Watermark Island
1801 Watermark Drive
Columbus, Ohio 43215

DAIMLER
Development • Leasing • Construction • Sales

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TABLE OF CONTENTS

Section I	Building Photo Location Maps Aerial View
Section II	Lease Proposal Standard Tenant Improvements
Section III	Floor Plans Renderings
Section IV	Daimler Corporate Profile

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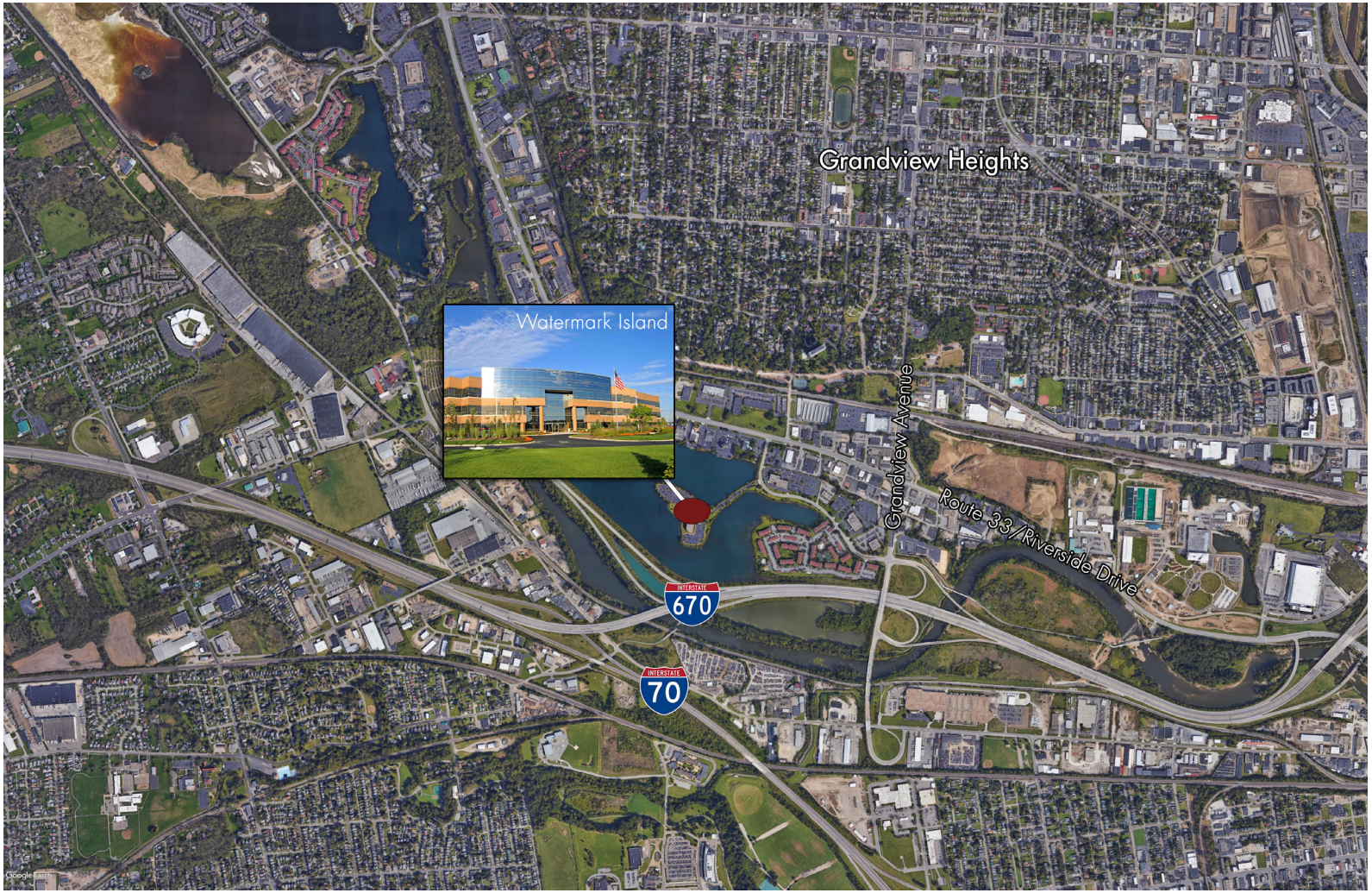
BUILDING LOCATION

Watermark Island is located just off Route 33, west of Grandview Avenue. The building has excellent visibility from I-670 at the junction of I-70.

