Improved Pricing

Nantucket Professional Plaza

OFFERING MEMORANDUM| 4646 NANTUCKETT DRIVE, TOLEDO, OHIO 43623 |INVESTMENT PROPERTY OPPORTUNITY

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Investment Opportunity

Nantuckett Professional Plaza
4646 Nantuckett Drive| Toledo, Ohio 43623

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Asking Price: ~~$5,975,000~~ $5,725,000
20,371 SF
100% Leased
7.9 Year WALT
4 Medical/Professional Tenants
Toledo, Ohio

Investment Highlights

4646 Nantuckett Drive | Toledo, Ohio

Exceptional Long-Term Cash Flow with Nearly 8-Year WALT

Nantuckett Professional Plaza presents investors with the opportunity to acquire a premier, fully leased medical office asset anchored by an experienced roster of healthcare and professional tenants. The property is 100% occupied and features a **weighted average lease term (WALT) of approximately 7.9 years**, providing durable cash flow and minimizing near-term leasing risk. Original and current Toledo based Regional Bank that has provided financing from inception, would be interested in continuing on and providing financing for an acquisition to a new owner.

Diverse and Stable Tenant Mix

The property is leased to a complementary mix of medical and professional tenants, including Harbor Light Oral Surgeons(original tenant since building was constructed), Toledo Clinic, Dental365 (dentist has occupied space since building was built), and Edward Jones (space completed in 2014 and expanded in 2024). The healthcare-oriented tenancy generates consistent demand while reducing reliance on traditional office users. The tenant roster provides diversification across behavioral health, physician services, dental care, and financial services.

Long-Term Anchor Tenant

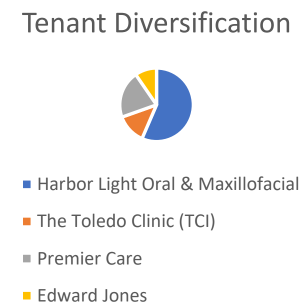
Harbor Light Oral Surgeons occupies approximately **57% of the building** under a recently executed **10-year triple-net lease**, serving as the property's anchor tenant and providing investors with a stable income stream through 2036.

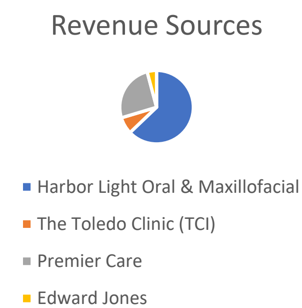
Limited Near-Term Lease Rollover

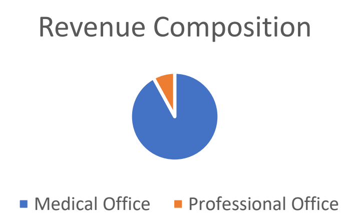
Lease expirations are strategically staggered, with only **9.6% of the rentable area** scheduled to expire before 2030. This minimizes rollover exposure and provides investors with predictable cash flow over the coming decade.

Attractive Lease Structure

The property benefits from a favorable lease profile consisting of a combination of **NNN leases and gross leases with operating expense protections**, helping mitigate inflationary operating expense risk while providing stable rental income. Contractual rent escalations and reimbursement provisions further support long-term income growth.







Investment Highlights (con't)

Strong Current Income

The property generates approximately:

•**Annual Base Rental Income (5 yr. projected annual avg):**
$428,975 *($419,885 in 2026)*
•**Annual Operating Expense Recoveries (5 yr. projected annual avg):**
$167,450 *($158,176 in 2026)*
•**Total Annual Contract Revenue (5 year avg. projection):**
Approximately **$596,425** *($578,613 in 2026)*

The predictable income stream is supported by established tenants with long operating histories within the Toledo market.

Institutional-Quality Investment Characteristics

•100% leased
•Approximately **20,371 square feet**
•Four-creditworthy medical and professional tenants
•Approximately **7.9-year Weighted Average Lease Term**
•Long-term anchor tenant occupying 57% of the building
•Diversified rent roll
•Minimal near-term rollover risk
•Stable suburban medical office location with excellent accessibility

Summary	
Occupancy	100%
Rentable Area	20,371 SF
Number of Tenants	4
Weighted Average Lease Term	7.9 Years
Annual Base Rent (NOI) (5 yr. average)	$428,975
Annual Expense Recoveries (5 yr. projection)	$167,450
Total Annual Contract Revenue (5 yr. projection)	$596,425
Largest Tenant	Harbor Light Oral Surgeons (57% of NRA)
Longest Lease Expiration	April 2036 (Harbor Light Oral Surgeons)
Lease Structure	NNN and Modified Gross with Expense Protections
Asking Price: ~~$5,975,000~~ $5,725,000	

Opportunity

Nantuckett Professional Building offers investors the rare opportunity to acquire a stabilized, institutional-quality medical office investment with long-term contractual income, limited leasing risk, and a well-diversified tenant roster. The property's combination of durable cash flow, long remaining lease terms, and strong healthcare tenancy positions it as an attractive investment for private investors, family offices, and 1031 exchange buyers seeking dependable income and long-term value preservation.

EQUITY MILL REAL ESTATE

Rentable Square Feet Total	20,371 SF
Construction Type	Brick | Wood Frame
Roof	Pitched Metal and Asphalt (New in 2026)
Year Completed/Renovated	Unit A- 2003/2026 Unit B- 2004 Unit C- 2004 Unit D-2006 Unit E- 2014/2024
Lot Size	2.72 acres
Parking Spaces	110 spaces +/-
Lucas County Parcel Number Annual Taxes: (2026)	24-43764 $77,627.32

The Property | Overview

- 20,371 Square Feet Class A, medical/professional office building delivered in 2004 and fully improved in 2014. Four tenants occupy the five units in the building. 92% completed as medical office space.

- Proximity to Area Hospitals
  - Toledo Hospital: 5.2 miles
  - Mercy St. Anne's: 2.1 miles
  - Flower Hospital: 3.0 miles
  - The Toledo Clinic: 2.4 miles

- Less than 5 minutes to major hospitals
- Adjacent to Franklin Park retail corridor
- Excellent regional highway access
- High-income residential neighborhoods nearby
- Established medical office market

Capital Improvements

Recent Owner Investment

Ownership has made substantial capital improvements designed to reduce future capital expenditures and preserve long-term value.

These improvements reduce near-term capital requirements for a new owner and enhance the property's long-term investment profile.

Recent improvements include:

- New roof (2026)
- Tenant improvements
- Building maintenance
- Landscape Maintenance
- Parking lot maintenance
- Ongoing mechanical upgrades