

FOR SALE
Three-Building Premier Campus

THE
Plaza
AT PERRYSBURG

CBRE

FD

Where
Flexibility
Fuels
Innovation



Perrysburg, Ohio

Introducing an exceptional opportunity to acquire The Plaza at Perrysburg—a three-building office/flex campus in Toledo's most dynamic submarket. Strategically positioned in Perrysburg, this versatile property offers a rare blend of office, R&D, and light industrial capabilities tailored for owner-users seeking flexibility, visibility, and growth potential.

Plaza**2** 85,662 SF

Plaza**3** 195,005 SF

Plaza**4** 117,336 SF

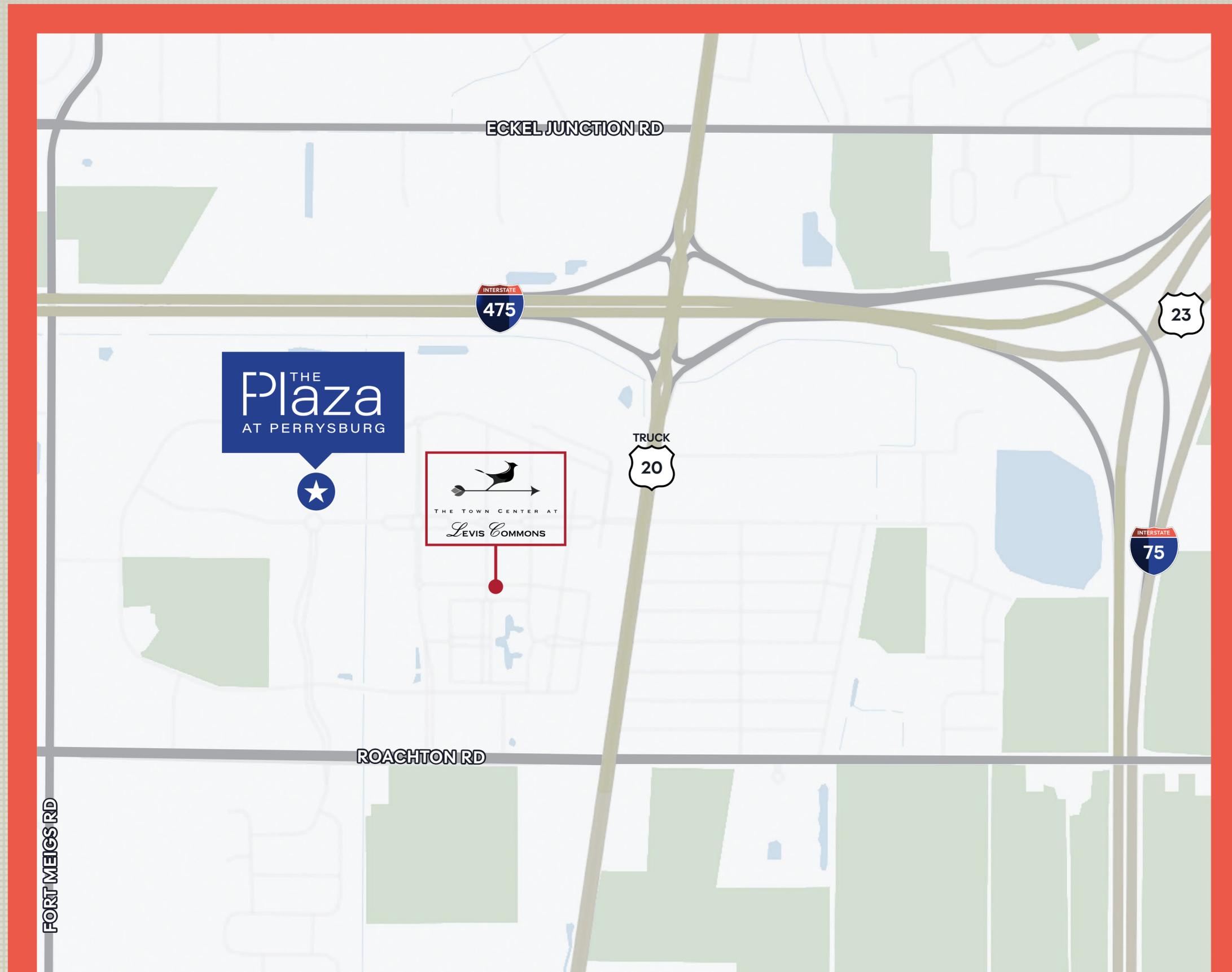


Versatility

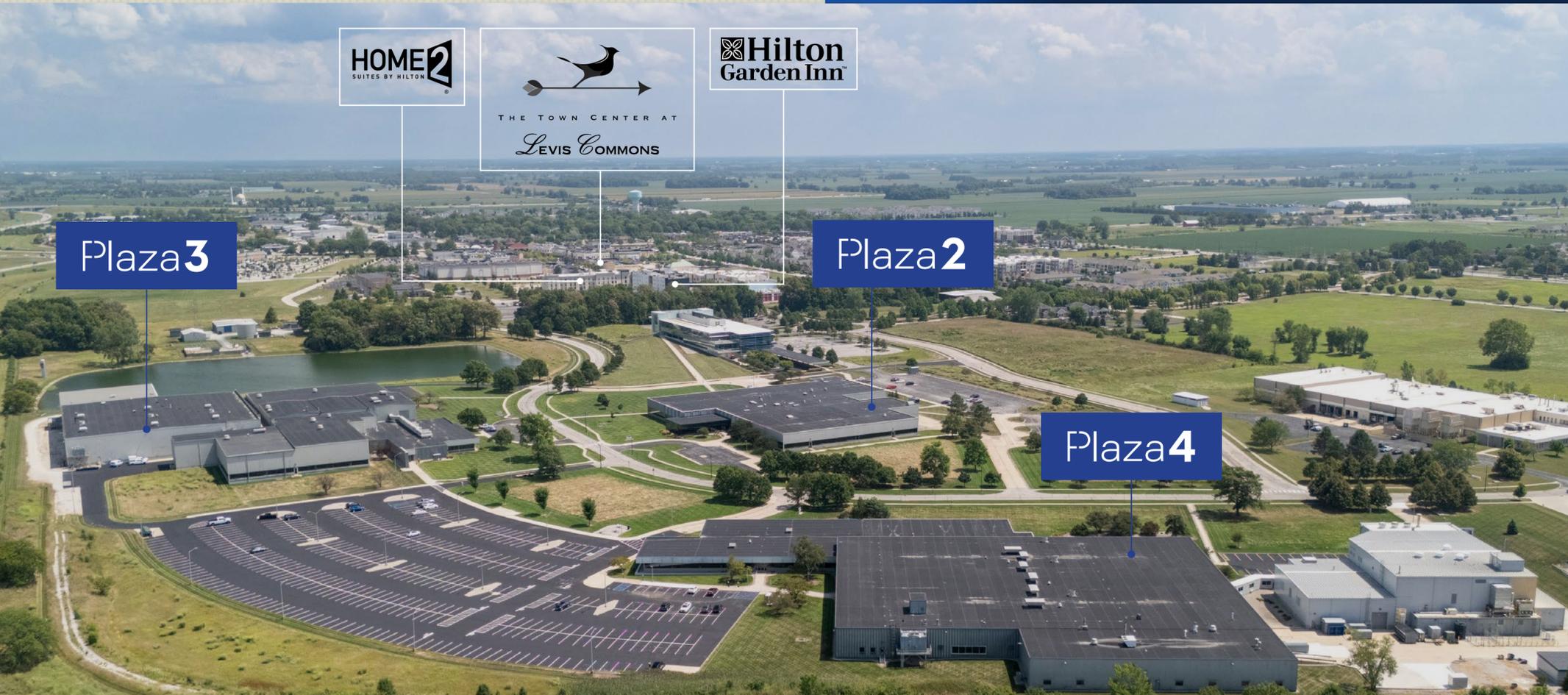
At
the Core

Perfectly Positioned in Perrysburg

Perrysburg, Ohio is the Toledo market's most sought-after submarket, offering unmatched connectivity at the crossroads of I-75, I-475, and U.S. 20. Home to the vibrant Town Center at Levis Commons—a 400-acre lifestyle and commercial destination—Perrysburg blends suburban charm with urban convenience. Its strong retail presence, high-quality housing, and reputation for talent recruitment make it a strategic choice for businesses looking to grow within the region. With more development activity than any other part of Toledo, Perrysburg is where business and community thrive.



