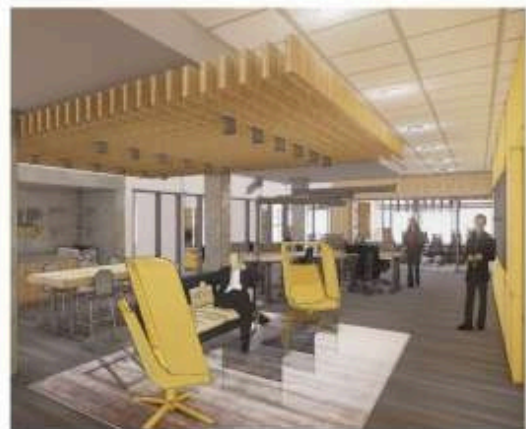
SUITE 200
5,004 SF

SECOND FLOOR

SUITE 201
10,095 SF

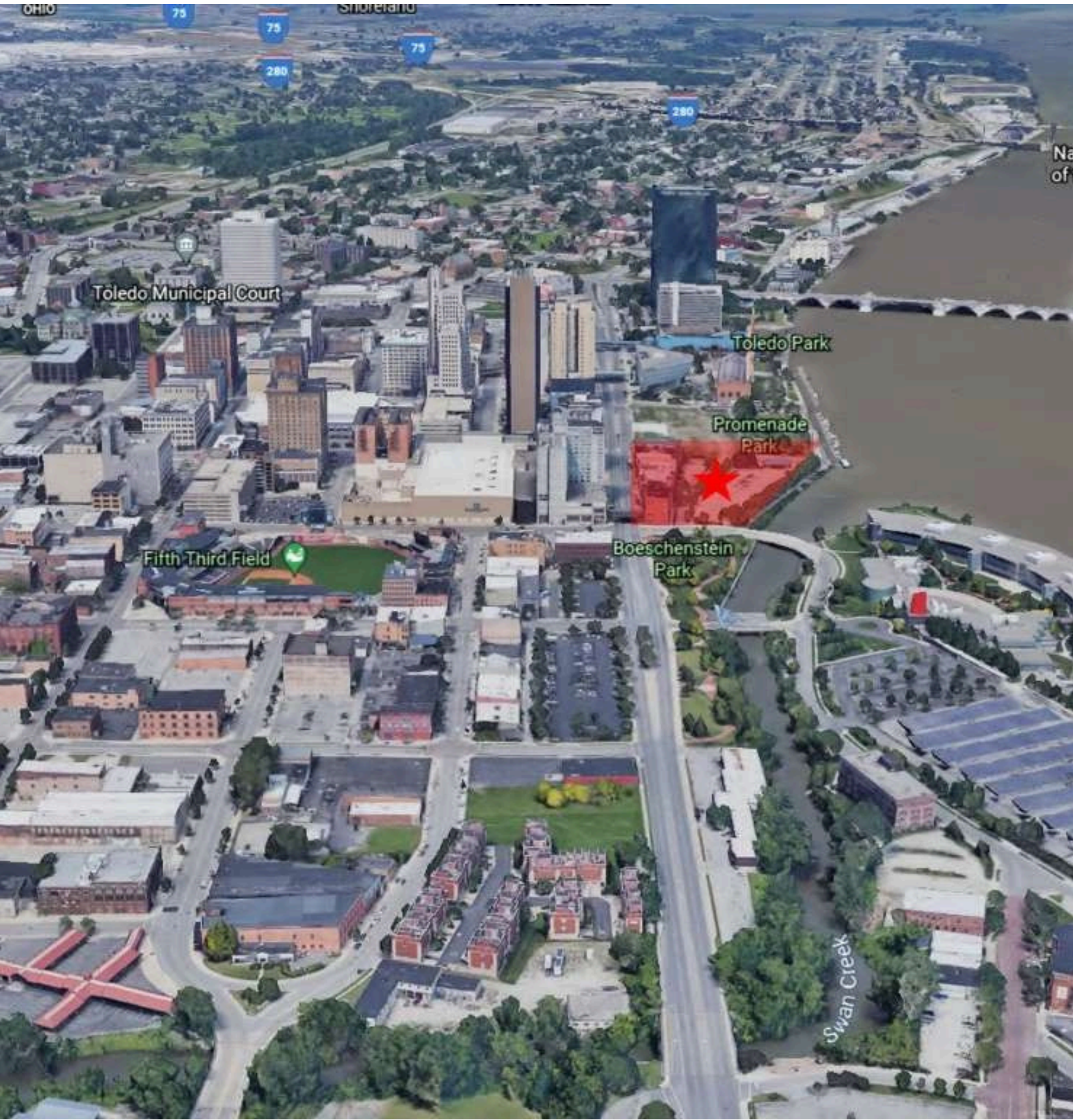


SUITE 200
EXAMPLE FINISHED SPACE RENDERINGS



LOCATION AERIAL VIEW

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DEVELOPMENT LOCATION

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- WALKING DISTNCE TO FIFTH THIRD FIELD (HOME OF THE TOLEDO MUDHENS HUNTINGTON CENTER (HOME OF THE TOLEDO WALLEYE)
- ADJACENT TO SEAGATE CONVENTION CENTER \$64.5MM REDEVELOPMENT
- CENTRALLY LOCATED BETWEEN PROMEDICA & OWEN'S CORNING HEADQUARTERS
- OVERLOOKING THE MAUMEE RIVER
- WITHIN DOWNTOWN OUTDOOR REFRESHMENT AREA (DORA)

