

WATER'S EDGE III at New Albany Business Park



Water's Edge III
Walton Parkway
New Albany, Ohio 43054

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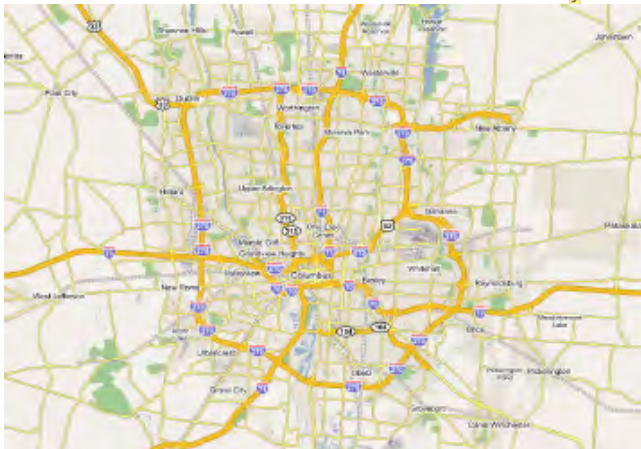
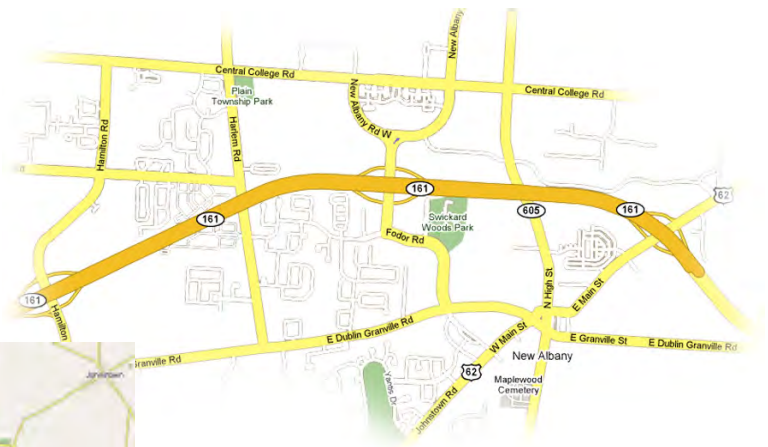
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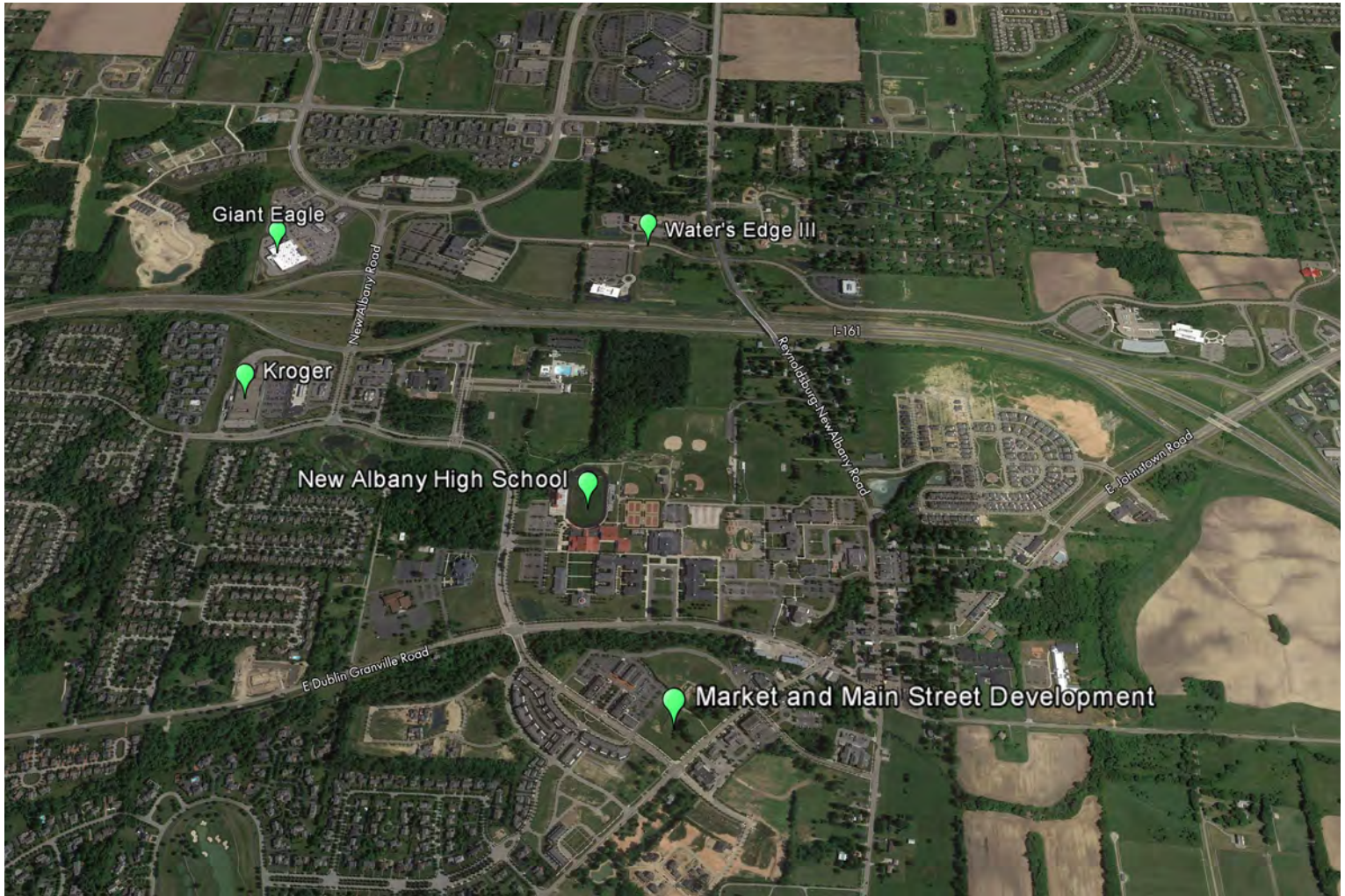
BUILDING LOCATION

