



PREMIER CLASS A MEDICAL OFFICE SPACE FOR LEASE

1000, 2000 & 3000
REGENCY COURT
TOLEDO, OHIO

CBRE

A RARE OPPORTUNITY TO JOIN TOLEDO'S PREMIER MEDICAL DESTINATION

Regency Medical Campus combines institutional-quality facilities, a collaborative healthcare ecosystem, and a premier Northwest Toledo location, creating an exceptional setting for providers looking to elevate their practice and strengthen their presence in the region.



**THREE
BUILDINGS**



**CLASS A
PROPERTY**



**110,780 SF
TOTAL**



**AMPLE SURFACE
PARKING**



**ON-SITE SURGERY
CENTER**



BUILT FOR PROVIDERS.

Strategically located in Northwest Toledo's premier healthcare and residential corridor, Regency Medical Campus delivers the location, connectivity, and quality today's providers demand. With recent property enhancements, strong co-tenancy, and close proximity to the region's leading hospital systems, the campus offers a rare opportunity to join an established healthcare destination.

POSITIONED FOR GROWTH.

STRATEGIC LOCATION

- + Established presence with easy access to I-475 and US-23
- + Close proximity to abundant area retail amenities
- + One block north of Franklin Park Mall
- + Surrounded by high-density residential neighborhoods

DESIGNED FOR PATIENTS

- + Ample surface parking
- + Easy campus navigation
- + Professional healthcare setting
- + Strong visibility and accessibility