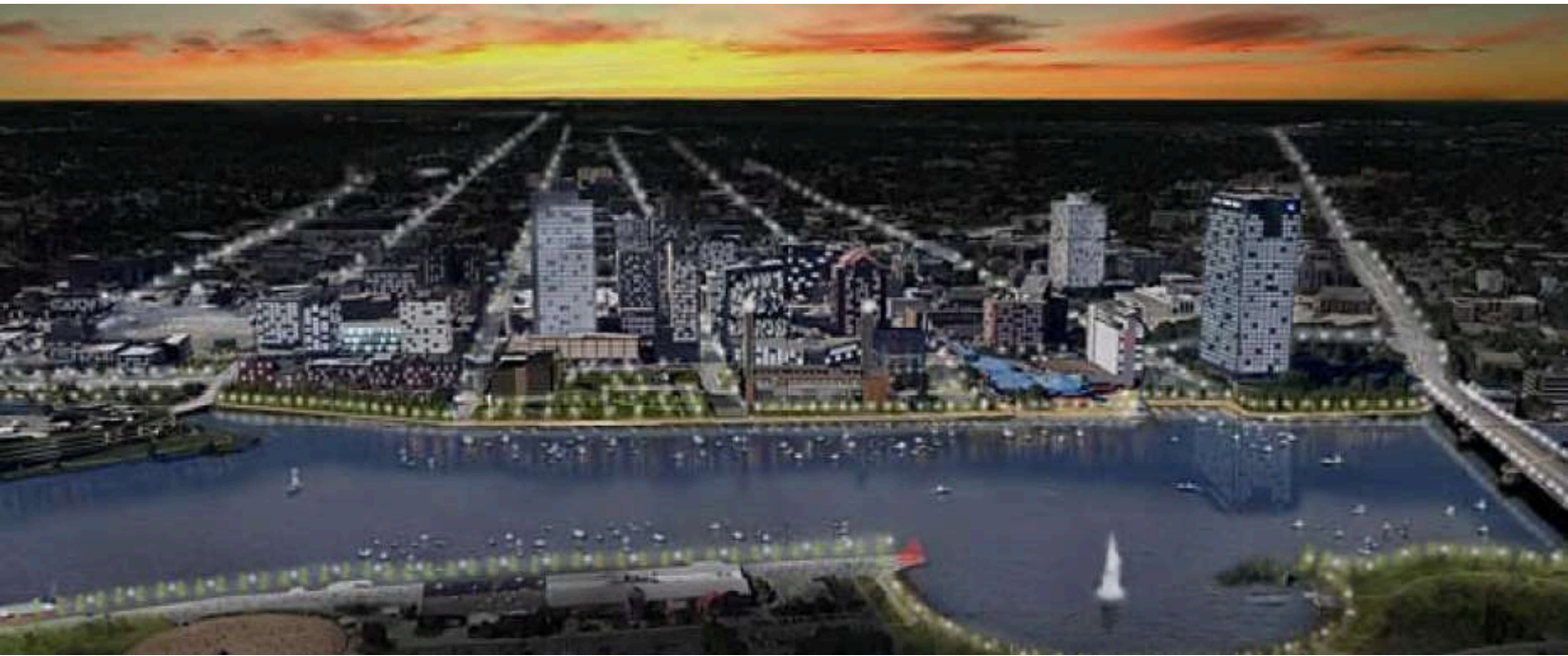
NEARBY KEY ATTRACTIONS

- FIFTH THIRD FIELD HOME OF THE TOLEDO MUDHENS
- HUNTINGTON CENTER HOME OF THE TOLEDO WALLEYE + CONCERT VENUE
- PROMENADE PARK PROMEDICA SUMMER CONCERT SERIES
- SEAGATE CONVENTION CENTER
- IMAGINATION STATION
- KEYBANK DISCOVERY MOVIE THEATRE
- VALENTINE THEATRE
- RIVERFRONT WALK
- PROMENDA DOCKS
- TOLEDO SYMPATHY ORCHESTRA
- SANDPIPER BOAT TOURS
- LEVI'S SQUARE
- TOLEDO FARMER'S MARKET
- HANDLEBAR TOLEDO
- THE DOCKS
- TOLEDO MAIN LIBRARY
- TOLEDO METROPARK'S
- TOLEDO MUSEUM OF ART
- LIBBY GLASS FACTORY
- HOLLYWOOD CASINO
- TOLEDO ZOO
- UNIVERSITY OF TOLEDO



