

REGENCY COURT MEDICAL CAMPUS

1000, 2000, 3000 Regency Court Toledo, OH 43623

BUILDING SIZE:

1000 Regency Court	Approximately	34,466 Square Feet
2000 Regency Court	Approximately	43,785 Square Feet
3000 Regency Court	Approximately	32,632 Square Feet
Total		110,883 square feet

AVAILABILITY:

1000 Regency Court		
100% Occupied		
2000 Regency Court		
Suite 201	*4,161 r.s.f.	Fully built out. Tenant Improvements available.
Suite 205	*1,361 r.s.f.	Corner Suite
		*Contiguous 5,522 rsf
3000 Regency Court		
Suite 230	3,457 r.s.f.	Raw first-generation space.
Suite 215	2,050 r.s.f.	4 Exam Rooms, restrooms, procedure room, waiting, break area, reception.
Third Floor		
Suite 201	*3,102 r.s.f.	Fully build-out space
Suite 205	*997 r.s.f.	Raw first-generation space.
Suite 206	*2,040 r.s.f.	Raw first-generation space.
Suite 208	6,536 r.s.f.	
		*Contiguous 6,139 rsf

RENTAL RATE:

\$23.50 R.S.F. Modified Gross

CORE FACTOR:

1000 RC -15.0%, 2000 RC-14.0%, 3000 RC – 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 CAM over a 2023 Base Year.

ACCESS:

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

AMMENITIES:

- On-Site Surgery Center
- On-Site Imaging Facilities
- Abundant Parking, Convenient location to US-23, I-475, Toledo Clinic, Promedica and many restaurants and shopping.

For More Information Contact:

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