



FORT INDUSTRY SQUARE

100-125 N. SUMMIT ST.

TOLEDO, OH 43604



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PROPERTY HIGHLIGHTS

- Part of a comprehensive historic redevelopment
- \$60 MM historical rehabilitation delivers over 80,000 SF of Class "A" commercial space in Downtown's central business district
- Property overlooks the Maumee River along the nautical mile, and benefits from the new Glass City Riverwalk
- Individual storefront opportunities
- Fifth Third Field (home of the Toledo Mudhens) and the Huntington Center (home of the Toledo Walley and major concert venue) sit within one block of the property
- Centrally located between the ProMedica and Owen's Corning Headquarters
- Within the Downtown Outdoor Refreshment Area (DORA)

OFFERING SUMMARY

Property Type	Retail/Office
Build Class	A
N. Summit St Suites Available SF	1,250 - 32,282
Water St Suites Available SF	1,350 - 29,920
Lease Rate	\$12 - \$20 SF NNN

EXECUTIVE SUMMARY

Fort Industry Square has Class A mixed-use opportunities available for retailers, restaurants, hospitality, office, medical, and service-oriented businesses to establish themselves in one of the city's fastest-growing commercial districts.

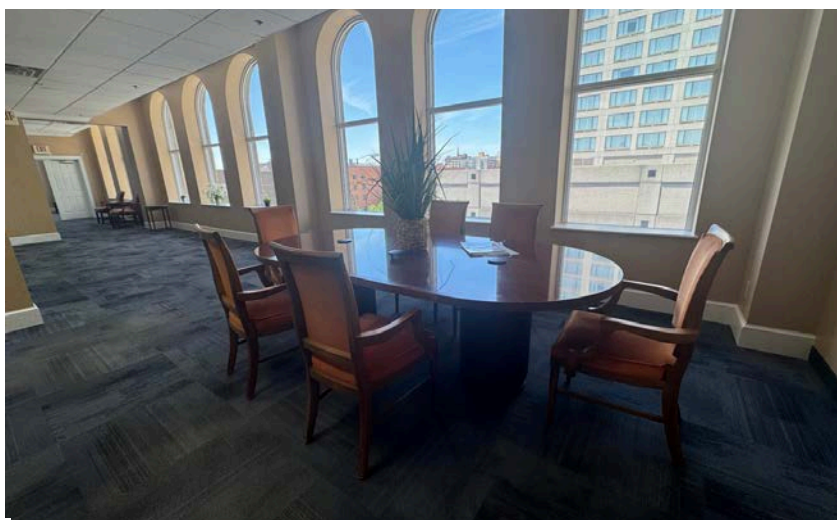
Following a \$59 million historic redevelopment, Fort Industry Square blends timeless architecture with modern commercial space and luxury residential living. The development features approximately 93,000 square feet of commercial space beneath 85 luxury apartments, creating a vibrant, built-in customer base to attract employees, residents, and visitors to the property each day.

Fort Industry Square is at the center of Downtown Toledo's continued transformation. Overlooking the Maumee River, it sits along the new Glass City Riverwalk adjacent to Promenade Park, and directly across the street from the newly renovated Glass City Convention Center.

The surrounding district is anchored by major employers including ProMedica, Owens Corning, and nearby destinations such as Fifth Third Field, Huntington Center, and the Valentine Theatre. Downtown Toledo's growing collection of restaurants, hotels, and entertainment venues generate significant pedestrian activity throughout the year. A full calendar of festivals, conventions, concerts, sporting events, and community programming continues to drive visitors and economic activity to downtown Toledo.

Fort Industry Square offers flexible leasing opportunities from approximately 1,250 square feet to more than 8,000 square feet, including contiguous spaces, white-box delivery, tenant improvement packages, outdoor patio opportunities, dedicated parking options, and high-visibility storefronts along Summit Street. Existing tenants represent a diverse mix of restaurants, retail, financial services, government agencies, and professional office users, reinforcing the property's position as a true live-work-play destination.

As Downtown Toledo continues to attract new investment, employers, residents, and visitors, Fort Industry Square offers businesses the opportunity to become part of the city's next chapter while benefiting from unmatched visibility, walkability, and connectivity in Northwest Ohio's premier urban district.