Urban Convenience Right Next Door



Perrysburg is where
business meets lifestyle—
and The Plaza sits right at
the heart of it all

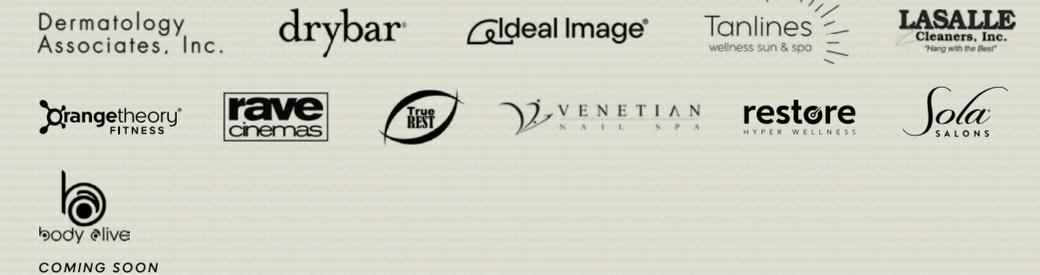
Located steps from Levis Commons, Northwest Ohio's premier open-air shopping and dining destination, employees enjoy walkable access to dozens of restaurants, boutique retailers, fitness studios, and entertainment options. The campus benefits from unmatched visibility and energy, surrounded by daily foot traffic and vibrant activity that elevates the workplace experience.

Amenities at Levis Commons

DINING



SERVICES



SHOPPING

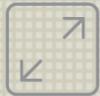


+ many more!

Plaza 2

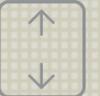


Plaza 2 offers unbeatable highway access and direct adjacency to Levis Commons, delivering a unique blend of convenience, visibility, and lifestyle for employees and clients alike. The building is ideal for an owner-occupier—whether as a traditional office HQ or a hybrid space incorporating light industrial, warehousing, or manufacturing.