GRANDVIEW VICINITY MAP



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LEASE PROPOSAL

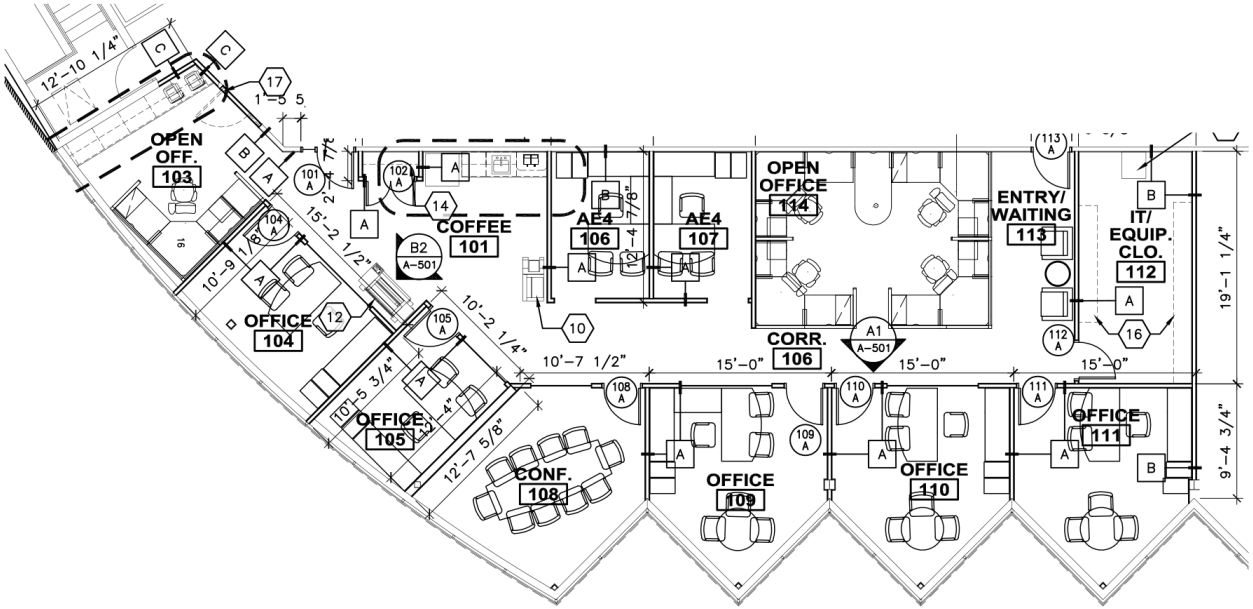
Building Address	Watermark Island 1801 Watermark Drive Columbus, Ohio 43215
Building Description	The building is a three-story, 90,000 square foot, structural steel frame office building with concrete floors and a brick and glass exterior skin.
Common Area Factor	Approximately 12%
Leasable Square Feet	3,065 square feet 1,169 square feet
Initial Lease Term	Five years, minimum.
Base Lease Rate	$13.95 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 this calendar year are estimated to be $11.38 per square foot.
Parking	There are 4.5 parking spaces per 1,000 square feet.
Signage	Signage shall consist of a listing on the lobby directory and at the suite entrance.
Tenant Improvements	Negotiable
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.

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.
Interior Partitions & Wall Treatment	3 5/8″ metal studs on 24″ centers with one (1) layer of 5/8″ drywall on each side. 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.
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 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 passenger elevator. One freight elevator. Base building restrooms are provided for all tenants. Individual sinks and restrooms for private use are extra and can be provided at the tenant's expense.