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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Aerial View



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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 Barnett, 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 III New Albany, Ohio 43054
Building Description	The building is a two-story, 43,000 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 13%
Leasable Square Feet	Up to 43,000 square feet.
Initial Lease Term	Five years, minimum.
Base Lease Rate	\$14.95 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 2014 are estimated to be \$6.00 per square foot.
Tax Abatement	The building has 15 year, 100% real estate tax abatement on all improvements.
Parking	There are 4.75 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	Carpeting - Stratton Design Series III 32 ounce cut pile carpet, or Stratton Synergy/Catalina 28 ounce level loop carpet.
	Vinyl Flooring - Armstrong Excelon Tile or equivalent - 12" x 12" x 1/8".
	Base - 2 1/2" vinyl cove base throughout. Color to be selected by the tenant.
	3 5/8" metal studs on 24" centers with one (1) layer of 5/8" drywall on each side.
Interior Partitions & Wall Treatment	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.
	All interior partitioning to receive one (1) prime coat and one (1) finish coat of flat oil paint.
Interior Doors, Frames, & Hardware	3'0" x 7'0" solid core maple veneer entry door, AWI premium grade.
	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.
	Door frames shall be eighteen (18) gauge factory primed metal. Finish painting per tenant requirements.
	Door hardware shall be commercial grade lever hardware.
Ceiling & Grid System	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.
	Standard 110V receptacles shall be provided as required, not to exceed one (1) outlet per 100 square feet of net leasable space.
Electrical & Lighting	Lighting shall include 2' x 4' lay-in, four (4) tube fluorescent parabolic fixtures, not to exceed one (1) fixture per 100 square

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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

