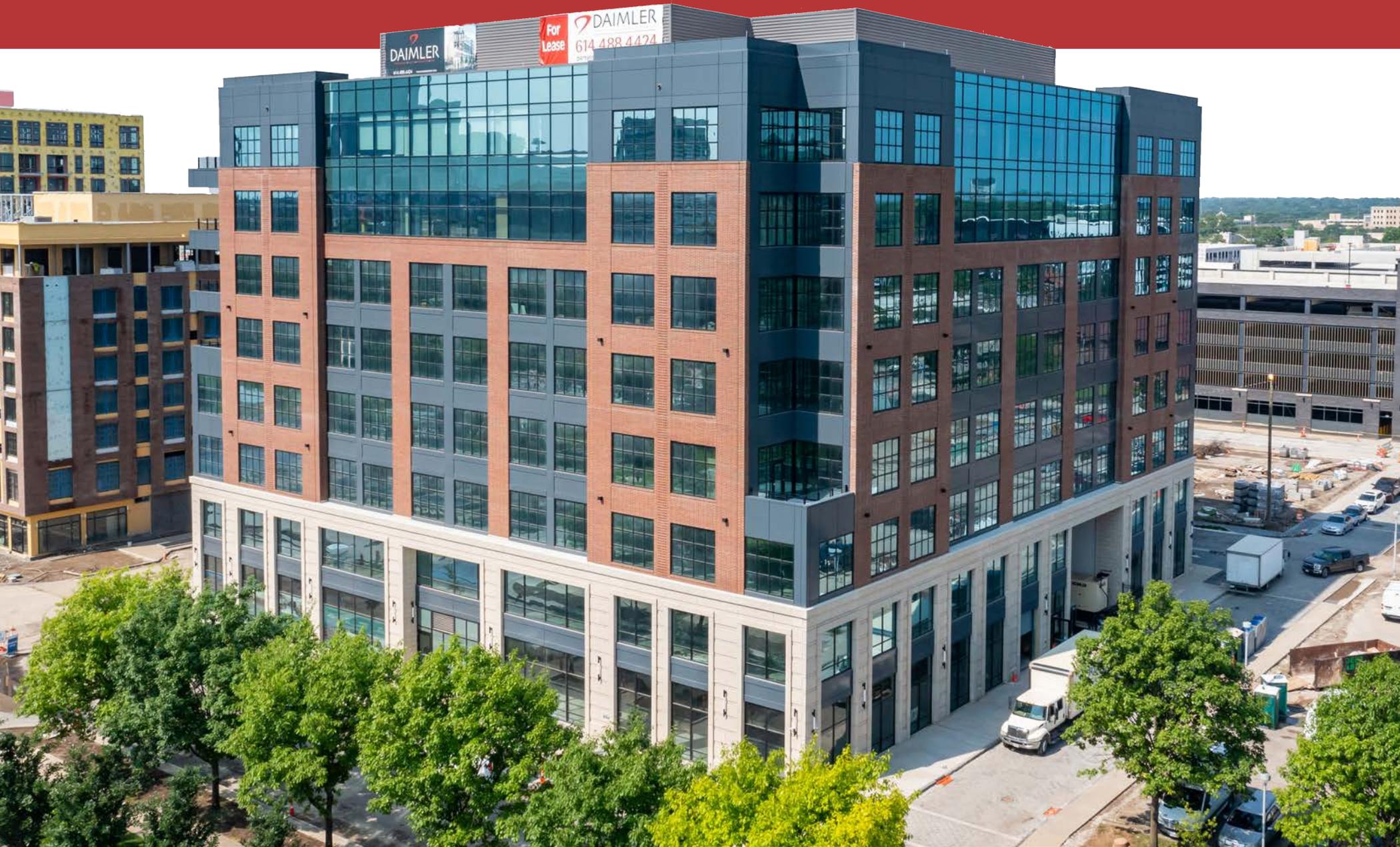


THE PENINSULA

330 RUSH ALLEY COLUMBUS, OH

DAIMLER

OFFICE SPACE FOR LEASE



THE PENINSULA

PHASE ONE

The Peninsula will have something for everyone: miles of waterfront views and pathways, acres and acres of parks and community greenspaces, conveniently connected bike trails, easy access to Scioto River canoeing and kayaking, and close proximity to Downtown's most popular places, happenings, and events. Currently under construction, Phase I is also bringing thoroughly modern *office spaces, a premier hotel, resort-style residential living, and exceptional shopping and dining experiences.*



SITE PLAN



1,400 CAR PARKING GARAGE

Monthly parking charges are \$130 per space, per month. We can provide up to 4/1000 spaces within our current agreement and have potential ability to accommodate a greater amount until our leasing is completed.

