Airside V

4656 - 4744 Bridgeway Avenue
Columbus, Ohio 43228

AIRSIDE BUSINESS PARK

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DAIMLER

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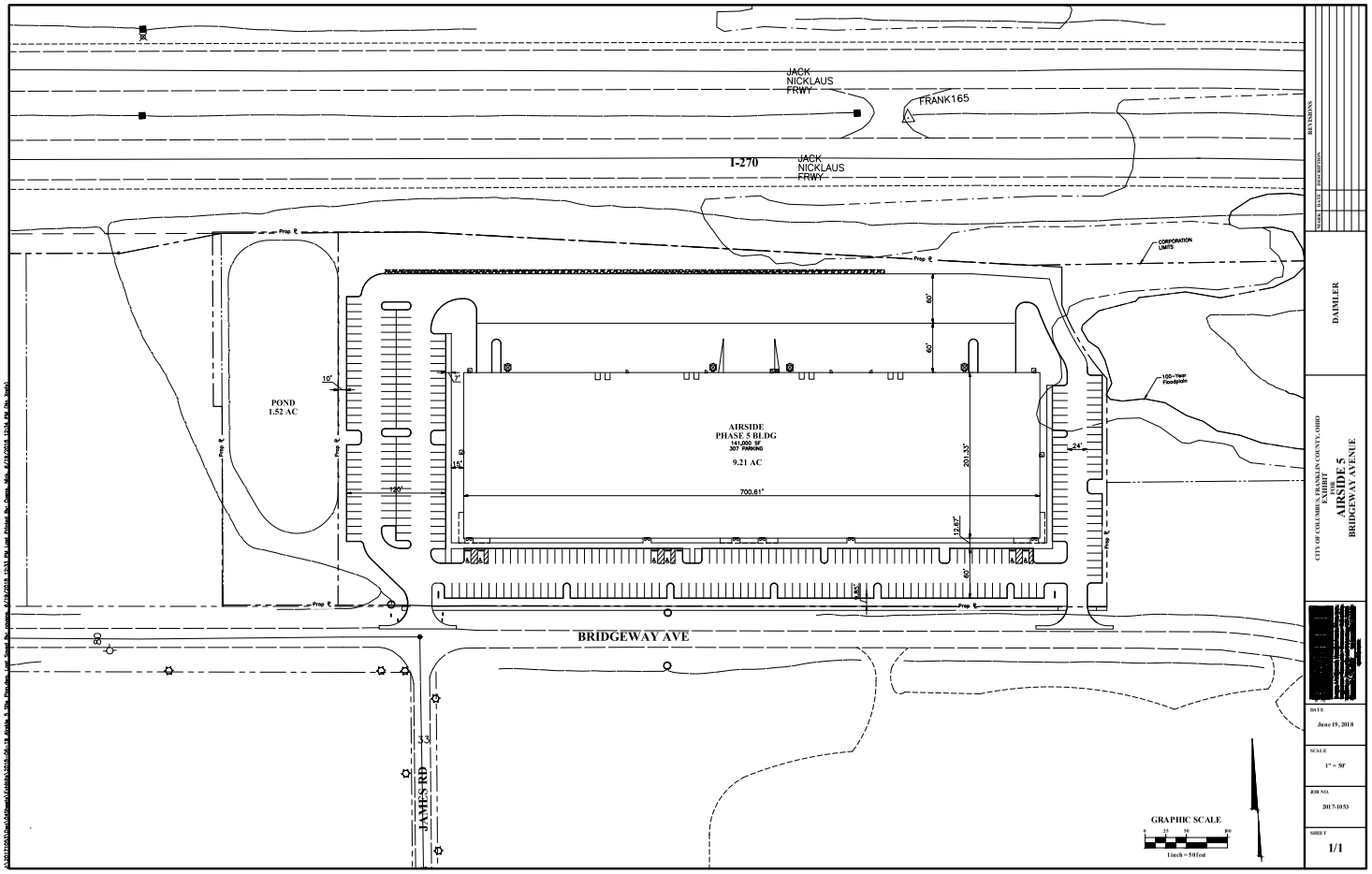
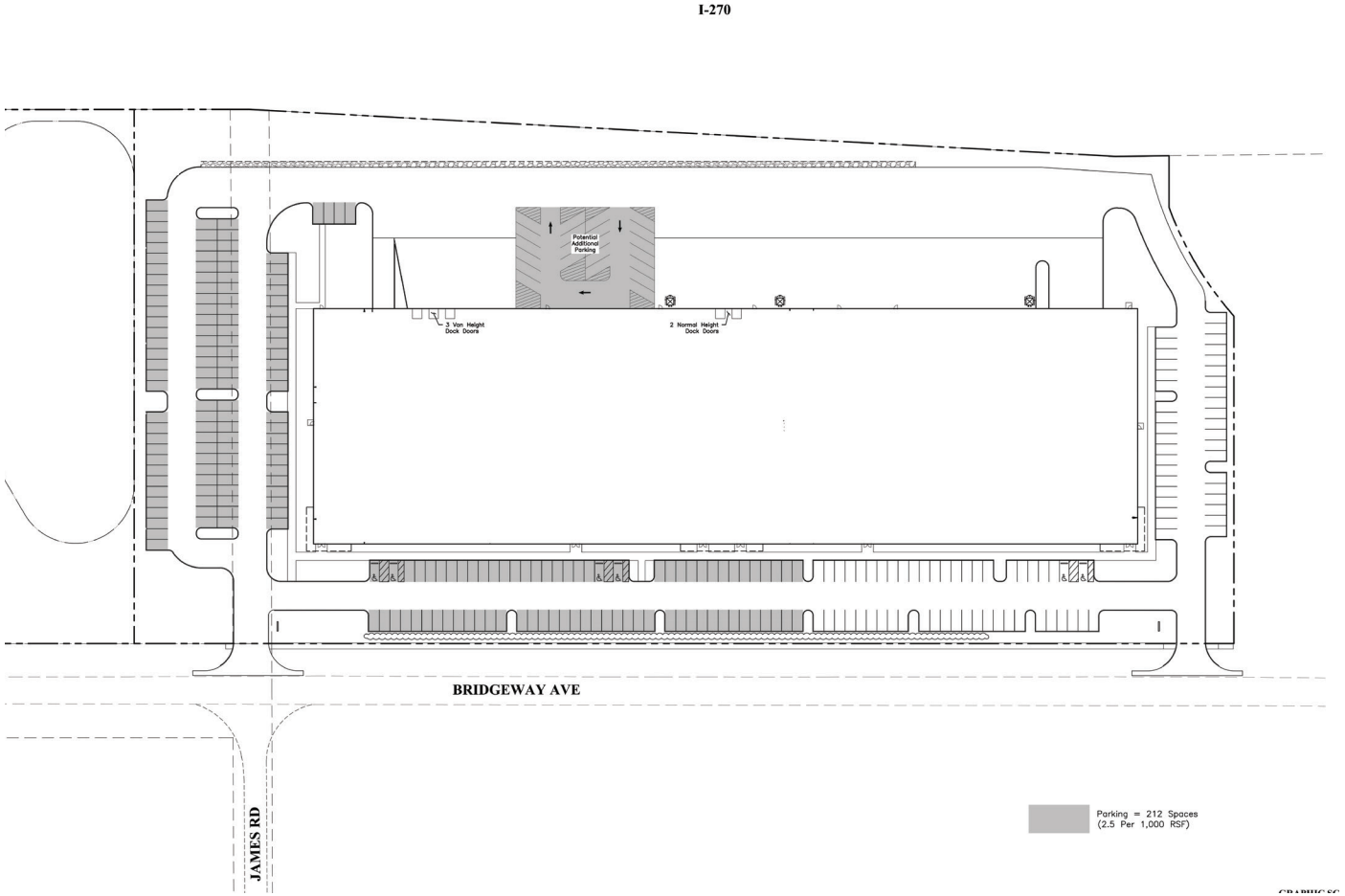
BUILDING LOCATION