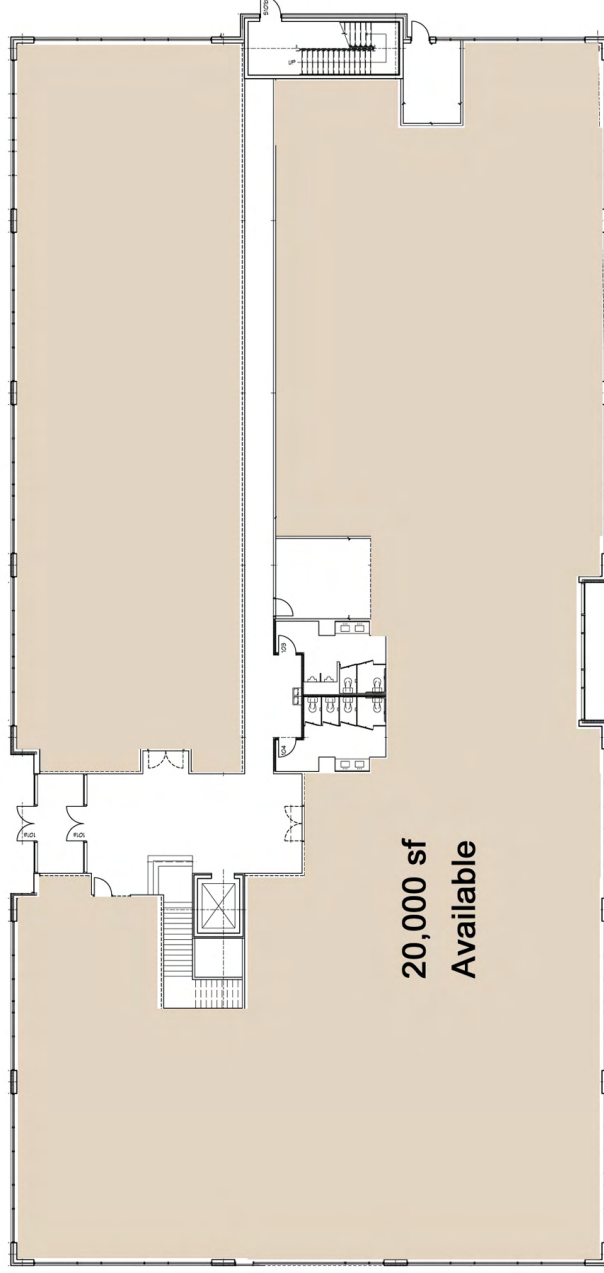
Signage shall consist of listing on lobby directory and at the suite entrance.