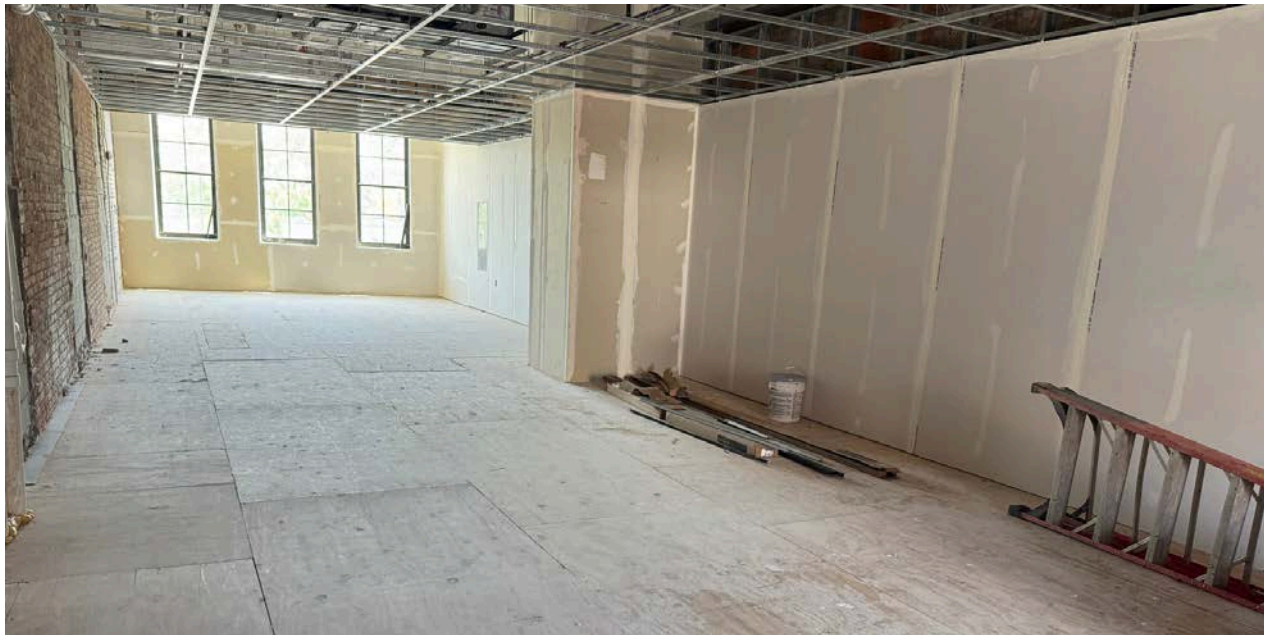




N. Summit Street

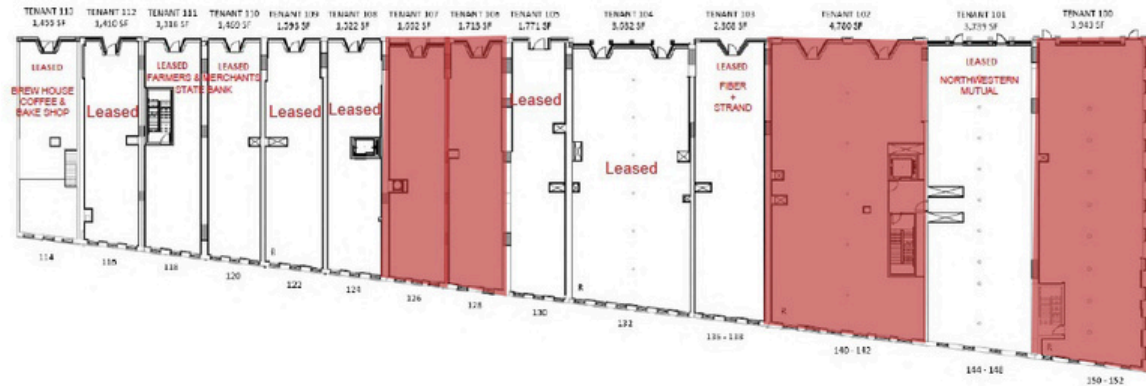


Water Street



FLOOR PLAN

N. Summit St.



N. Summit St.

Suite 100	3,943 SF
Suite 102	4,780 SF
Suite 106	1,713 SF
Suite 107	1,552 SF

Water St.

