

WATER'S EDGE CAMPUS at New Albany Business Park

DAIMLER
NEW ALBANY



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WATER'S EDGE *New Albany, Ohio*



BUILDING LOCATION

The building is located within the New Albany Business Park, south of Walton Parkway off of New Albany Road and State Route 161. It is just east of I-270.



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Business Park Description

Location

This site is located within the New Albany Business Park. The site is located off of the renovated Route 161 Expressway. This provides access to and from I-270, I-670, I-70 and I-71. Your business can be located five minutes from Easton, ten minutes from the Columbus International Airport, fifteen minutes from the Rickenbacker Port Authority and fifteen minutes from Downtown Columbus.

Through a dynamic public/private partnership this site has road and utility infrastructure in place. This site is unique in the fact that it provides for a corporate campus atmosphere nestled within a natural tree lined backdrop yet located along the Route 161 Expressway. The natural features promote the use of scenic walking and leisure trails and provide for the creation of a campus environment that enables employees the opportunity to work within an urban village atmosphere.

Infrastructure/ Fiber Optic

The site will be developed with the basic road and utility infrastructure in place. New Albany is currently constructing a multi-million dollar fiber optic network, which connects to the Ohio Third Frontier Network, for the companies located within the Business Park. This fiber optic network will link business park tenants to other companies and researchers from across the state through the Ohio Third Frontier Network. The Third Frontier Network is a fiber optic telecommunications network linking Ohio's colleges/universities and research/healthcare facilities with business and companies interested in research and development.



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Incentive Package

The site is located within an existing Community Reinvestment Area offering 100% real property tax abatement for fifteen years. New Albany has partnered with the school district to establish a performance based incentive package, and will work with business owners to develop a unique incentive package that could include capital assistance, land acquisition assistance and/or real property tax abatement. New Albany has an established relationship with the Ohio Department of Development. New Albany has been successful in working with the Governor's Regional Representative, Tonya Barnettt, to assist with the facilitation of Ohio Job Creation Tax Credits, Job Training Grants and the 161 loan program. New Albany has also forged a partnership with TechColumbus, central Ohio's technology and innovation leader, to form a business incubator program in the village adjacent to the existing surgical hospital.

Building Process

To be as responsive as possible, New Albany has simplified our development process in order to efficiently and effectively transition projects from the planning stage to the construction stage without costly delays. First, there is coordination with every department to establish a clear line of communication in order to quickly resolve conflicts and streamline the process. Second, a development timeline is established and customized to the project that provides step by step guidance from the planning to construction stage of the process. Third, the staff works closely with the planning commission and council through the approval process. This comprehensive approach allows maximum flexibility and accountability. It also allows you to accurately budget for your project without costly changes or delays. Building in New Albany is a friendly and efficient process.

Quality of Life

New Albany has many amenities for the residential and business population. The unique urban village design creates an opportunity for connectivity to the library, restaurants, retail and specialty shops through leisure trails and paths. The topography is arguably the most scenic in Central Ohio with breathtaking wooded settings and esteemed golf courses. The

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Quality of Life

residential neighborhoods, from the country club communities to the traditionally designed communities, offer employees a range of housing styles and price points while maintaining the highest level of quality and attention to detail. The new Wexner Park and Pavilion features a playground complex, a pavilion and a commons area for community gatherings. The Rose Run Streamside Park is a passive park in the heart of the Village that will serve as a focal point for residents and employees to walk and enjoy nature.

The New Albany-Plain Local School District was ranked in the top 3% of the state according to proficiency scores. The New Albany Community Foundation is leading the collaboration of the New Albany Schools, the New Albany company and the Village of New Albany to build an Arts center that would host a range of cultural and educational programs featuring many Central Ohio organizations such as the Columbus Symphony, the Columbus Museum of Art, COSI, Thurber House, Columbus College of Art and Design, The Ohio State University and more.