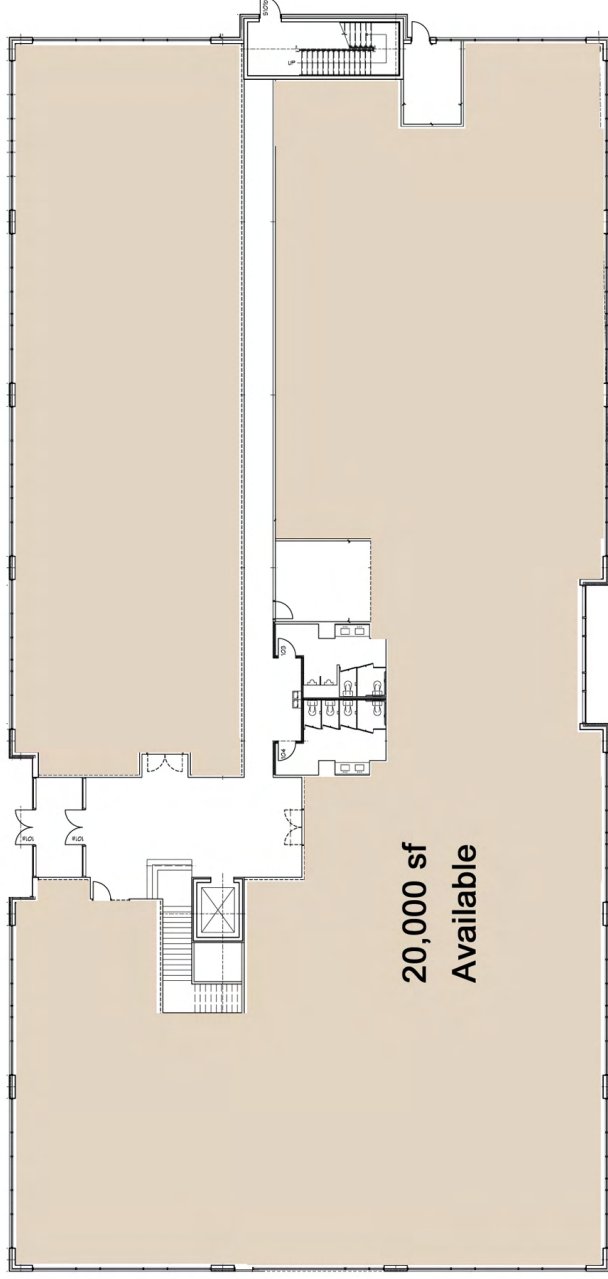
Miscellaneous Items

One (1) 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.







**20,000 sf
Available**



General Information

Daimler was founded in 1983 by Robert C. White, Conrad W. Wisinger, and a small group of prominent business leaders in the architectural, real estate, commercial banking and mortgage industries from Central Ohio. As the firm developed, a select group of key management personnel with diverse backgrounds have become principals in the firm. Collectively, this group offers an outstanding combination of real estate and financial knowledge as well as development expertise, allowing for the execution of development opportunities and creation of viable solutions that address client-specific needs. The ownership structure is supported by a dedicated staff of experienced specialists in the real estate development, marketing and construction management fields.

Corporate Philosophy

The cornerstone of Daimler's corporate philosophy is the creation of the best possible real estate solution for the clients we serve. To implement this philosophy, Daimler has assembled a staff of talented, experienced real estate professionals with a team-oriented, success-driven delivery model. Daimler firmly believes that successful development and construction of real estate requires superior market and product knowledge as well as experienced, effective and well-regarded construction personnel. This requires company personnel to constantly expand their knowledge of the areas the company serves and to understand and predict local trends in real estate development and construction.

CORPORATE PROFILE

Corporate Overview

The Daimler Group, Inc.
Established in 1983
1533 Lake Shore Drive
Columbus, Ohio 43204-4891
(614) 488-4424 (phone)
(614) 488-0603 (fax)
www.daimlergroup.com

Suburban Office Projects

According to the annual surveys conducted by Business First over the last decade, Daimler is consistently recognized as one of the leading commercial real estate developers and construction managers in Central Ohio. In the Columbus suburban office market, Daimler has constructed more space over the last 10 years than any other developer. Such developments include major corporate facilities for NetJets, The Ohio State University Wexner Medical Center, EXPRESS, The Limited, Time Warner Cable, The



OSUMC Eye & Ear Institute

Ohio State University, American Family Insurance, Unisys-Corporation, US Bank, Ohio State Bar Association, State of Ohio EPA, The Huntington Mortgage Company, The Frank Gates Service Company, Steinhaus Financial, Sarcom, Inc.,

Corporate One Credit Union, NBBJ Architects, Ohio School Boards Association, IntelliRisk Management Corporation, Gerbig, Snell & Weisheimer, Donald R. Kenney Realtors, Mettler Toledo, DuPont Flooring, The Trane Company, Exel Logistics, Anthem Insurance, AEP, Moody.Nolan Architects, Commercial Vehicle Group, Nationwide Insurance, Hamilton Parker, Smoot Construction, OhioHealth, and many others.

Healthcare Projects



Daimler is a dominant player in the design, development and construction of healthcare facilities in Central Ohio. Developments include a broad range of healthcare related facilities including medical office space, surgical suites, dialysis centers, ambulatory surgery

centers, diagnostic centers, urgent care centers, radiology suites and linear accelerator oncology vaults. Daimler has acted as the developer for several large scale hospital redevelopment/greenfield projects which have included operating rooms, emergency departments, imaging, PT/OT and related support services. Daimler has active development relationships with all of the major healthcare providers in Central Ohio. This success with local healthcare providers has led to work with many major systems outside Central Ohio, including the Summa Health System and Children's in Akron, Ohio and the O'Bleness Hospital System in Athens, Ohio.