1ST FLOOR



AVAILABLE SPACE
3,065 SF

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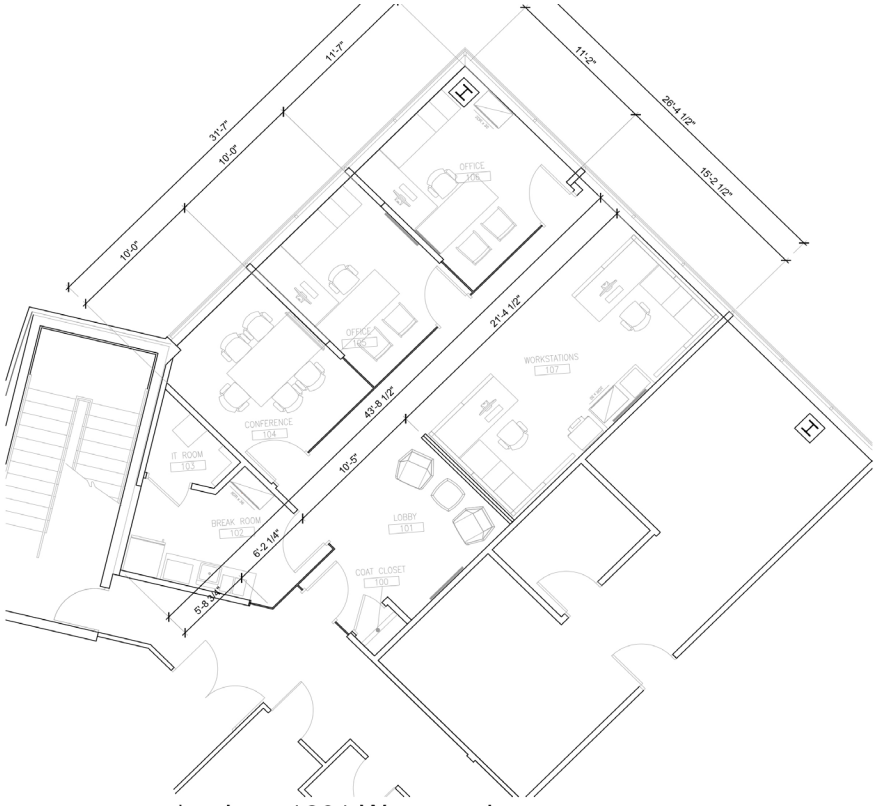
1ST FLOOR



AVAILABLE SPACE
1,169 SF

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CORPORATE PROFILE

Corporate Overview

The Daimler Group, Inc.
Established in 1983
1533 Lake Shore Drive
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www.daimlergroup.com

General Information

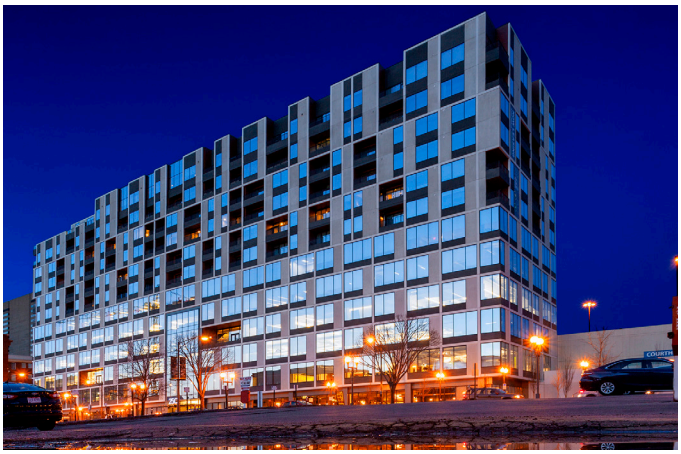
Daimler was founded in 1983 by Robert C. White, Conrad W. Wisinger, and a small group of prominent business leaders in the architectural, real estate, commercial banking and mortgage industries from Central Ohio. As the firm developed, a select group of key management personnel with diverse backgrounds became 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.

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 Big Lots, NetJets, The Ohio State University Wexner Medical Center, SEA, EXPRESS, The Limited, Time Warner Cable, The



250 High

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.

Water's Edge

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 as well as the Hamilton Quarter Park.

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.

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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