SCIOTO PENINSULA OFFICE

Contemporary and attractive offices designed with expansive and energetic workspaces to help you make the most of the workday. If that weren't enough, easy access to shops, hot spots, convenient and accessible parking, and alluring city streetscapes are sure to invite collaboration and inspiration for your team. With unparalleled views of the downtown skyline, access to elevated outdoor spaces and rooftop bars, this overall office experience is best-in-class in Central Ohio.

221,534 SF 8 STORIES





MODERN LOBBY



MODERN, CONTEMPORARY OFFICE SPACES



UNPARALLELED VIEWS OF THE DOWNTOWN





OFFICE

THE JUNTO

RESIDENTIAL

PARKING GARAGES



100% OCCUPIED
8TH FLOOR

7TH FLOOR

13,025 SF AVAILABLE
6TH FLOOR

5TH FLOOR

27,900 SF AVAILABLE
4TH FLOOR

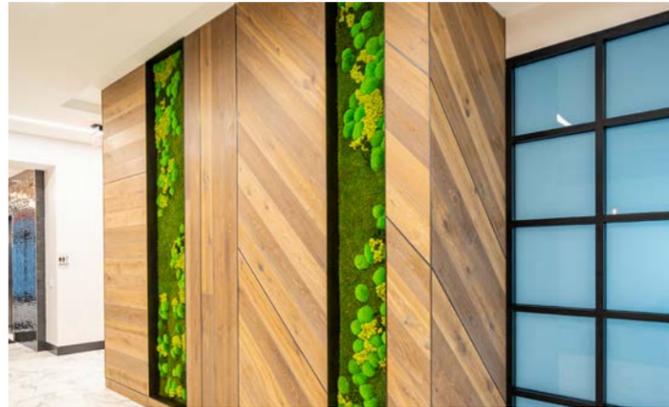
27,921 SF AVAILABLE
3RD FLOOR

27,446 SF AVAILABLE
2ND FLOOR

