

THE PENINSULA

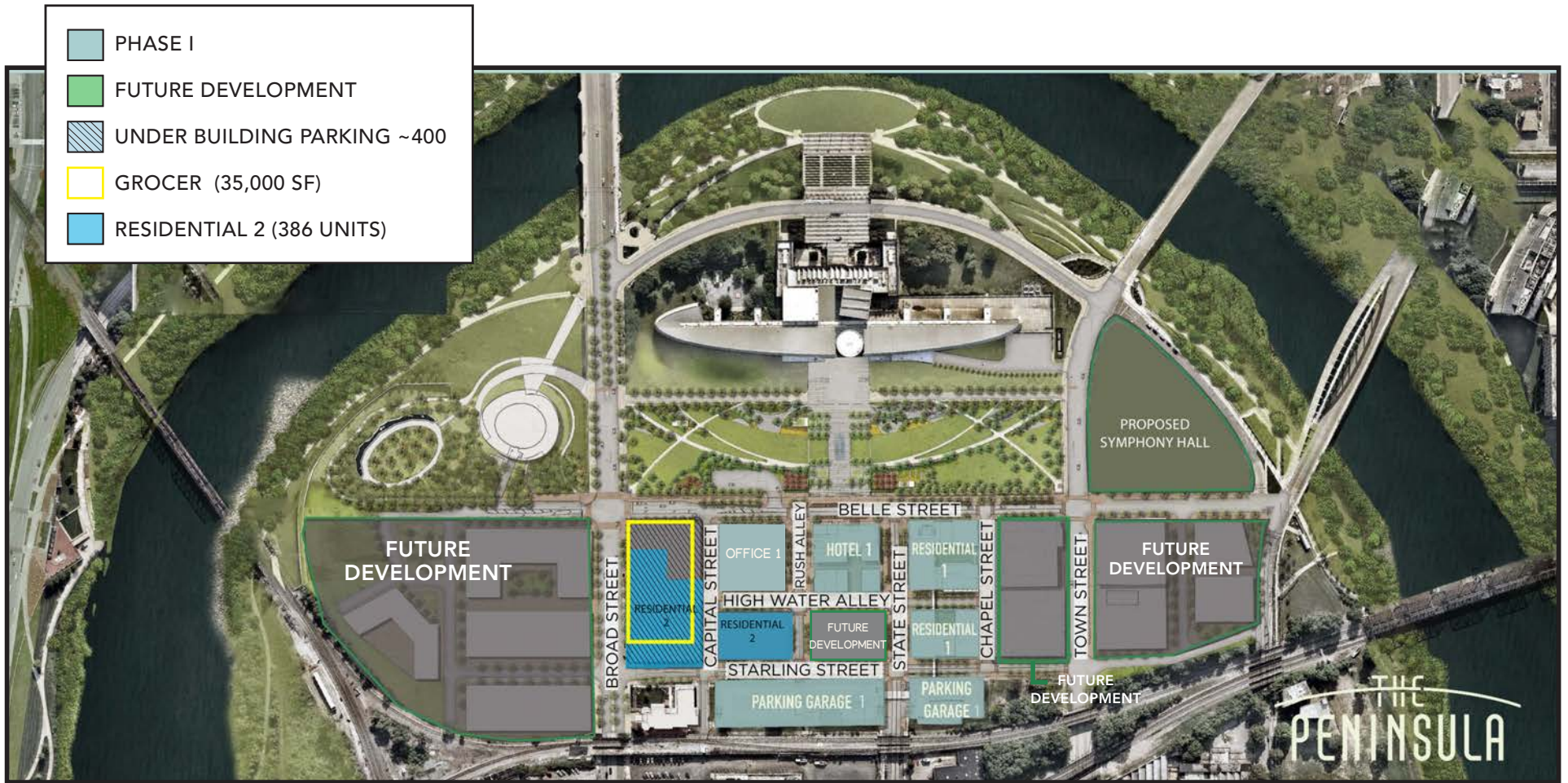
330 RUSH ALLEY COLUMBUS, OH



WELCOME TO THE PENINSULA

The Peninsula has something for everyone: miles of waterfront views and pathways, acres and acres of parks and community greenspaces, conveniently connected bike trails, access to canoeing and kayaking on the Scioto River, and its close proximity to downtown's most popular attractions, events, and activities. Phase I has brought us thoroughly modern office spaces, a premier hotel, resort-style residential living, and exceptional shopping and dining experiences.





PENINSULA DEVELOPMENT

THE 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.