DOWNTOWN | BY THE NUMBERS

WWW.FORTINDUSTRYSQUARE.COM



DOWNTOWN RESIDENTIAL POPULATION

3,782



DOWNTOWN DAILY COMMUTERS

39,082



DOWNTOWN ANNUAL VISITORS

3,000,000+



DOWNTOWN BUSINESSES

1,770



2020/2021 PUBLIC/PRIVATE INVESTMENT

\$2,700,000,000

DOWNTOWN | BY THE NUMBERS

WWW.FORTINDUSTRYSQUARE.COM



3 BLOCK RADIUS | KEY STATISTICS

FIFTH THIRD FIELD + HENSVILLE | 500,000 ANNUAL VISITORS

HILTON GARDEN INN & HOMEWOOD SUITES | 350 HOTEL ROOMS

GLASS CITY RIVERWALK | COMING SUMMER 2023

GLASS CITY CONVENTION CENTER | 200,000 ANNUAL VISITORS

TOLEDO JEEP FEST | 70,000 ANNUAL VISITORS

PROMEDICA SUMMER CONCERT SERIES | 60,000 ANNUAL VISITORS

HUNTINGTON CENTER | 450,000 ANNUAL VISITORS

VALENTINE THEATRE | 67,000 ANNUAL VISITORS

IMAGINATION STATION | 200,000 ANNUAL VISITORS

RENAISSANCE HOTEL | 250 HOTEL ROOMS

PROMEDICA HEADQUARTERS | **OWENS CORNING HEADQUARTERS**