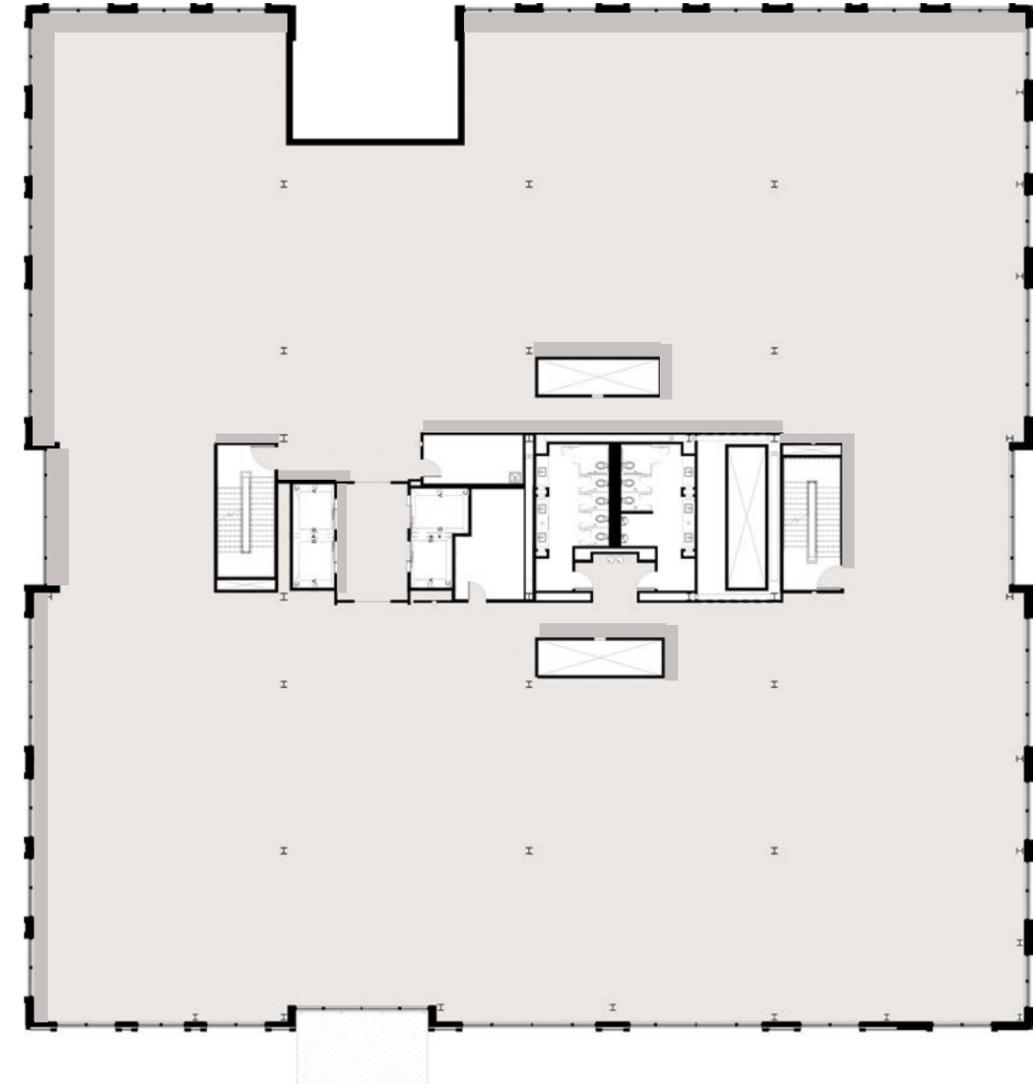
23,688 SF AVAILABLE
1ST FLOOR

FLOOR PLANS

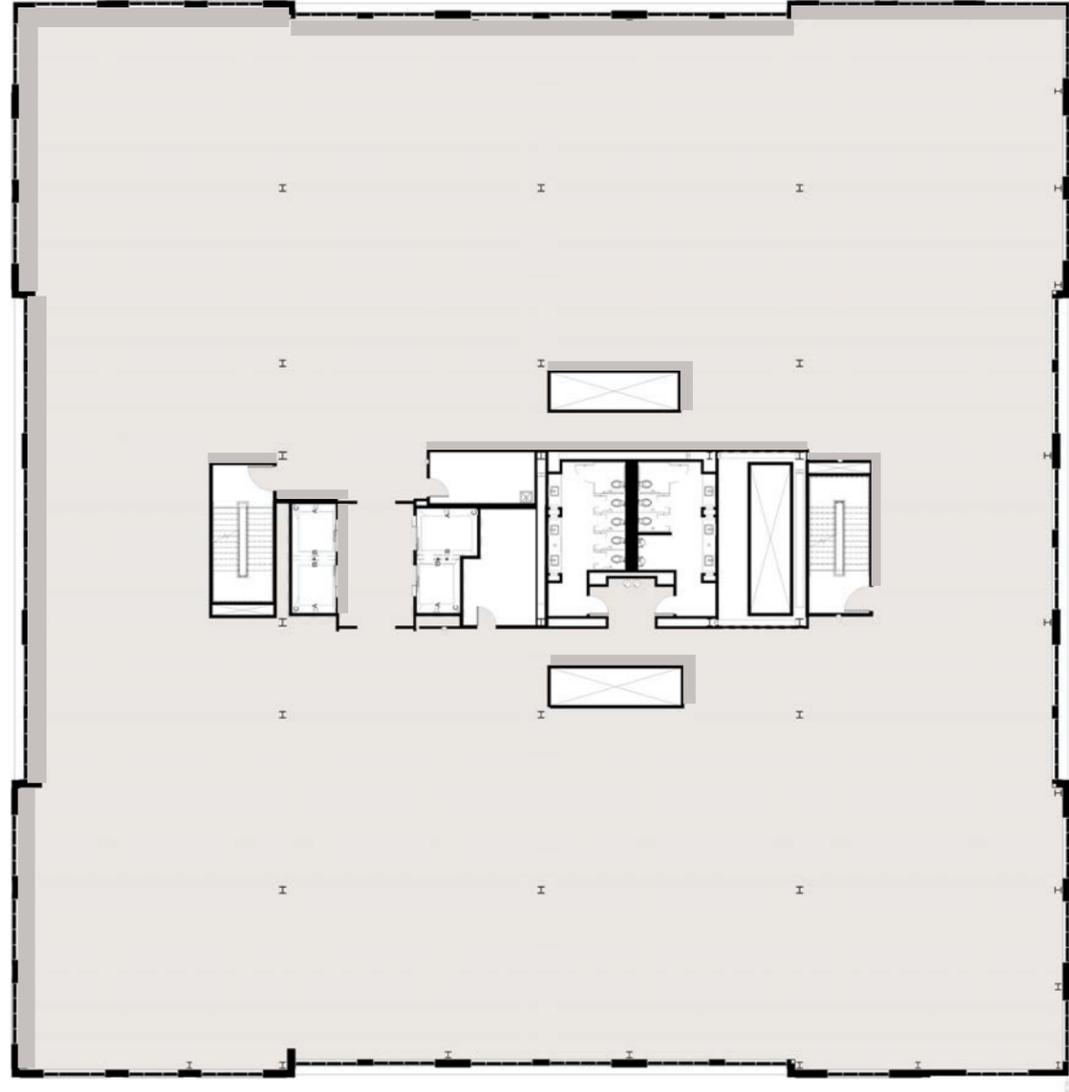
ENTRY LEVEL | 23,688 SF



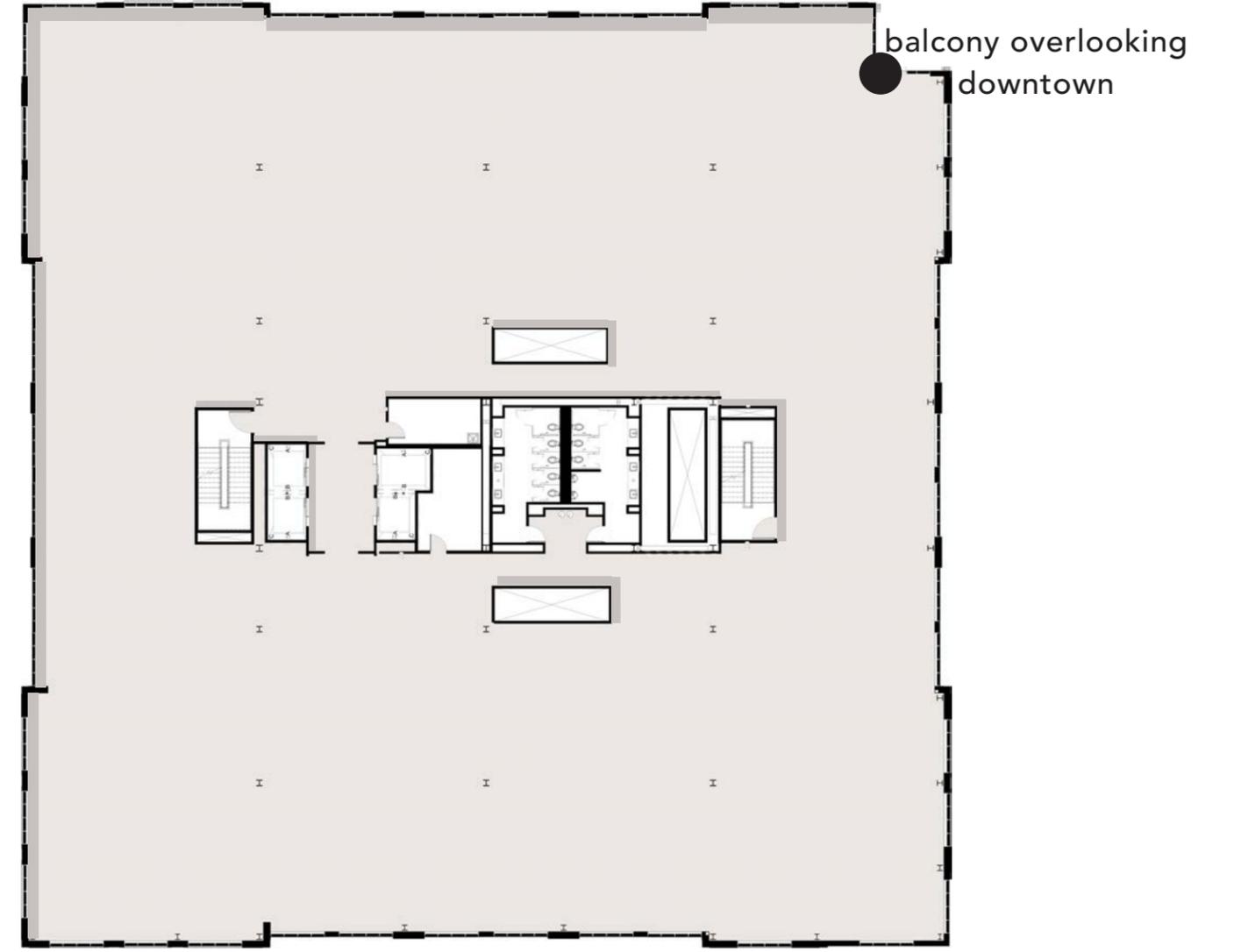
SECOND FLOOR | 27,446



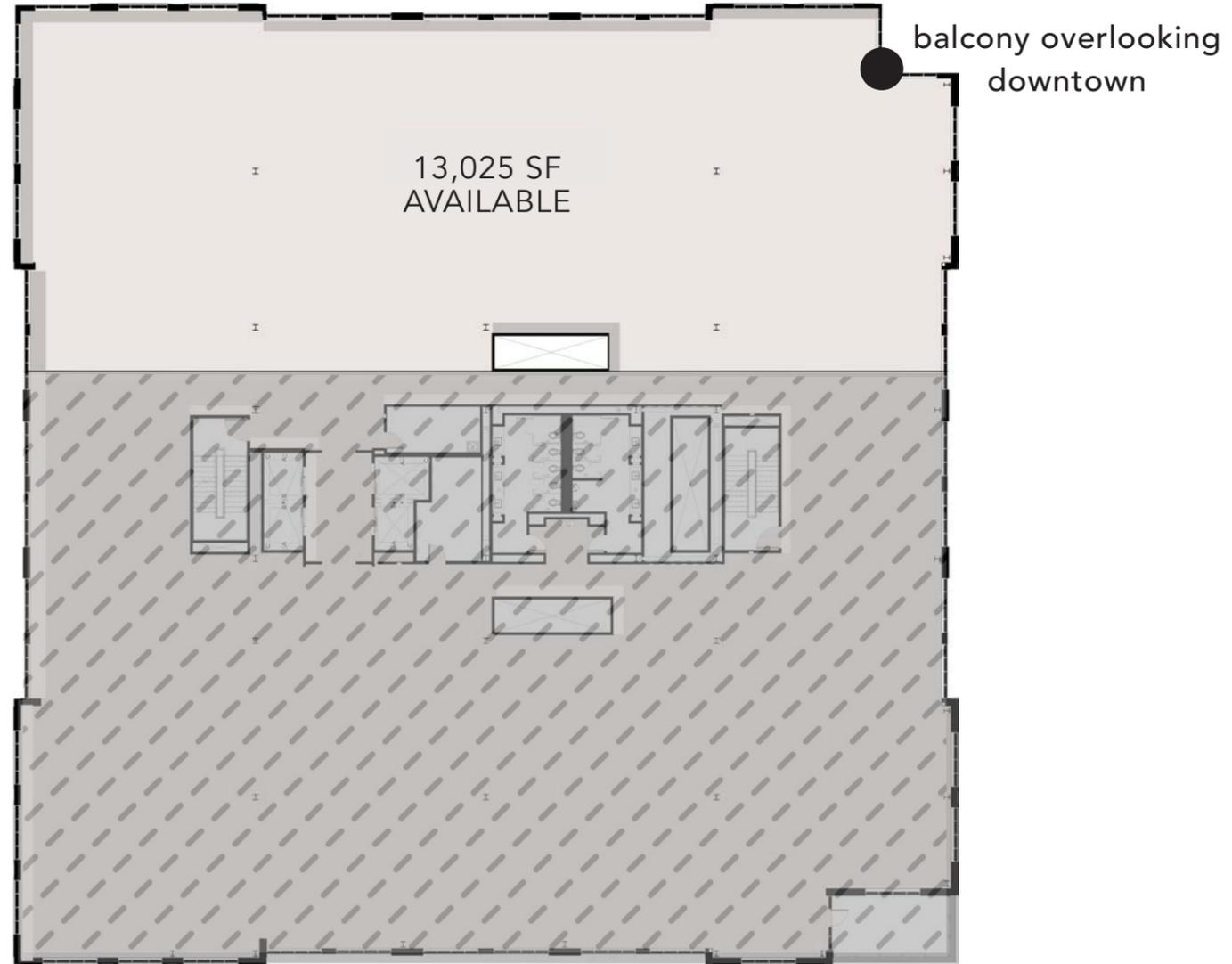
THIRD FLOOR | 27,921



FOURTH FLOOR | 27,900



SIXTH FLOOR | 13,025



TENANT PHOTOS



SCIOTO PENINSULA RESIDENTIAL

Enjoy home on the waterfront with remarkable views of the Scioto River and Columbus' iconic skyline. Live where you work, dine, visit and sip, all within walking distance to Downtown's major attractions, parks, trails, festivals and events.



2 BUILDINGS, 350 UNITS

SCIOTO PENINSULA HOTEL

Downtown Columbus and Franklinton are in the midst of an exciting transformation driven by a sense of place and strong local entrepreneurship. This eight-story, 132,000-square-foot, 197-key independent hotel developed by Columbus-based Rockbridge, dubbed