Airside V consists of 140,000 square foot office/warehouse building located along Bridgeway Avenue. The site is easily accessible from two full service interchanges at either I-270 at Hamilton Road or I-670 at Johnstown Road. The building is immediately east of the Airside I-IV projects, with great visibility along Interstate 270.

SITE PLAN


JACK NICKLAUS FRWY
FRANK165
I-270
JACK NICKLAUS FRWY
CORPORATION LIMITS
POND
1.52 AC
AIRSIDE
PHASE 5 BLDG
141,000 SF
307 PARKING
9.21 AC
700.61'
201.33'
100-Year Floodplain
BRIDGEWAY AVE
JAMES RD
GRAPHIC SCALE
1 inch = 50 feet
DAIMLER
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
EXHIBIT
AIRSIDE 5
BRIDGEWAY AVENUE
DATE
June 19, 2018
SCALE
1" = 50'
JOB NO.
2017-1053
SHEET
1/1

FLOOR PLAN



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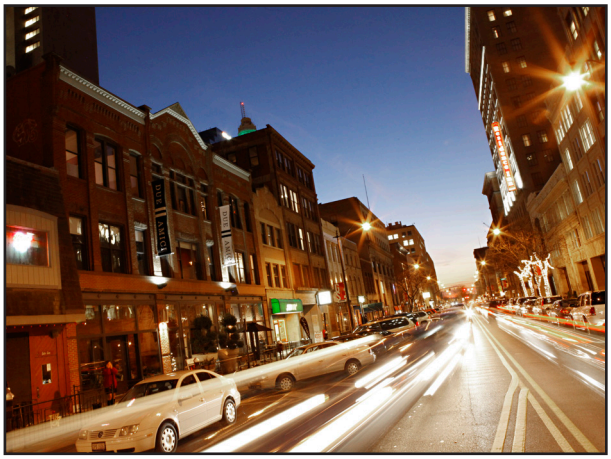
LEASE PROPOSAL

Building Address	Airside V Bridgeway Avenue Columbus, Ohio 43228
Building Description	The building is a single story, 140,000 square foot, precast concrete office/warehouse building.
Leasable Square Feet	Up to 44,000 square feet.
Initial Lease Term	Five years, minimum.
Base Lease Rate	$8.95 per square foot, triple net with $10/sf in TI allowance
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 2022 are estimated to be $1.25 per square foot.
Parking	350 spaces (+/- 2.5 spaces per 1,000 sf)
Dock Doors	1 per 15,000 square feet
Drive-In Doors	1 per 30,000 square feet
Truck Bay	120-130 foot depth
Floor	5-6 inch reinforced concrete
Building Clear Height	+/- 24 feet
Tenant Improvement Allowance	$10 per square foot

Columbus Region Overview

The Columbus Region is one of the fastest growing major metropolitan areas in the Midwest, an area celebrated as the second strongest metro in the country for job creation. An up-and-coming tech city, our research and technology institutions are attracting the brightest minds from around the world, and our nationally acclaimed arts scene guarantees you'll find creativity around every corner. Our smarts, energy and vibrancy are fueled by a workforce that's younger and more educated than the national average. And our youthful, progressive nature is matched by a top-ranked location within a day's drive of 47 percent of the U.S. population.



Corporate Profile

The Daimler Group, Inc.
Established in 1983
1533 Lake Shore Drive
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General Information

Daimler was founded in 1983 by Robert C. White 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 Space

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 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.

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.

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.