



For Lease

Regency Medical Campus

1000 Regency Court, 2000 Regency Court, 3000 Regency Court | Toledo, OH



Property Overview

- Class A Medical Office complex totaling over 110,000 square feet with a comprehensive surgery center.
- Major capital improvements planned for campus.
- New institutional ownership and experienced healthcare property manager.
- Health System anchored facilities with excellent access to a large population base in a medical mall environment.
- Quality tenancy with University of Toledo, Surgery Center at Regency Park and McLaren St. Luke's Radiology, amongst others.
- Well located facility in strategic location with access via major thoroughfares including I-475 and the intersection of Monroe Street and Talmadge Road – a major retail corridor.
- The Regency Medical Campus offers mission critical care facilities strategically located in a heavy residential area with great access to a large surrounding patient base and four major hospitals.
- The facilities offer significant improvements and fixtures imperative to the care offered, specifically a comprehensive surgery center which several tenants utilize for their specific practice. The facilities include extensive exam rooms, numerous physician and patient amenities and well-appointed waiting and treatment areas.
- Regency Medical Campus is centrally located near Anne Mercy Hospital, Promedica Toledo Hospital, Flower Hospital in Sylvania, and The University of Toledo Medical Center.

Property highlights

Property Address	1000 Regency Court, Toledo, OH 43623	Market	Toledo MSA
Building Size	35,189 SF	Submarket	West/Sylvania
Available SF	No space available at this time	Construction Type	Steel frame with concrete floors
Building Class	A	Heat	Gas, rooftop
Tenancy	Multiple	Air Conditioning	Electric, rooftop
Year Built	1986	Roof	Membrane roof
Parking	178 Spaces	Stories	(2) Two
Lease Rate	Negotiable	Sprinkler System	No Fire Suppression



Contact

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Property highlights

Property Address	2000 Regency Court, Toledo, OH 43623	Market	Toledo MSA
Building Size	30,805 SF	Submarket	West/Sylvania
Available SF	Contiguous 5,522 SF	Construction Type	Steel frame with concrete floors
Building Class	A	Heat	Gas, rooftop
Tenancy	Multiple	Air Conditioning	Electric, rooftop
Year Built	1987; Renov 1998	Roof	Membrane roof
Parking	186 Spaces	Stories	(2) Two
Lease Rate	Negotiable	Sprinkler System	Yes (Only the surgery center has fire suppression)



Contact

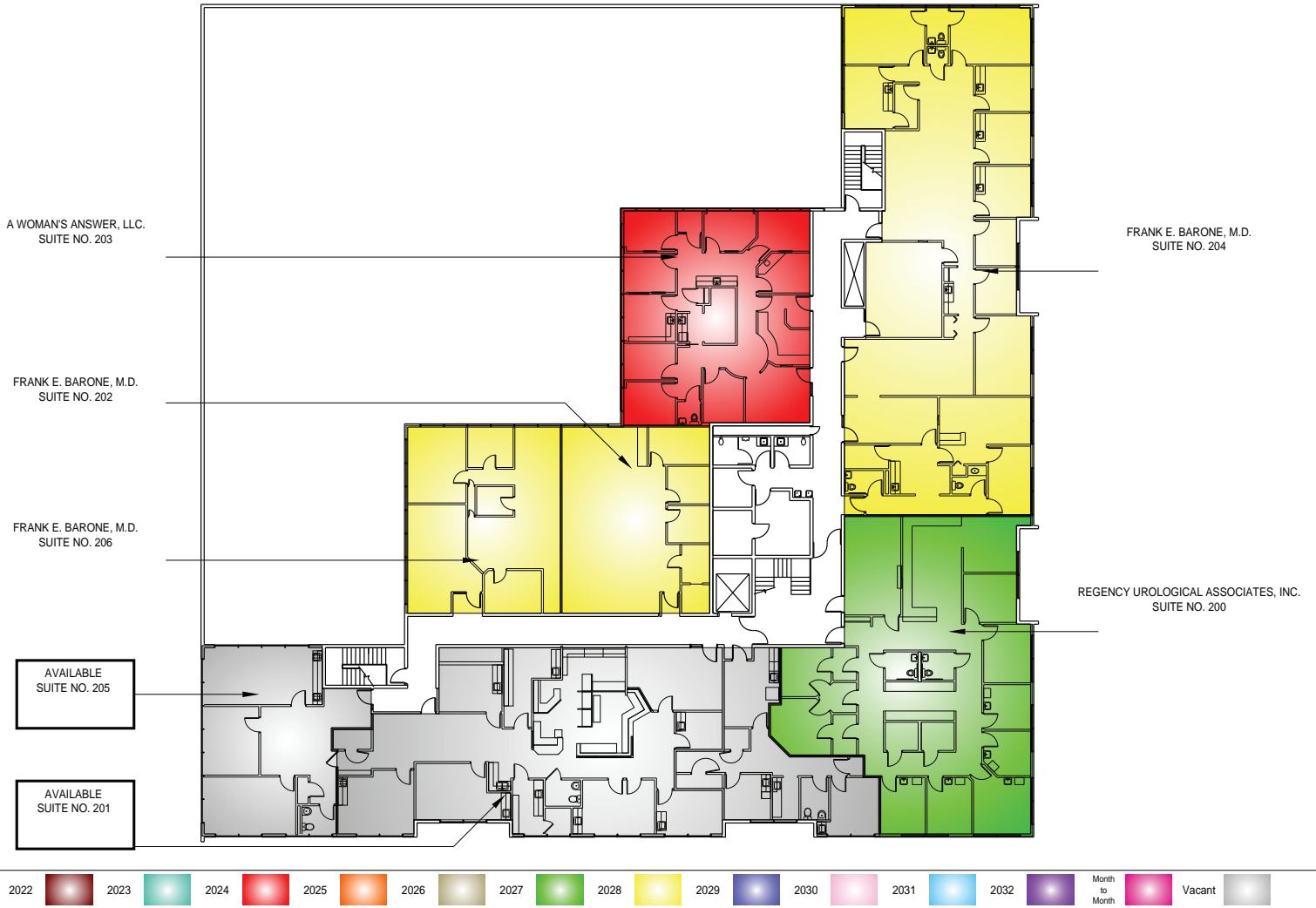
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Floor plans