AVAILABLE SUITES



221,534 SF | 8 STORIES

8TH FLOOR
100% OCCUPIED

7TH FLOOR
100% OCCUPIED

6TH FLOOR
100% OCCUPIED

5TH FLOOR
100% OCCUPIED

4TH FLOOR
29,953 SF AVAILABLE

3RD FLOOR
11,196 SF AVAILABLE

2ND FLOOR
100% OCCUPIED

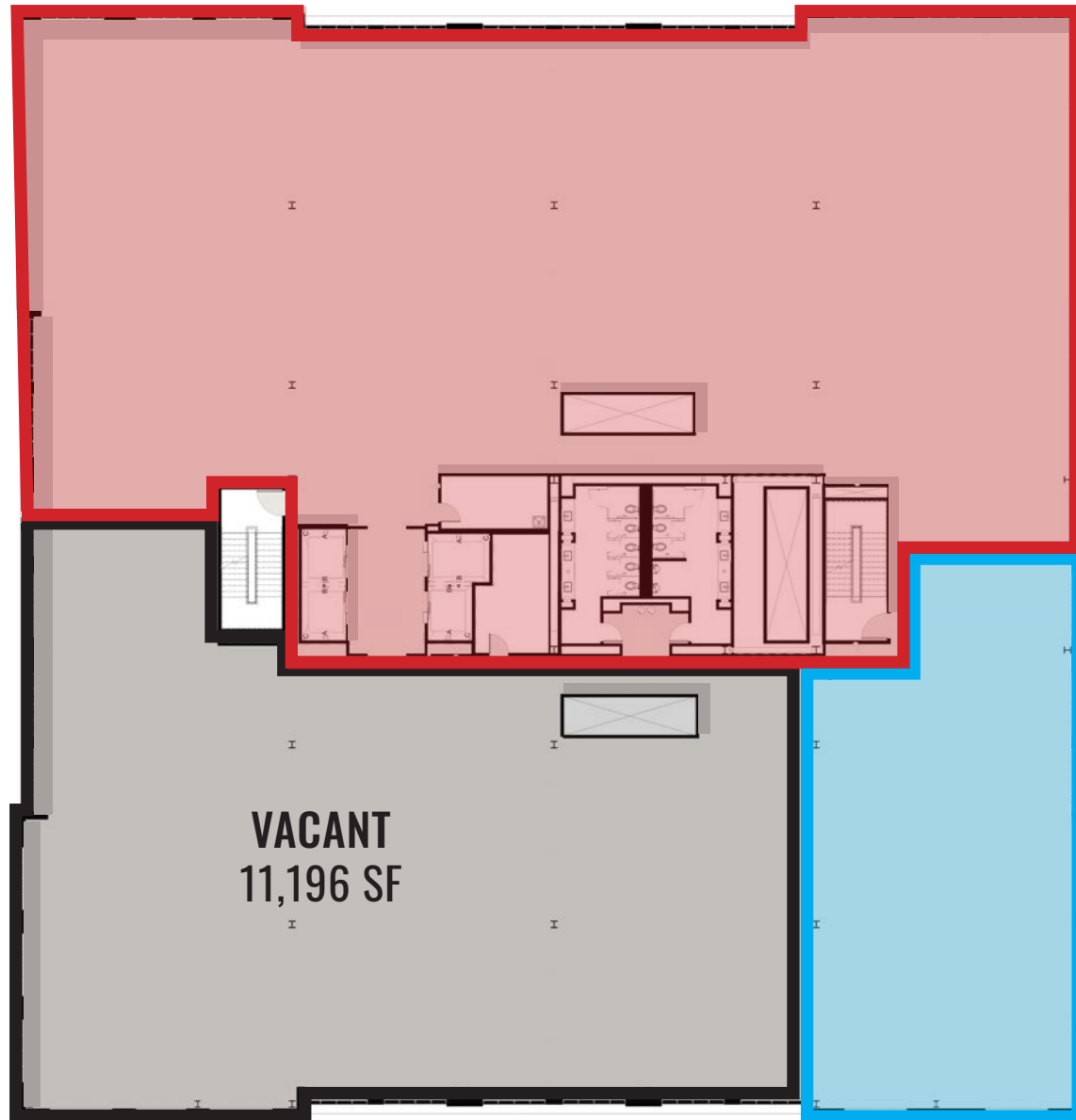
1ST FLOOR
4,268 SF AVAILABLE

FLOOR PLANS

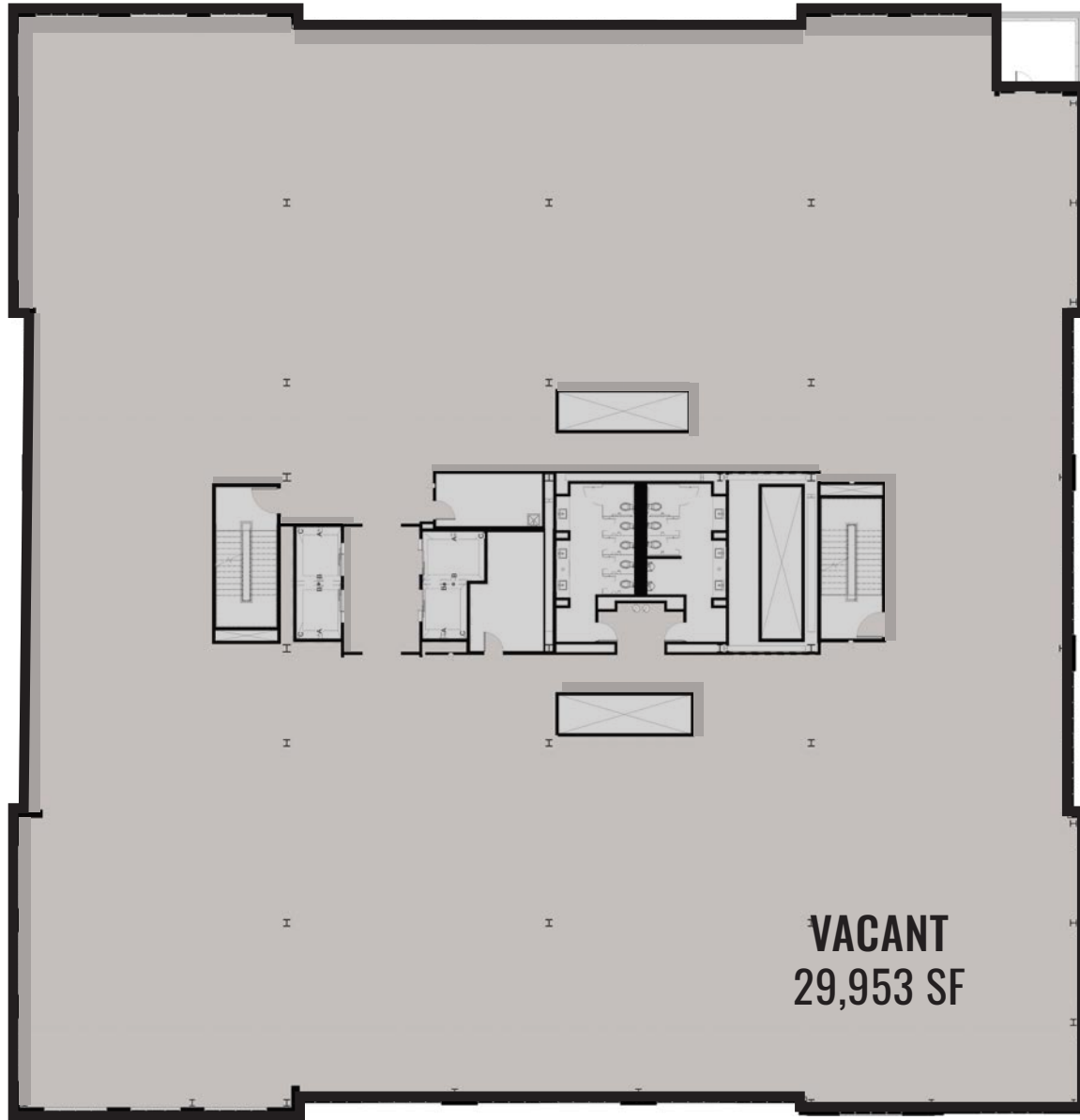
ENTRY LEVEL | 4,268 SF



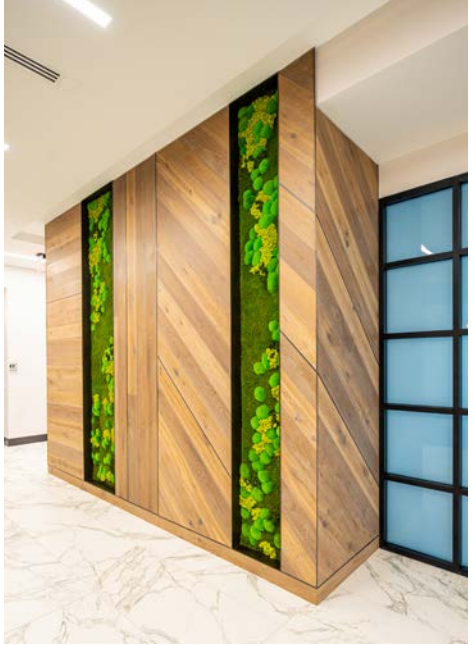
THIRD FLOOR | 11,196



FOURTH FLOOR | 29,953



MODERN LOBBY