 85,662 SF
Total Building Size

 3
Drive Ins

 4
Docks

 ~16'
Ceiling Height

Plaza 2



Boardroom Off Building Lobby with Reception and Security Access Set Up



Flexible Modular Furniture Included for Offices & Workspaces



Fully Wired with Modern Conferencing Technology



Large Cafeteria & Break Areas



Large Commercial Kitchen

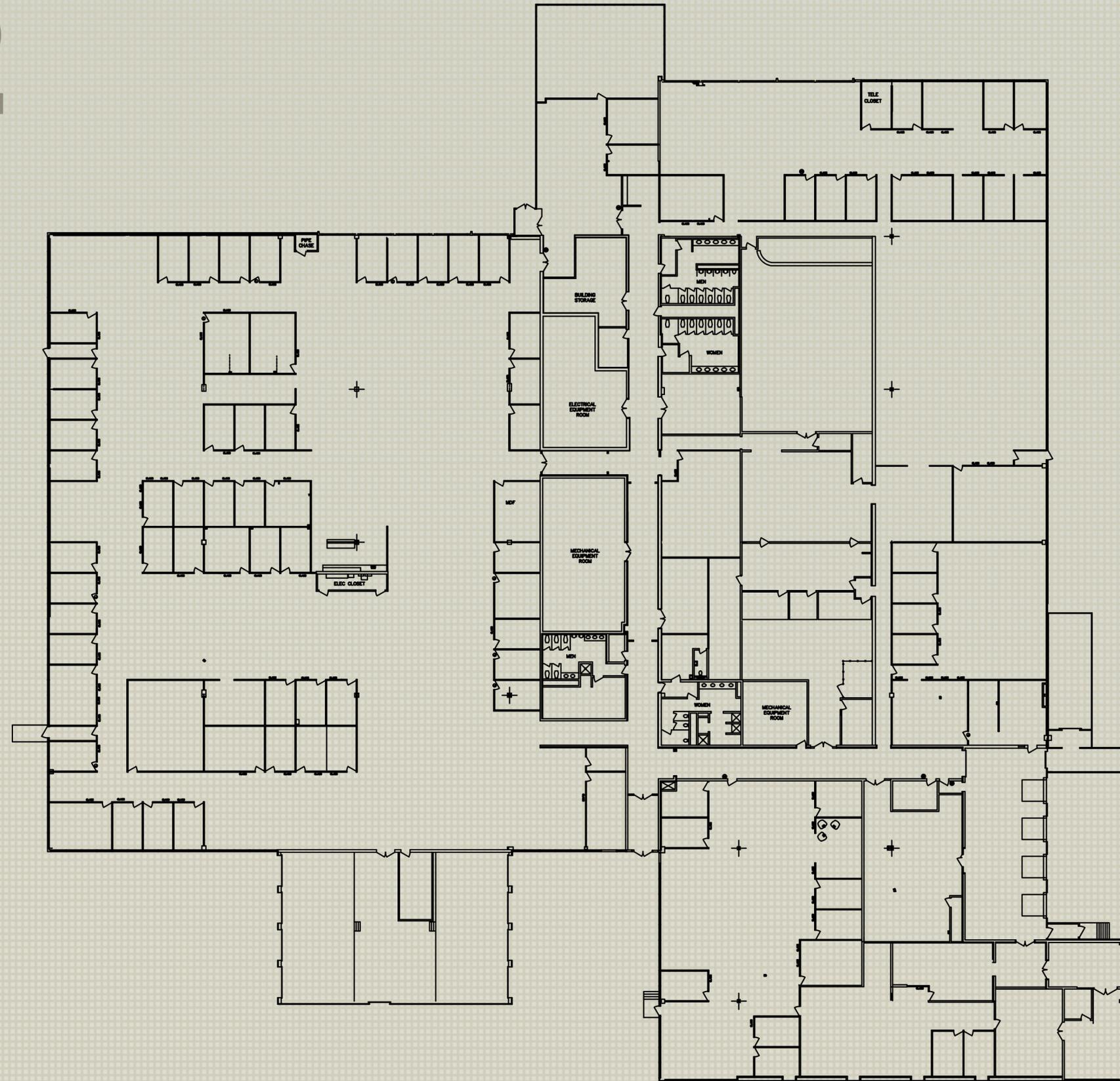


Large Auditorium



Conferencing and Training Center

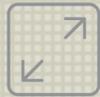
Plaza 2



Plaza3



Plaza 3 is the largest and most versatile building on campus — an ideal HQ opportunity for a manufacturing, production, or R&D-focused company. With expansive lower-level space, lab infrastructure, and abundant storage, it's uniquely positioned to support innovation operations, and growth under one roof.