The Junto, will welcome locals and travelers seamlessly by embracing this energy and authenticity. As a central gathering hub, this hotel will deliver a memorable experience and create a new, unique destination in the epicenter of Columbus.

HOTEL AMENITIES



MAUDINE'S COFFEE SHOP



POUTINE WINDOW



COURTYARD



BRASS EYE ROOFTOP BAR



TRADE ROOM BAR



BOARDROOM

16 FORTUNE 1000 HEADQUARTERS



52 COLLEGE CAMPUSES

2.1 MILLION PEOPLE

- Over the bridge from all Downtown has to offer, including Columbus Commons Park, Bicentennial Park and the Scioto Mile
- Spectacular views from your office of the Scioto River and Downtown skyline
- 50 acres of new parks and gathering places all throughout Columbus
- Adjacent to the city's premier festivals and events!
- Moments away from more than 15 miles of connected trails - perfect for cyclists and avid runners
- Walking distance to all that Franklinton has to offer, including Land Grant, 400 West Rich, Brewdog, and the Idea Foundry



COSI (Center of Science and Industry)
In addition to their permanent exhibits and attractions including a Dinosaur Gallery, a 3D Giant Screen Theater, a Planetarium, and a little kidspace, the museum also offers an outdoor science park, special limited-time exhibits, and live shows



EASTON TOWN CENTER
With more than 30 million visitors per year, Easton is the Midwest's premier shopping, dining, and entertainment destination featuring 200+ best-in-class retailers alongside Columbus' most exciting dining options, Ohio's largest movie theater, a world-class comedy club, and pedestrian-friendly open-air town squares, fountains, and parks.



OHIO THEATRE
This beautiful and historic theatre was saved from planned demolition in 1969 and now serves as the official State Theatre of Ohio. Although it originally opened as a silent movie house in 1928, today you'll find more than 100 performances per year making it one of the most active performing arts venues in the state.

COLUMBUS

LIVE. WORK. PLAY.

TERMS & CONDITIONS

DESCRIPTION

The Peninsula Office is a 221,534 square foot, eight-story office building. With a stone, brick, metal panel and glass exterior, the building features unparalleled views of Downtown Columbus and COSI.

LANDLORD

Landlord for The Peninsula Office is SP Office LLC.

OCCUPANCY/RENT COMMENCEMENT

Landlord shall accommodate the Tenant to have access to the premises 30 days prior to such date for Tenant installation, provided such access does not impact Landlord's completion of the construction of the building or tenant improvements.

AREA MEASUREMENTS

The measurement of usable and rentable space will conform to the most recent BOMA Standards, currently ANSI X65.1-2010.