TENANT PHOTOS

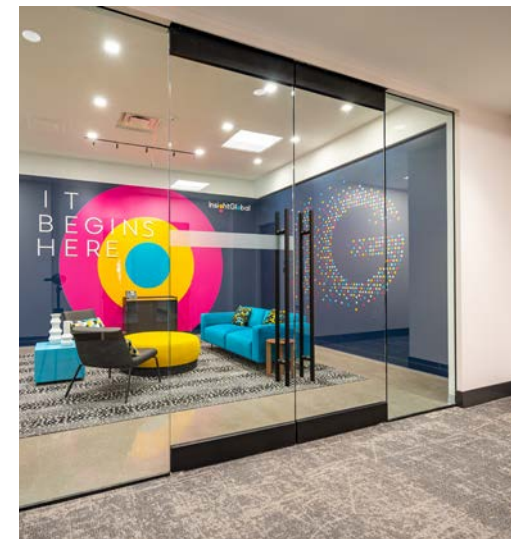


“

We have been fortunate to benefit from the growth in development in The Peninsula and Franklinton community. Since B&N has located to our Rush Alley headquarters, we have seen a constant stream of new amenities added to enhance the experience for our staff. It was important to us for employees to have easy access to lunch spots and be able to take a break during the day and have safe areas to walk and enjoy outdoors.