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Lease Proposal

Building Address	Water's Edge New Albany, Ohio 43054
Building Description	The building is a four-story, 106,500 square foot, structural steel frame office building with concrete floors and a brick and glass exterior skin. The exterior landscape will have water features, patios and fountains.
Common Area Factor	Approximately 12%
Leasable Square Feet	Up to 103,000 square feet, available immediately.
Initial Lease Term	Five years, minimum.
Base Lease Rate	\$14.50 per square foot, triple net.
Operating Expenses	In addition to the Base Lease Rate, each tenant will be responsible for a pro rata share of all operating expenses beginning upon occupancy. Expenses will include utility usage, janitorial, real estate taxes, insurance on the building, general maintenance, etc. Operating expenses for calendar year 2008 are estimated to be \$4.25 per square foot.
Tax Abatement	The building has 15 year, 100% real estate tax abatement on all improvements.
Parking	There are 4.50 parking spaces per 1,000 square feet.
Signage	Signage shall consist of a listing on the lobby directory and at the suite entrance. Monument signage and/or building facade signage is available for an anchor tenant.
Tenant Improvements	The Lessor's standard tenant finish allowance is \$25/sf.
Proposal Subject To	Lessor's approval of Lessee's financial statements and Lessor's approval of all final terms and conditions of the lease agreement.

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Standard Tenant Improvements

Floor Finishes	<p>Carpeting - Stratton Design Series III 32 ounce cut pile carpet, or Stratton Synergy/Catalina 28 ounce level loop carpet.</p> <p>Vinyl Flooring - Armstrong Excelon Tile or equivalent - 12" x 12" x 1/8".</p> <p>Base - 2 1/2" vinyl cove base throughout. Color to be selected by the tenant.</p> <p>3 5/8" metal studs on 24" centers with one (1) layer of 5/8" drywall on each side.</p>
Interior Partitions & Wall Treatment	<p>Tenant partitioning shall be 9'0" with an 8'10" ceiling. Partitioning shall not exceed one (1) lineal foot per twelve (12) square feet of leasable space.</p> <p>All interior partitioning to receive one (1) prime coat and one (1) finish coat of flat oil paint.</p>
Interior Doors, Frames & Hardware	<p>3'0" x 7'0" solid core maple veneer entry door, AWI premium grade.</p> <p>3'0" x 7'0" solid core maple veneer interior doors, AWI premium grade, not to exceed one (1) door per 350 square feet of net leasable area.</p> <p>Door frames shall be eighteen (18) gauge factory primed metal. Finish painting per tenant requirements.</p> <p>Door hardware shall be commercial grade lever hardware.</p>
Ceiling & Grid System	<p>Suspended metal grid system with a 2' x 4' lay-in acoustical tile. Armstrong Second Look II - Scored to appear as a 2' x 2' tile.</p> <p>Standard 110V receptacles shall be provided as required, not to exceed one (1) outlet per 100 square feet of net leasable space.</p>
Electrical & Lighting	<p>Lighting shall include 2' x 4' lay-in, four (4) tube fluorescent parabolic fixtures, not to exceed one (1) fixture per 100 square</p>

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feet of net leasable space. Lighting shall be switched individually with single-pole switches, not to exceed one (1) switch per 150 square feet of net leasable space.

All emergency and exit lighting shall be one (1) per 2,000 square feet.

Telephone System

Pull wires with plastic rings shall be provided as required by tenant's plans, not to exceed one (1) outlet per 200 square feet of leasable space.

Window Treatment

Horizontal Mini Blinds - all exterior windows will receive 1" horizontal blinds with a building standard color.

Heating, Ventilating & Air Conditioning

Interior heating, ventilating, and air conditioning will be specially designed to meet the individual requirements of each tenant, contingent upon personnel, equipment loads, lighting plan, floor plan, etc. Special requirements (i.e., exhaust fans, custom or special order grilles and registers, special requirements for computers) will be extra.

HVAC equipment is Electric Reheat Variable Air Volume System.