2000 Regency: 5,522 SF Available



Second Floor

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Property highlights

Property Address	3000 Regency Court, Toledo, OH 43623	Market	Toledo MSA
Building Size	37,008 SF	Submarket	West/Sylvania
Available SF	Contiguous 12,631 SF	Construction Type	Steel from with concrete floors
Builing Class	A	Heat	Gas, rooftop
Tenancy	Multiple	Air Conditioning	Electric, rooftop
Year Built	1989	Roof	Membrane roof
Parking	192 Spaces	Stories	(2) Two
Lease Rate	Negotiable	Sprinkler System	No Fire Suppression



3000 REGENCY COURT RENDERING

Contact

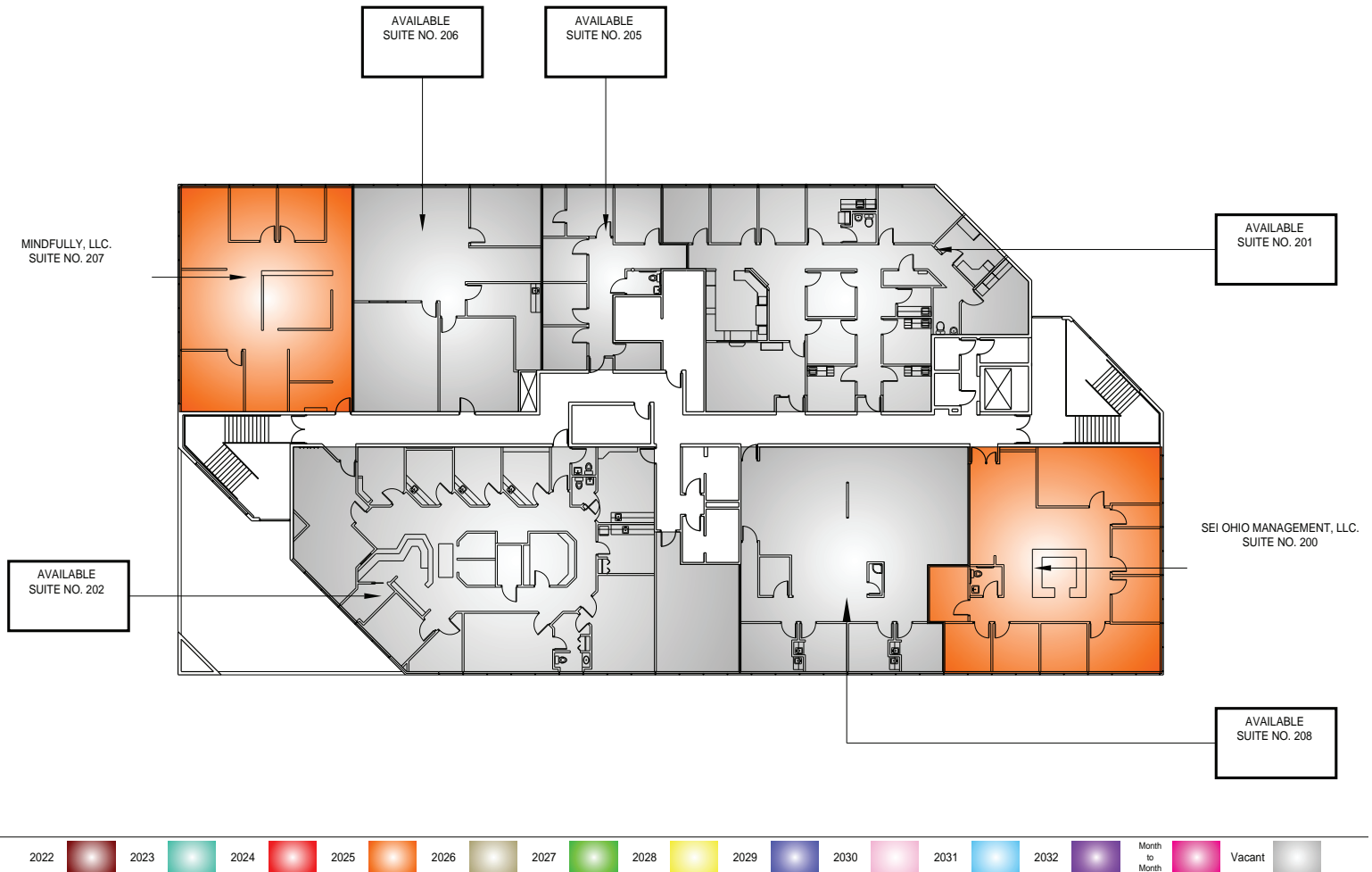
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Floor plans

3000 Regency: 12,631 SF Available



Second Floor

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Location map



Demographics

	2 Mile	5 Mile	10 Mile
2022 Population	32,951	197,586	439,143
Estimated Total Households	14,503	81,851	179,482
Average Household Income	\$77,136	\$73,148	\$69,106



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