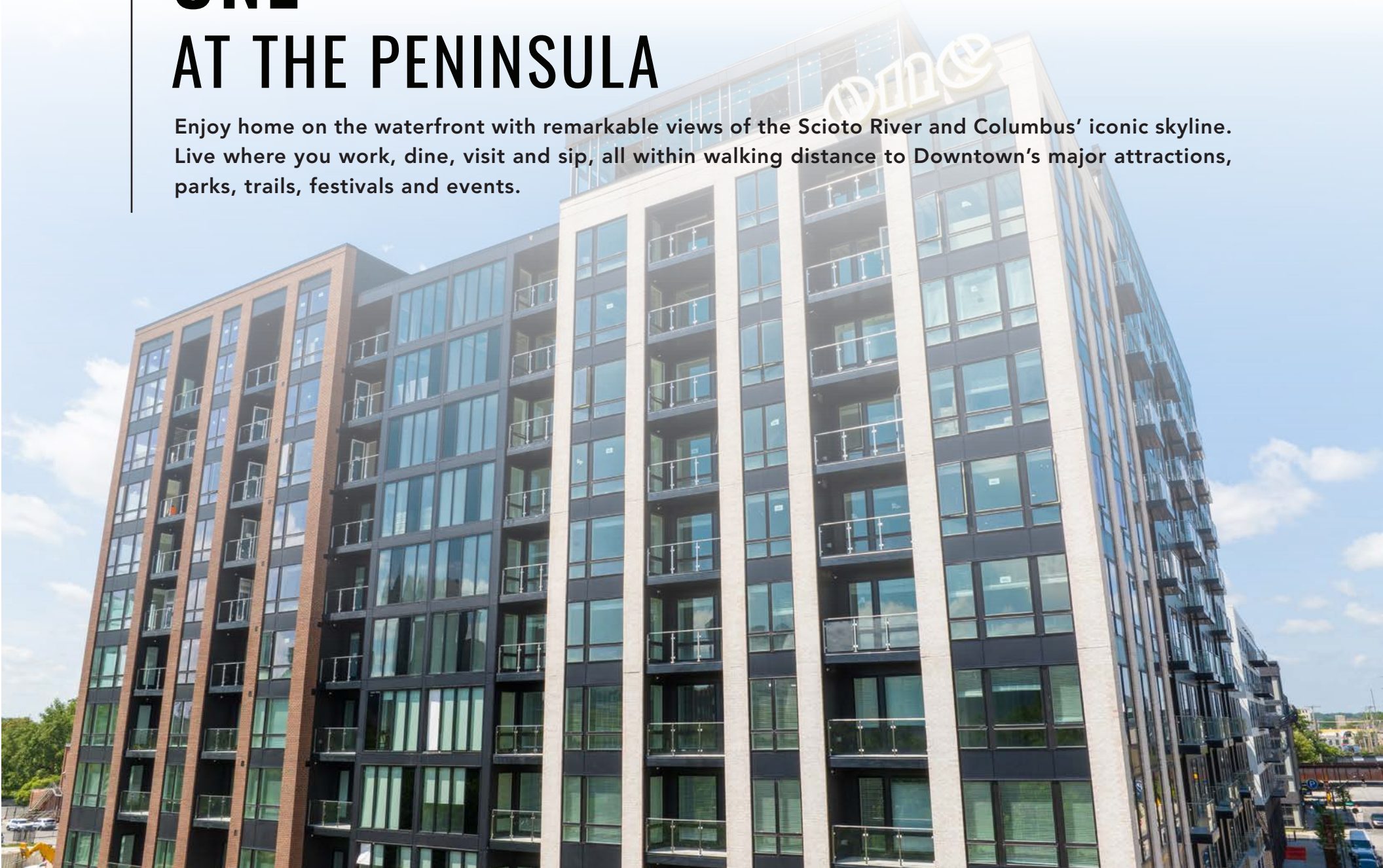
This location has provided many dining options, established walking paths by the river and into downtown as well as the opportunity to experience festivals right at our doorstep. Access to these growing amenities has brought a new appreciation to enjoying our experience in the office.”

- Jessica Suvanto Burgess & Niple, Inc.



ONE AT THE PENINSULA

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.