Gowdy

Land Development

Since its inception, Daimler has developed master plans and/or developed over 1,000 acres of raw ground. This includes approximately 17 million square feet of office, medical office and retail developments in the Columbus, Dublin, Westerville, New Albany, Gahanna and Upper Arlington markets. Some of these developments include office parks such as phase I, II and III of the Gowdy Field development near downtown Columbus which includes more than 425,000 square feet of office/medical office space. Daimler was also selected by the New Albany Co. to jointly market and develop over 1,000 acres of prime office and mixed-use ground in the New Albany Business Park. Daimler is currently developing the AIRSIDE Business Park at the Port Columbus International Airport to house both warehouse and office projects.



NetJets

Daimler offers a full range of land development and construction services including land planning, municipality approaches, incentives, entitlements, infrastructure development and sustainable “LEED” techniques to promote environmentally conscious development and construction.

Principles of Business

The following principles guide Daimler’s real estate development/construction operations:

- Development of clear, concise goals and objectives in the conception stage of a project;
- Creation of a team-oriented environment that respects the input of all participants and provides a platform for the best possible result;
- Development of architecturally pleasing, functionally efficient, and high quality projects which maximize available funds and reflect area market conditions;
- Creation and maintenance of strict cost controls and scheduling guidelines to successfully complete projects within budget and on time;
- Employment of team members with superior understanding of the competitive marketplace;
- Confirmation that each project is the right combination of location, building, design, economics, and owner/user relationships to obtain attractive financing at the most competitive rates; and
- Creation of build-to-suit leasehold and ownership opportunities that satisfy the individual goals and objectives of each client while producing a profitable venture for all involved.

The Daimler Difference

What differentiates Daimler from its competitors is the ability to provide all facets of real estate development and construction in-house. From a development perspective, Daimler has the in-house experience to manage the preconstruction/design development process with individuals who have devoted their entire professional careers to that endeavor. From a construction perspective, Daimler employs a very experienced and knowledgeable staff of project managers and superintendents and has managed the construction of all types of commercial buildings. Finally, from a financial structuring standpoint, Daimler has ready access to cash reserves to provide an appropriate debt to equity structure for the projects it undertakes— especially in light of the recent volatile credit market swings. These reserves are in fact “real equity” and not the result of mezzanine, venture capital or private equity firms, or secondary financing. Very few development/construction/real estate companies have all of these attributes under one corporate umbrella. Daimler’s ability to promote a project with all of these in-house disciplines is why Daimler continues to grow and prosper as a real estate development company in Central Ohio.



Grant Hospital



Westar



Easter Seals

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Daimler Green Initiative

The concept of a “Green” building continues to be an ever increasing consideration for the development of real estate. Daimler has aggressively pursued LEED certification for key staff members involved in the design process. We have worked on numerous projects which have incorporated green building principles.

Daimler was the construction manager and development consultant on one of the first projects in Central Ohio that pursued Silver LEED Accreditation. Through this experience, we have learned the benefits and potential economic challenges of a green design and understand the costs of environmentally beneficial technologies and building practices. In addition to our LEED experience, all of our projects incorporate a series of best practices in environmentally aware design and construction. For example, every Daimler project recycles over 50% of the material waste generated by the construction process. In addition, we have developed and constructed projects utilizing such green practices as brownfield redevelopment, bio-swale storm drainage, advanced lighting control systems, high albedo roofing materials, dark sky compliant site lighting, water efficient landscaping, low emitting interior materials, high efficiency lights, solar panels, water saving plumbing fixtures, and HVAC systems employing increased controllability, high efficiency HEPA filtration, and CO2 monitoring. Our experience with such a variety of design approaches enables us to understand the benefits and the cost ramifications of the diverse methodologies.

There are many design approaches that will result in lower operating expenses, lower initial cost, and benefit the overall environment by reducing material and energy usage. However, the environmental design approach relies upon many new technologies and design solutions meaning there are also many potential pitfalls, which may result in unforeseen costs and other operational difficulties. Our experience with both LEED projects and green building practices has made us aware of these possible pitfalls and helped us to learn and develop many design and construction solutions in an attempt to avoid problems in the future. Our ongoing commitment to education and implementation of green building practices makes us uniquely positioned to recommend and analyze design solutions with regard to cost, construction issues, schedule impacts, and the impact on the end user in both the short and long term.