 195,005 SF
Total Building Size

 18,139
Lower Level Production/Storage

 Restrooms with Full
Lockers and Showers

 Dock with Significant Clear
Height and Chemical Storage

Plaza3



Large Cafeteria



Break Areas



Furniture Included in Offices and Workspaces



Boardroom



Storage Opportunities



Second Dock Area with Direct Access to Lower Area Ramp

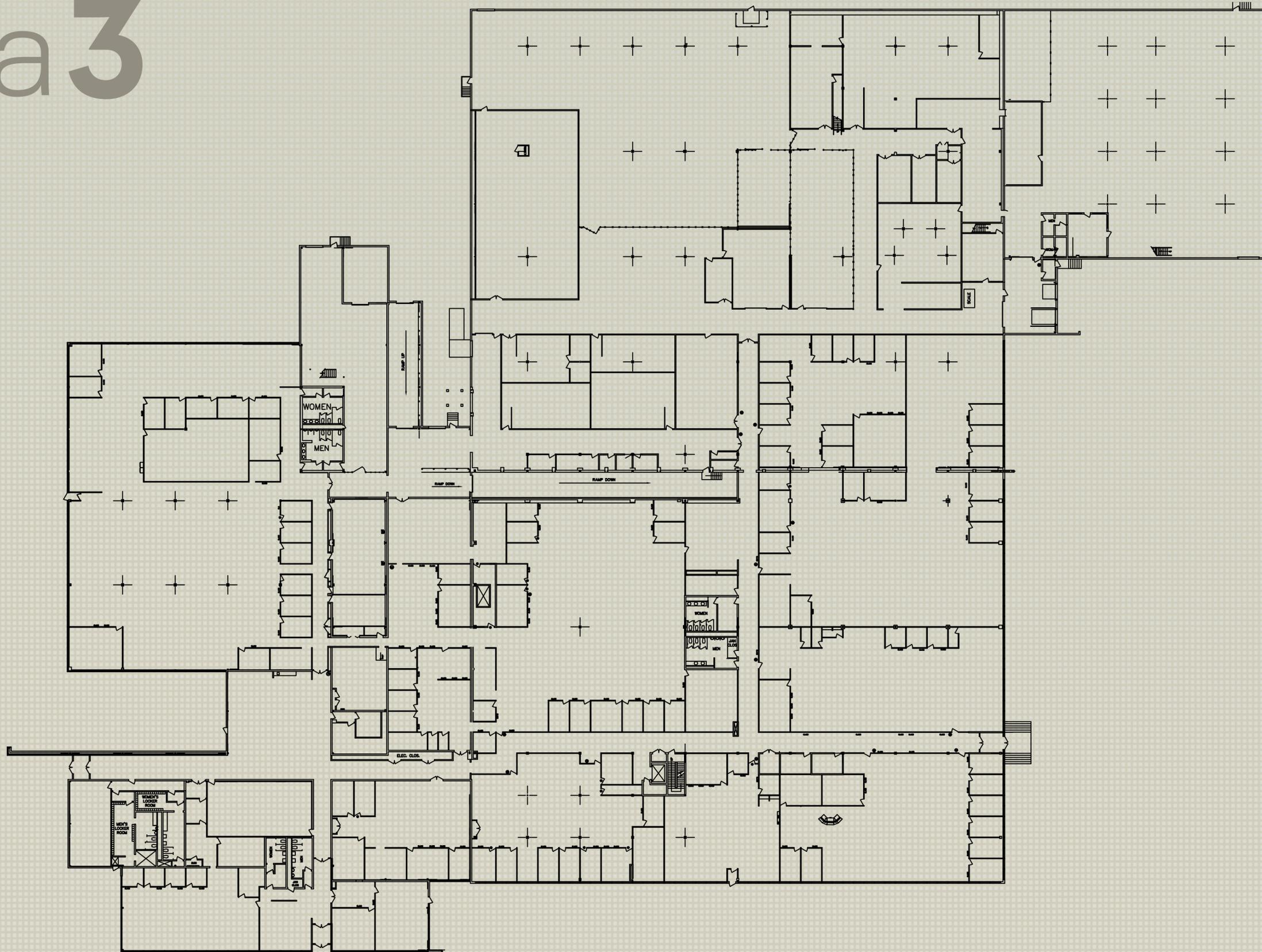


Existing Lab Area with Hoods



Adjacent to Pond

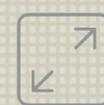
Plaza 3



Plaza4



Plaza 4 is tailor-made for technology, R&D, and innovation-driven companies, with infrastructure that supports IT operations, lab space, and flexible office or industrial use. Its prime location and immediate highway access offers both convenience and visibility—making it an ideal headquarters for forward-thinking owner-occupiers.