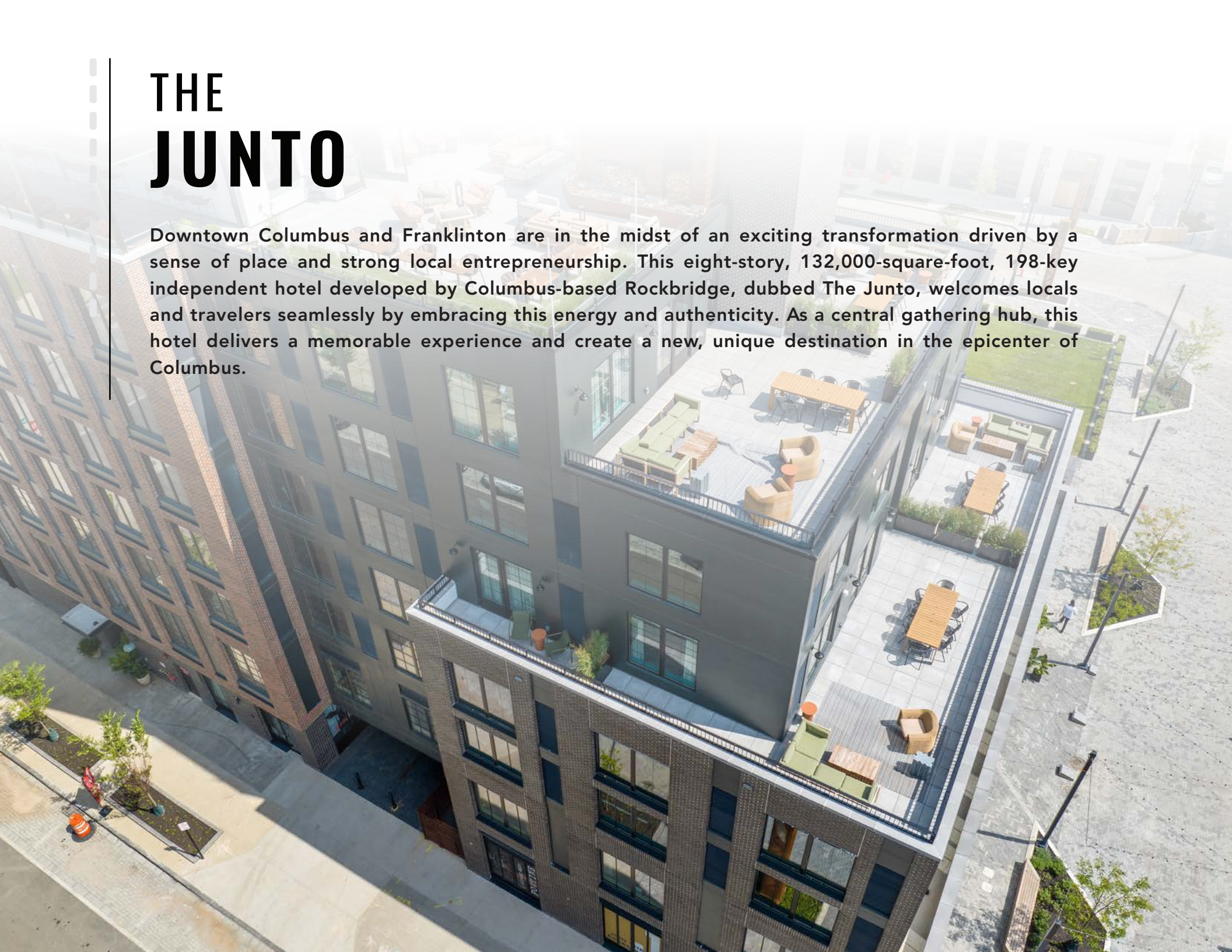


2 BUILDINGS, 330 UNITS

DAIMLER

THE JUNTO

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, 198-key independent hotel developed by Columbus-based Rockbridge, dubbed The Junto, welcomes locals and travelers seamlessly by embracing this energy and authenticity. As a central gathering hub, this hotel delivers a memorable experience and create a new, unique destination in the epicenter of Columbus.