ACCESS TO HEALTHCARE NETWORKS

Conveniently located near major healthcare systems



RENOVATED LOBBIES



1000 REGENCY COURT



2000 REGENCY COURT

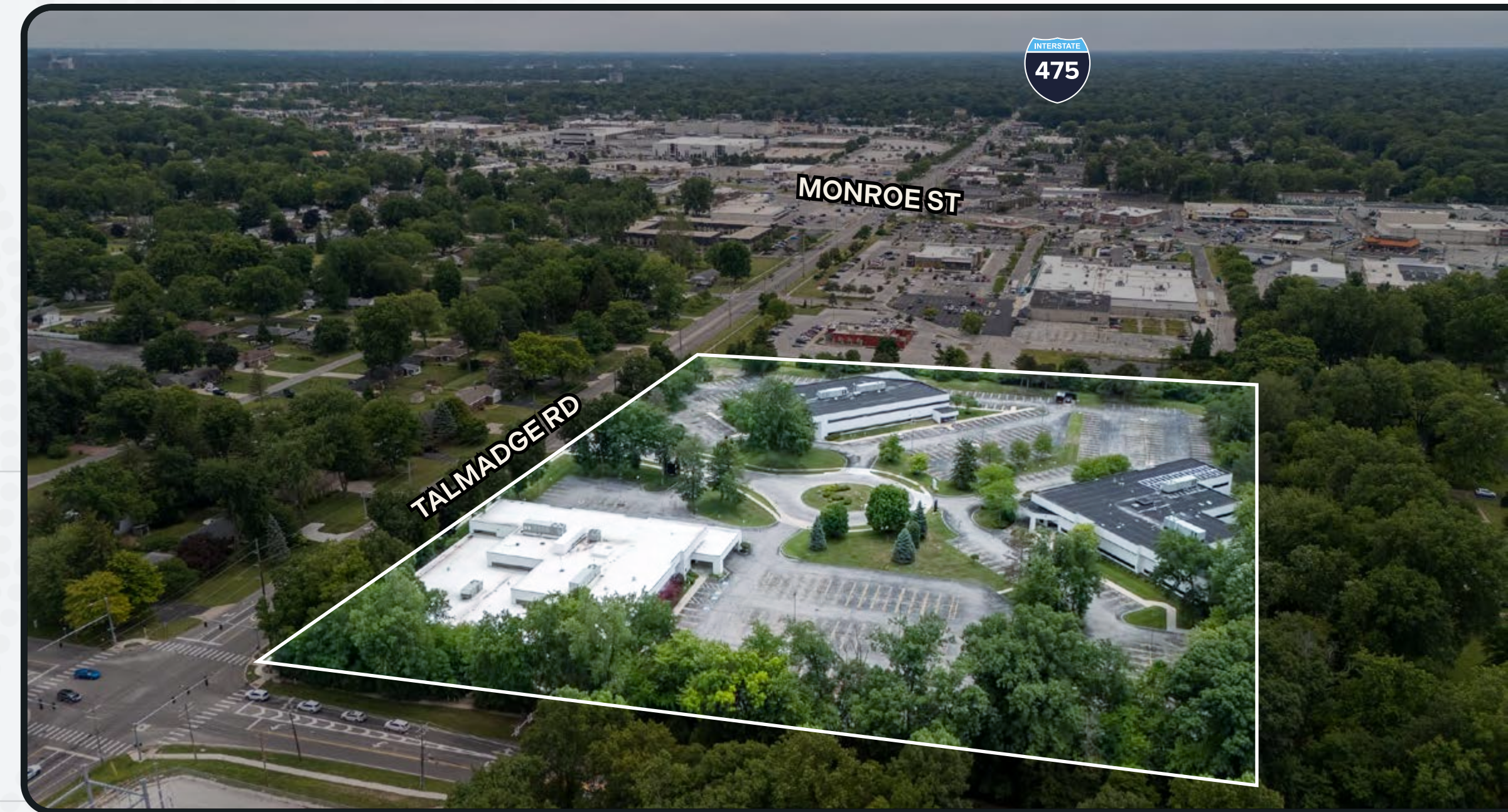


3000 REGENCY COURT

REGENCY MEDICAL CAMPUS IS THE DESTINATION FOR HEALTHCARE IN TOLEDO



**STRONG, DIVERSE
CO-TENANT MIX OF REGIONAL
HEALTHCARE PROVIDERS**



UT Physicians is the academic practice plan of the University of Toledo, representing more than 300 providers across a wide range of medical specialties including primary care as well as specialist physicians in cardiology, neurology, orthopedics, physical therapy, and pain management. Their presence anchors the campus with academic medicine credibility and a built-in referral network tied to the University of Toledo Medical Center.

SURGERY CENTER AT REGENCY PARK

Surgery Center at Regency Park is an ambulatory surgery center offering procedures across eight specialty areas, including anesthesiology, hand surgery, ophthalmology, otolaryngology/head and neck surgery, pain medicine, plastic surgery, general surgery, and urology. This on-campus surgery center is used by multiple tenants for their specific practices, making it a critical shared resource for co-tenants.



AVAILABILITIES



1000 REGENCY COURT

SUITE 101
3,015 SF

SUITE 201
1,229 SF



2000 REGENCY COURT

SUITE 100 BC
2,333 SF

SUITE 201
4,161 SF *

SUITE 203
2,102 SF

SUITE 205
1,361SF *

* CAN BE COMBINED FOR UP TO 5,552 SF CONTIGUOUS SPACE



3000 REGENCY COURT

SUITE 201
3,120 SF *

SUITE 202
4,182 SF **

SUITE 205
997 SF *

SUITE 206
2,040 SF *

SUITE 208
2,353 **

SUITE 105 & 105 ST
7,762 SF & 822 SF
8,583 SF CONTIGUOUS

* CAN BE COMBINED FOR UP TO 6,157 SF CONTIGUOUS SPACE

** CAN BE COMBINED FOR 6,536 SF CONTIGUOUS SPACE

IDEALLY SITUATED IN TOLEDO

DEMOGRAPHICS

POPULATION			
10,064 1 MI	196,237 5 MI	430,915 10 MI	
DAYTIME POPULATION			
12,794 1 MI	190,121 5 MI	445,042 10 MI	
HOUSEHOLDS			
4,497 1 MI	85,876 5 MI	188,185 10 MI	
MEDIAN HOUSEHOLD INCOME			
\$79,410 1 MI	\$72,420 5 MI	\$67,415 10 MI	
EMPLOYEES			
7,906 1 MI	91,527 5 MI	230,926 10 MI	

DRIVE TIMES

HOSPITALS	
5 MIN	PROMEDICA FLOWER HOSPITAL
14 MIN	PROMEDICA TOLEDO HOSPITAL
14 MIN	UNIVERSITY OF TOLEDO MEDICAL CENTER
17 MIN	MERCY HEALTH, ST. VINCENT MEDICAL CENTER
18 MIN	MERCY HEALTH, PERRYSBURG HOSPITAL
UNIVERSITIES	
11 MIN	UNIVERSITY OF TOLEDO - MAIN CAMPUS
14 MIN	UT HEALTH SCIENCE CAMPUS
22 MIN	OWENS COMMUNITY COLLEGE
30 MIN	BOWLING GREEN STATE UNIVERSITY





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