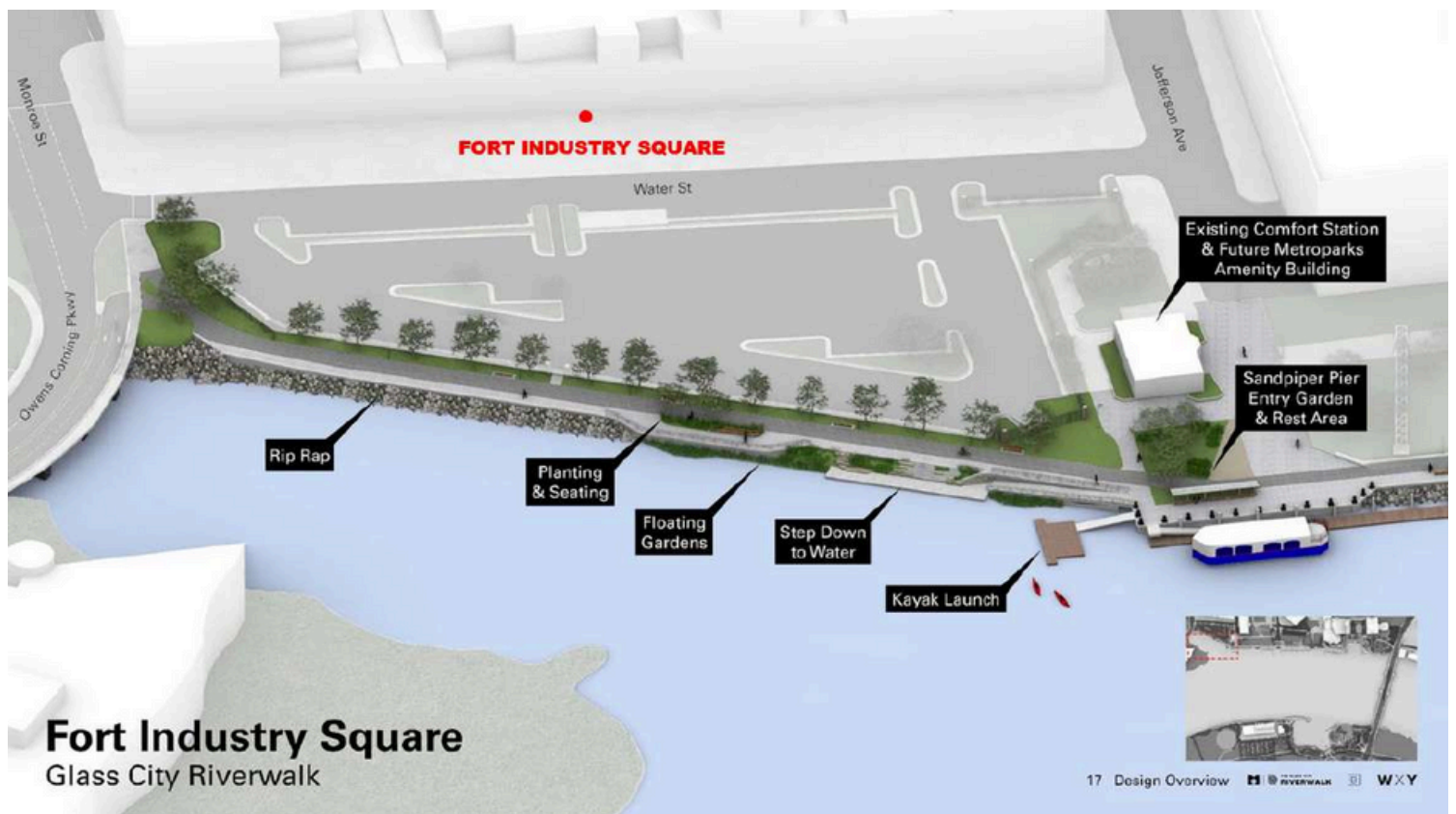
RIVERFRONT IMPROVEMENT PLAN

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TOLEDO METROPARKS | GLASS CITY RIVERWALK

COMING SOON: SUMMER 2023

Metroparks Toledo is currently in the process of revitalizing a cornerstone of downtown Toledo. The Glass City Riverwalk will transform Toledo's riverfront – an important regional element – between the Anthony Wayne Bridge (SR2) and the Veterans' Glass City Skyway (I-280) on both sides of the Maumee River. This portion of the overall project will address the downtown section including Promenade Park from Swan Creek to the Martin Luther King Jr. Bridge. The goal of this project is to create a new community asset that promotes healthy lifestyles, community interaction, and memorable experiences for residents of all ages.



FORT INDUSTRY SQUARE

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