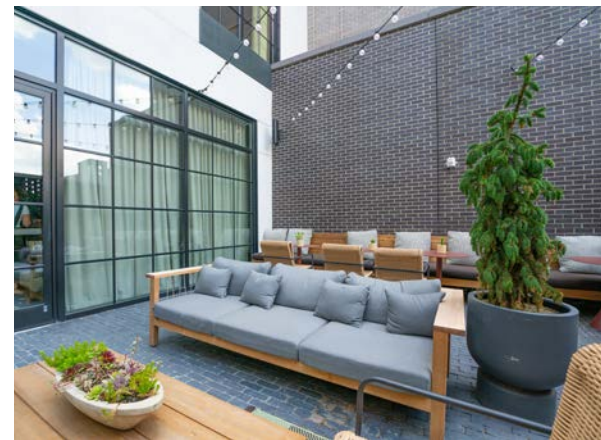
HOTEL PHOTOS



MAUDINE'S COFFEE SHOP



HOTEL LOBBY



COURTYARD



BRASS EYE ROOFTOP BAR

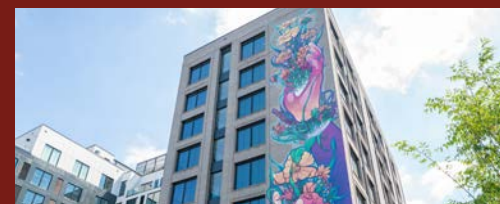


TRADE ROOM BAR



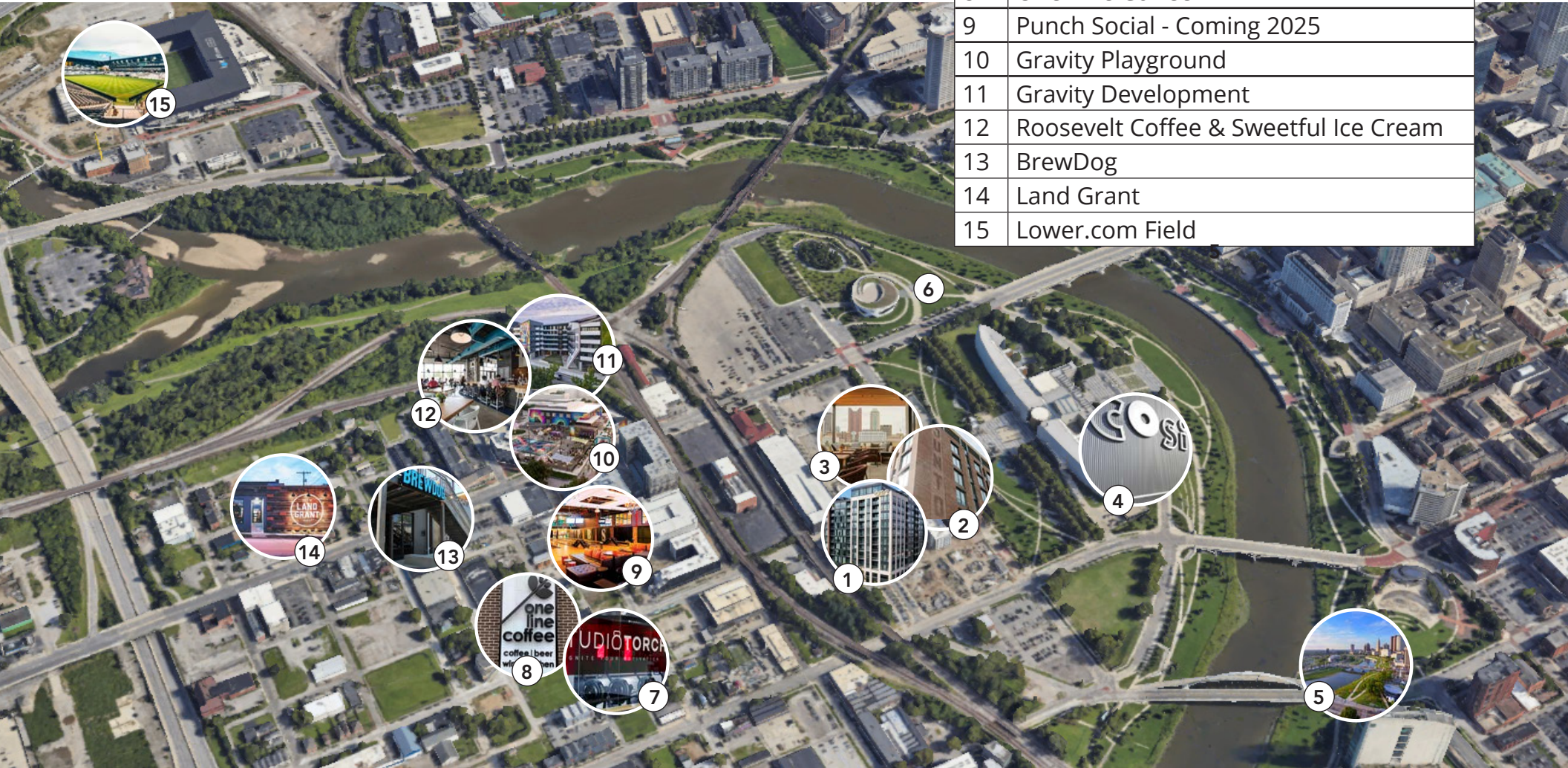
BOARDROOM

PROPERTY PHOTOS



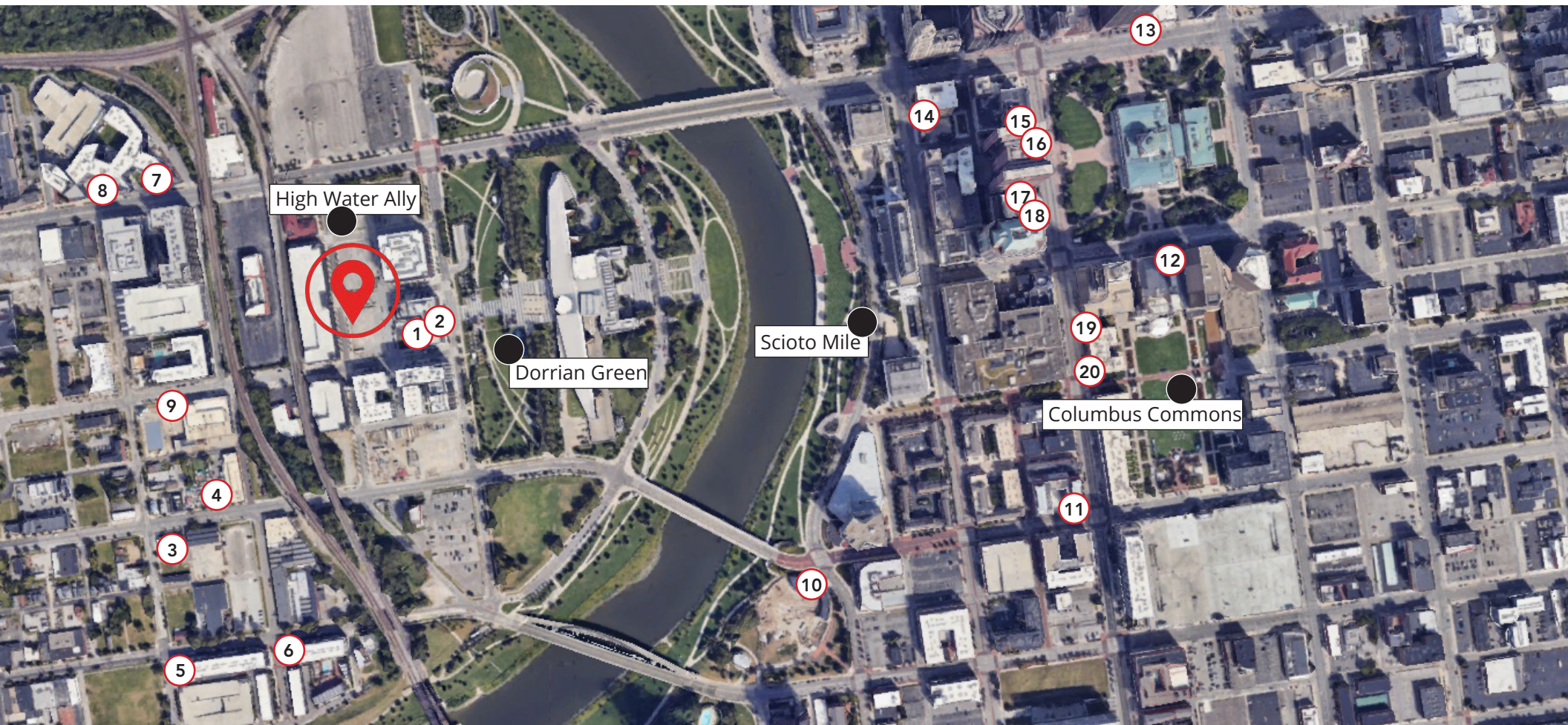
SURROUNDING ATTRACTIONS

1	One at The Peninsula
2	The Junto Hotel
3	Brass Eye Rooftop Bar
4	COSI
5	Scioto Mile River Walk
6	National Veterans Memorial and Museum
7	Studio Torch
8	One Line Coffee
9	Punch Social - Coming 2025
10	Gravity Playground
11	Gravity Development
12	Roosevelt Coffee & Sweetful Ice Cream
13	BrewDog
14	Land Grant
15	Lower.com Field



SURROUNDING FOOD OPTIONS

COLUMBUS COMMONS: Array of Food Trucks Every Thursday, May through October
SCIOTO MILE: Food Trucks will be serving most days from Memorial Day to Labor Day
DORRIAN GREEN: Enjoy a variety of food trucks every Tuesday in June and July
HIGH WATER ALLY: Assuming interest, there will be one food truck per week

