

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
Suite 203	2,102 r.s.f.	Fully built-out clinical space with 4 exam rooms, break room, lab, waiting room.
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.	
Suite 206	*2,040 r.s.f.	
Suite 208	**2,354 r.s.f.	
*contiguous 6,157 r,s,f, **contiguous 6,536 r.s.f.		

RENTAL RATE: \$24.50 R.S.F. Modified Gross with a base year for real estate taxes and operating expenses.

CORE FACTOR:
 1000 Regency Court: 15.0%
 2000 Regency Court: 14.0%
 3000 Regency Court: 13.0%

TENANT IMPROVEMENTS: Generous tenant improvement packages available.

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

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

AMMENITIES:

- Prime Toledo/Sylvania location,
- Abundant Parking, Convenient location to the Toledo Clinic, ProMedica Flower Hospital, ProMedica Toledo Hospital, University of Toledo Medical Center.
- Quick access to US-23, I-475 & I-75
- On-Site imaging center, surgery center and lab.

For More Information Contact:

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