Signage

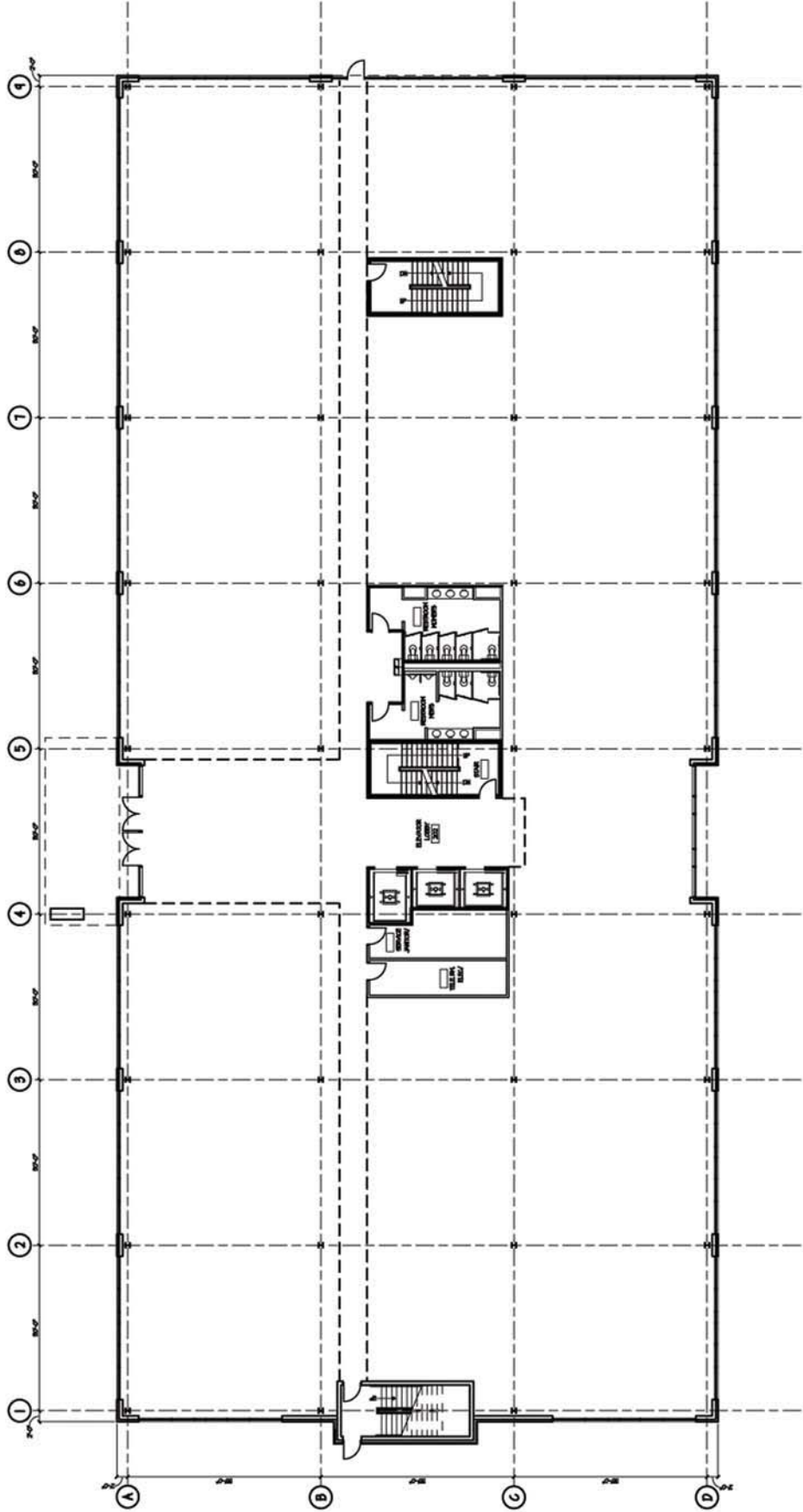
Signage shall consist of listing on lobby directory and at the suite entrance.