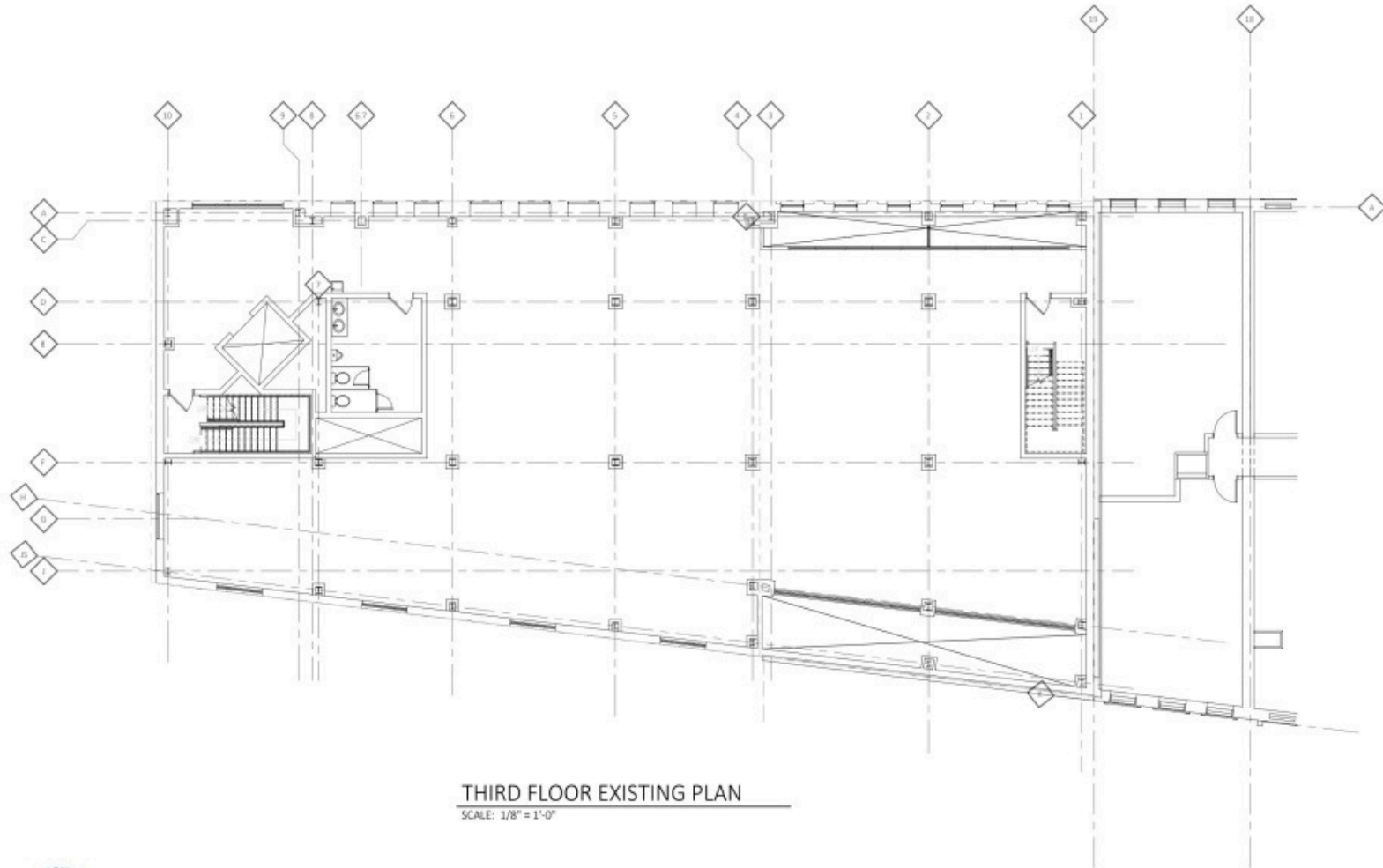


AVAILABLE

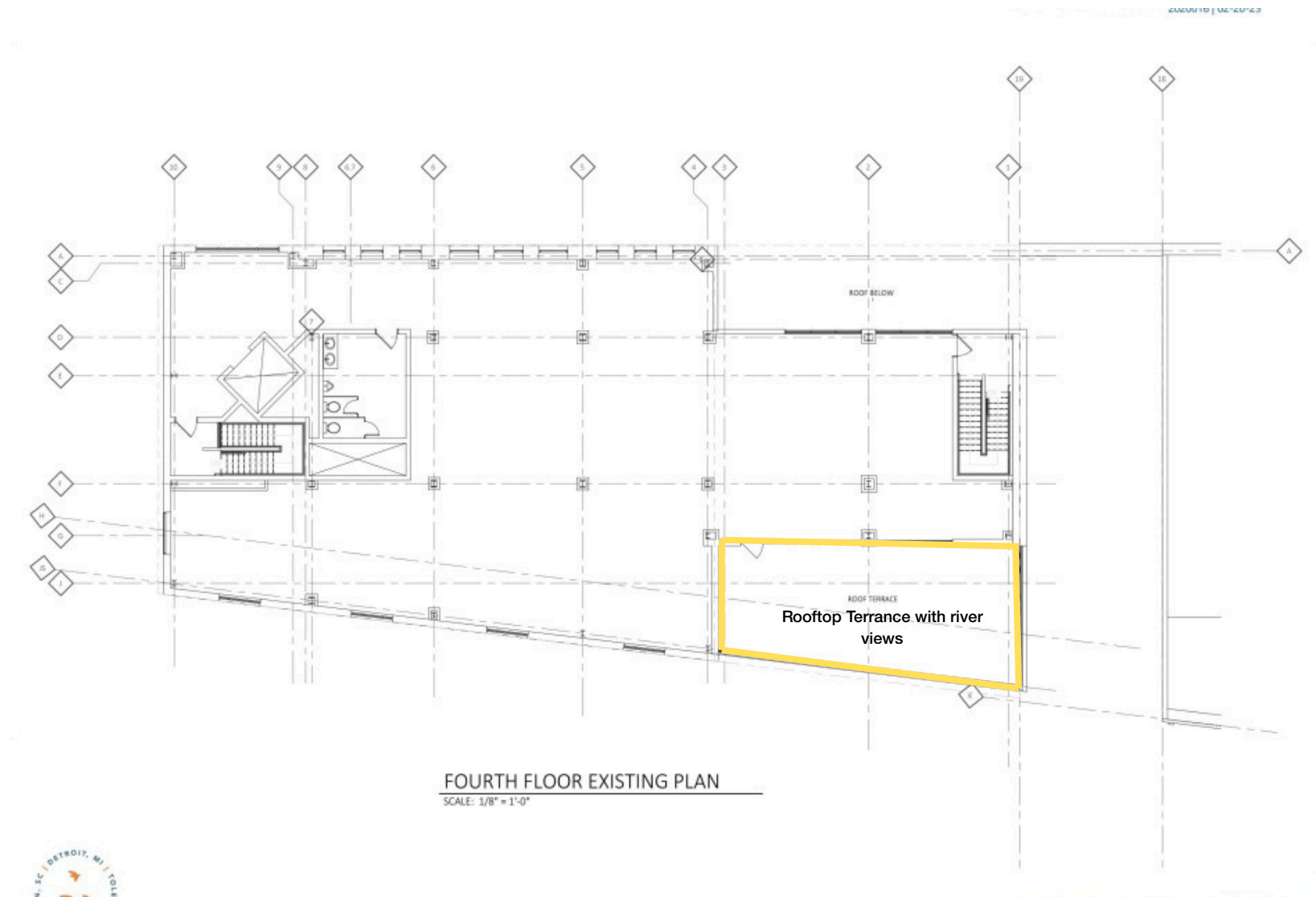
Water St.

Suite 001	3,950 SF
Suite 002	3,734 SF
Suite 004	4,089 SF
Suite 005	2,551 SF
Suite 007	1,889 SF
Suite 021	1,529 SF
Suite 022	2,285 SF

THIRD FLOOR PLAN



FOURTH FLOOR PLAN



LOCATION & MARKET OVERVIEW

Toledo, Ohio



\$425 Million in Downtown Developments Underway



Glass City Metropark
Riverwalk & Ribbon



Transformation of the
Glass City Convention Center



LOCATION & MARKET OVERVIEW

Major Downtown Companies

Owens Corning World HQ
SSOE Group World HQ
ProMedica Health System HQ
Libbey Glass

Existing Fort Industry Tenants

PwC
Fiber & Strand
Northwestern Mutual
Brew House
Dave's Cosmic Subs
F&M Bank
Maumee Valley Chocolate & Candy
Concentrek
Blue Cross Blue Shield



LOCATION & MARKET OVERVIEW

\$60 Million Historic Rehabilitation
172,000 SF Mixed-Use Space
93,000 SF Class A Commercial Space
85 Luxury Apartments
40,000 + Daily Downtown Commuters
3,000,000 + Downtown Annual Visitors



DOWNTOWN ENTERTAINMENT

Fifth Third Field – Home for the Toledo Mud Hens Baseball
Huntington Center – Home of the Toledo Walleye Hockey
Toledo Museum of Art
Imagination Station
Riverfront Trails and Riverwalk
Warehouse District
Glass City Convention Center
Promenade Park
Toledo Farmers' Market
Valentine Theatre



REGIONAL CONNECTIVITY & INFRASTRUCTURE

1 Hour from Detroit
2 Hours from Cleveland
3 Hours from Columbus, Indianapolis,
and Chicago

Interstate Access:
I-75 N/S Corridor; I-80/90, I-280

Rail: CSX Rail Service

Water: Port of Toledo on the Great Lakes

Air: Toledo Express and Detroit Metro



DEMOGRAPHICS FOR TOLEDO MSA



602K
RESIDENTS

89%
residents with
high school
diplomas or
higher

331,343
JOBS

18,600
Businesses

96% employment rate

591,855 projected employment level in 2030