117,336 SF
Total Building Size



4
Docks Off of Lab Space

Plaza4



Fully Wired with Modern Conferencing Technology



Break Areas



Boardroom Off Building Lobby with Reception

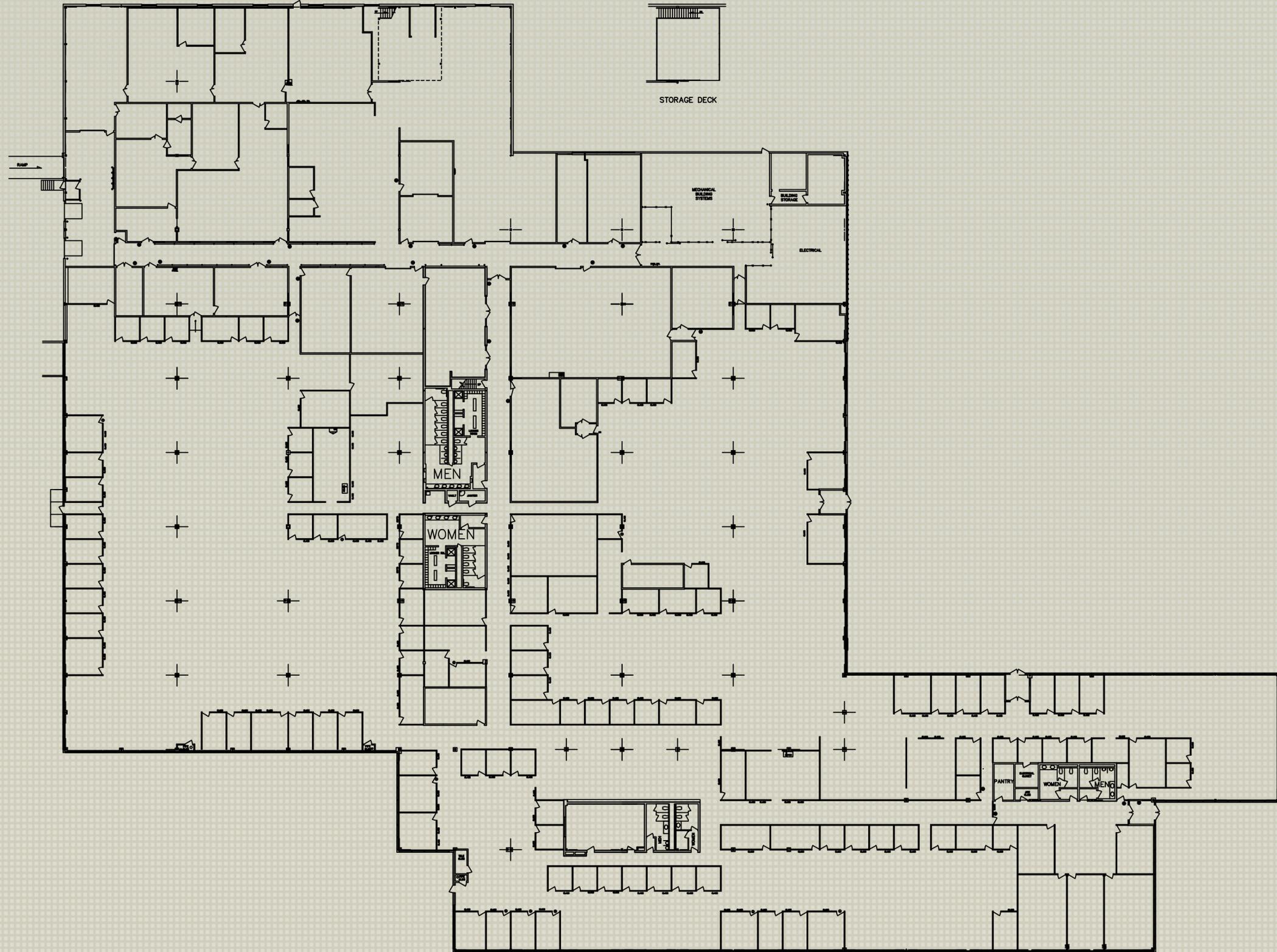


Machine Shop



Significant Lab Space with Hoods

Plaza4



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