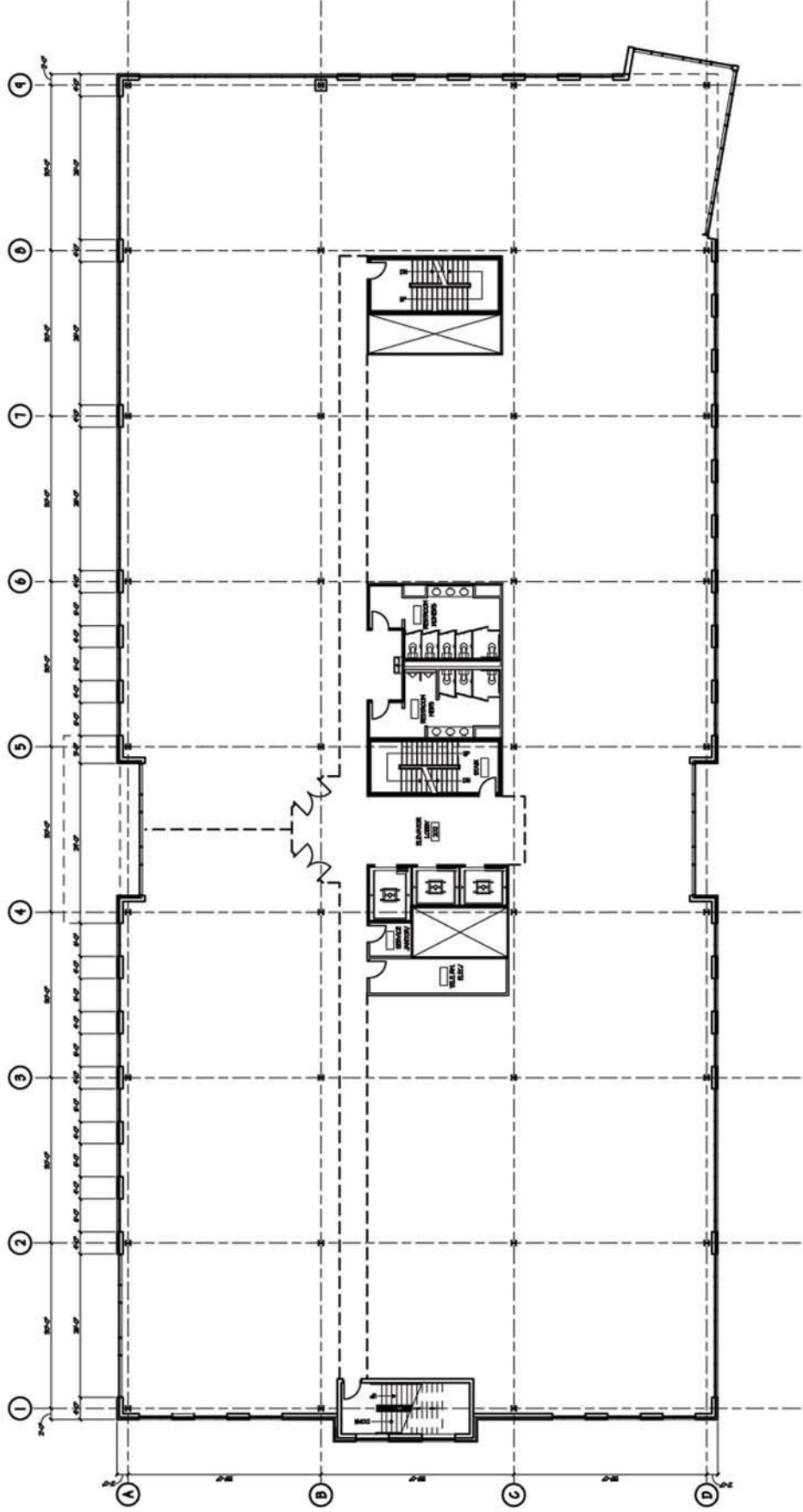
Miscellaneous Items

Two (2) hydraulic passenger elevators. One (1) hydraulic freight elevator.

Base building restrooms are provided for all tenants. Individual sinks and restrooms for private use are extra.







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WATER'S EDGE CAMPUS VIEW FROM THE NORTHWEST

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