PARKING

The Peninsula is a high-rise urban building that requires structured parking to accommodate Tenant's parking needs. A new approximately 1,400 car parking garage has been constructed by the City of Columbus. Landlord has secured an agreement with the City of Columbus to arrange for parking for this building within this garage. Monthly parking charges are \$130 per space, per month. We can provide up to 4/1000 spaces within our current agreement and have potential ability to accommodate a greater amount until our leasing is completed.

LEASE TERM

In order to provide Tenant with the best possible economic structure, Landlord is proposing a minimum 10 year lease term.

RENTAL RATE

Landlord is proposing a base lease rate to Tenant of \$21.95/rsf on a completely "Net" basis for the first year of the term and then the base rent would increase by 2% thereafter on an annual basis.

OPERATING EXPENSES

Landlord is proposing a Net Lease structure where Tenant will be responsible for its proportionate share of actual Operating, Capital, and Tax Expenses. Based on our current experience, the following is an estimate of operating expenses for 2022:

Utilities	\$2.50/sf
Maintenance	.65/sf
Janitorial	1.35/sf
Grounds	.20/sf
Management Fees	.40/sf
Real Estate Taxes	.30/sf*
Insurance	.30/sf
NCA fund	1.32/sf
Security	.27/sf
Total	\$7.16/sf

*Landlord is the recipient of a 15 year, 100% real estate tax abatement for the project through the City of Columbus.

101,533 SF

SPACE AVAILABLE

8-STORY

OFFICE BUILDING

4/1,000

PARKING RATIO

\$21.95/SF

BASE LEASE RATE

\$7.16/SF

OPERATING EXPENSES

LANDLORD'S WORK/BASE BUILDING

Daimler will be responsible for the shell building in accordance with the base building construction specifications. Overall, we are confident that we will be able to deliver a project that meets the needs and expectations of our tenants in a cost effective manner while meeting or exceeding the requirements for performance and aesthetics.

TENANT IMPROVEMENTS

Landlord will provide Tenant with a tenant improvement allowance of \$50 per rentable square foot on the 10 year deal to fund interior design fees, construction, cabling and relocation expenses.

Landlord will enter into a contract with The Daimler Group, Inc. to serve as the general contractor for the base building and tenant improvement construction. Daimler has constructed approximately 12,000,000 square feet of Class A office buildings and interiors in Central Ohio. Daimler does not self-perform any aspect of the construction, and will competitively bid each trade to at least three qualified subcontractors and review these tenant improvement bids on an open book basis with Tenant.

MUNICIPAL INCENTIVES

The City of Columbus, and in particular the downtown district of the City of Columbus, has an extremely aggressive approach to attracting corporate users to their municipality. This proposal assumes achieving a 100% real estate tax abatement for a period of 15 years, which is unprecedented in Columbus. Columbus will be extremely competitive with other municipalities that could possibly include more tax based rebates.

QUALIFIED OPPORTUNITY ZONE FEDERAL TAX BENEFITS OVERVIEW

A Qualified Opportunity Zone ("Ozone") is an area of economic growth potential that offers certain tax benefits for eligible investors with eligible capital gains.

The Ozone incentive is a provision of the Tax Cuts and Jobs Act enacted in 2017. Investing in a Qualified Opportunity Fund ("Fund") provides investors with multiple tax benefits, including tax deferral and tax elimination on certain capital gain income.

OZONE FUND FEDERAL AND STATE TAX BENEFITS

Federal Tax Temporary Deferral: Investors are eligible for a temporary deferral of federal taxes on realized eligible capital gains that are invested in a Fund until the earlier of the date the Ozone investment is sold or December 31, 2026.

Federal Tax Permanent Exclusion: To promote a long-term investment commitment of at least 10 years to these projects, investors are further incentivized with a permanent exclusion from federal capital gains taxes on the appreciation of an Ozone investment if such investment is held for 10 years or more.

State of Ohio Income Tax Credit: Eligible investors may qualify to capture a State of Ohio income tax credit in the amount of 10% of their investment (up to a \$2.0 million credit per biennium). This credit may be available regardless of the investor's source of investment funds (i.e. investment dollars are not required to be sourced from capital gains) and, if approved, may be used to offset Ohio income tax due.

THE PENINSULA

OFFICE SPACE FOR LEASE



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