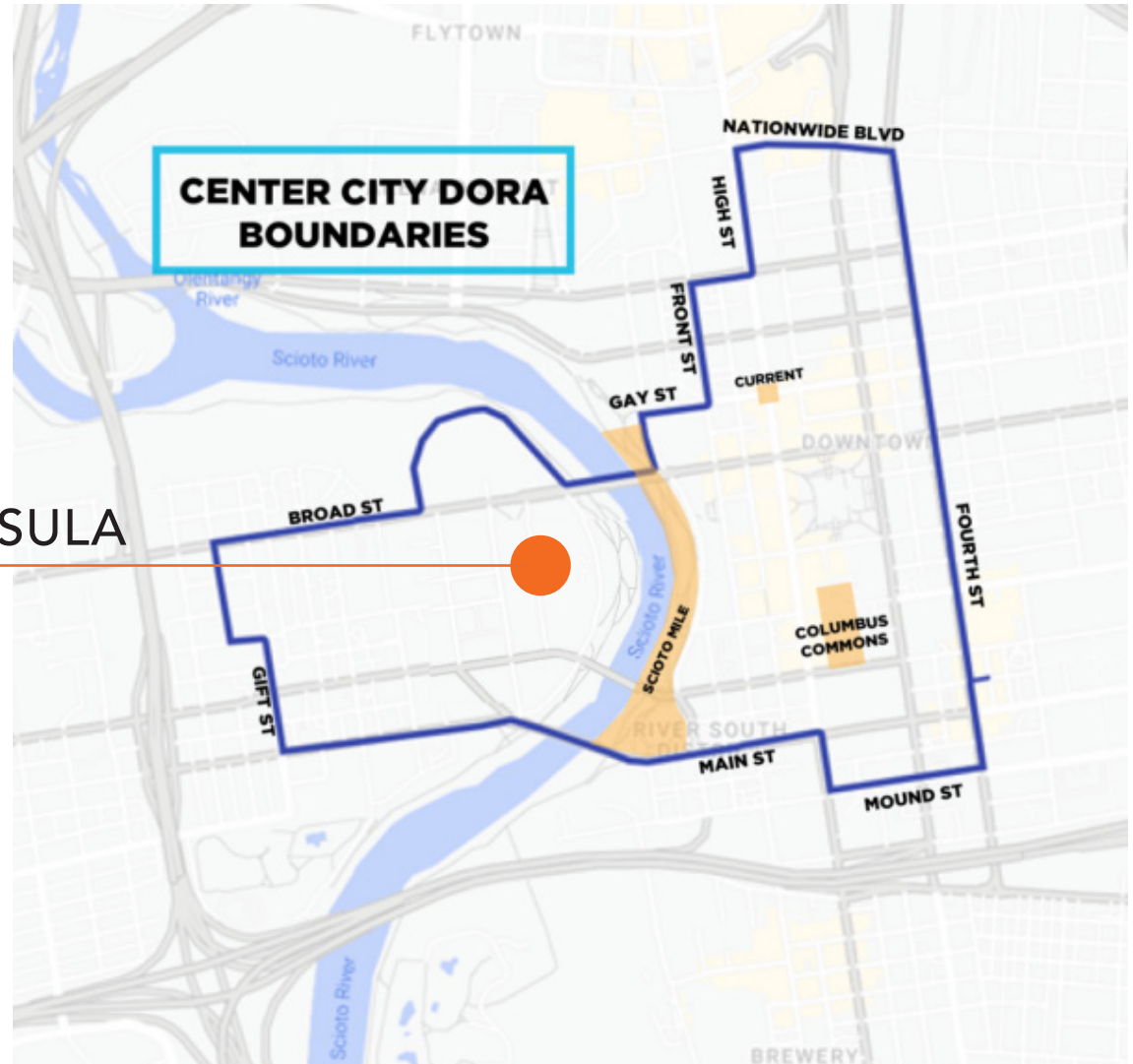


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|---------------------------------------|-------------------------------|------------------------|---------------------------|------------------------|
| 1 LITTLE WEST TAVERN & POUTINE WINDOW | 5 ONE LINE COFFEE (BAKERY) | 9 PUNCH SOCIAL (2025) | 13 ALLEY BURGER | 17 ZOUP! |
| 2 BRASS EYE & MAUDINES | 6 YELLOW BRICK PIZZA | 10 MILESTONE 229 | 14 DANNY'S DELICIOUS DELI | 18 EINSTEIN BAGELS |
| 3 BREW DOG | 7 TAFT'S (BREWERY/PIZZA) | 11 THE GOAT RIVERSOUTH | 15 CINCO | 19 CONDADOS |
| 4 LAND GRANT BREWERY | 8 ROOSEVELT'S COFFEE (BAKERY) | 12 MARKET 65 | 16 PIZZA RUSTICA | 20 SPAGHETTI WAREHOUSE |

DORA DOWNTOWN

DORA (Designated Outdoor Refreshment Area) allows visitors aged 21 and older to consume an alcoholic beverage purchased from a participating business outdoors within the area's boundaries, during designated hours, and according to DORA rules.

THE PENINSULA



WELCOME TO COLUMBUS

Columbus, the capital of Ohio, boasts a population exceeding 2 million residents and encompasses a diverse range of unique villages and suburbs within its metropolitan area.

Notably, Columbus is renowned for not only its dynamic economy, which features an estimated GDP surpassing \$131 billion, but also for being a thriving hub for some of the world's most successful companies. Among the prominent corporations that have chosen Columbus as their headquarters are:

- Amazon
- Intel
- Nationwide Insurance
- Cardinal Health
- L Brands
- Alliance Data
- JP Morgan Chase (employing 17,000 locals)
- Nationwide Children's Hospital (headquartered here)
- Wendy's (headquartered here)
- Bob Evans (headquartered here)
- White Castle (headquartered here)

Columbus serves as a prominent center of corporate influence, housing the headquarters of more than a dozen Fortune 500 companies. Additionally, the city takes pride in being home to prestigious institutions such as The Ohio State University and the State Government of Ohio.

1,177,589

LABOR FORCE

\$333,530

AVG HOME SALE PRICE

\$72,316

MED HOUSEHOLD INCOME

903,846

HOUSEHOLDS

2.25 MILLION

POPULATION



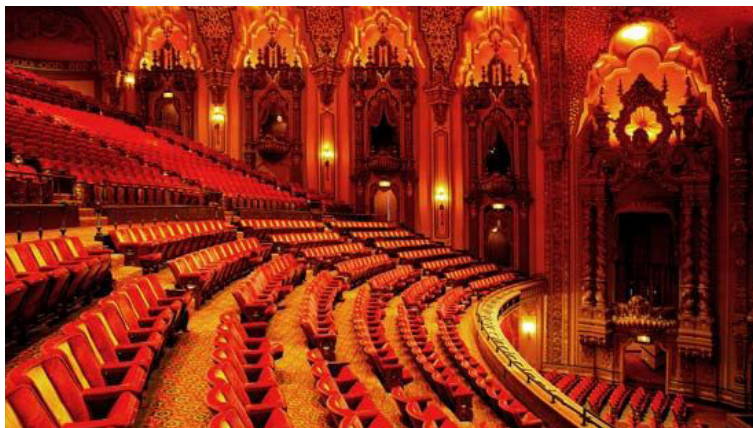
COSI (Center of Science and Industry)

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.

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 negatively impact the operations of the tenants in the building.

AREA MEASUREMENTS

The measurement of usable and rentable space will conform to the most recent BOMA Standards, currently ANSI X65.1-2017.

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 currently \$130 per space, per month. We can provide up to 4/1,000 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.

45,417 SF
SPACE AVAILABLE

8-STORY
OFFICE BUILDING

4/1,000
PARKING RATIO

\$21.95/SF
BASE LEASE RATE

\$8.43/SF
OPERATING EXPENSES

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 2025:

Utilities	\$1.65/sf
Maintenance	\$1.50/sf
Janitorial	\$1.66/sf
Grounds	\$0.08/sf
Administration	\$3.02/sf
Real Estate Taxes	*\$0.22/sf
Insurance	<u>\$0.30/sf</u>
TOTAL	\$8.43/sf

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

Landlord will enter into a contract with The Daimler Group, Inc. to serve as the general contractor for 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, commenced in 2022, 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

The building is located within a Qualified Opportunity Zone.

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


DAIMLER

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