



Tuttle Crossing  
5115 Parkcenter Blvd  
Dublin, Ohio 43017



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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





## BUILDING LOCATION



The building is located on Parkcenter Avenue north of Tuttle Crossing Boulevard, in close proximity to I-270. This location is in the central point of business and commerce for Dublin.

## DISTANCE TO NEARBY AMENITIES

COMMUNITY	DRIVING DISTANCE
Dublin Bridge Park	6 Minutes
Downtown Worthington	15 Minutes
OSU Campus	15 Minutes
Easton Town Center	20 Minutes
Downtown Columbus	20 Minutes
Airport	25 Minutes





DUBLIN VICINITY MAP





## BENEFITS & FEATURES

Location	5115 Parkcenter Drive, Dublin, Ohio, located just off Tuttle Crossing Boulevard, in what has become the central point of business and commerce in Dublin. This is one of Central Ohio's most prominent mixed use developments with Class A offices, retailing, restaurants, banking, and other quality support services.
Site	5115 Parkcenter Avenue is located on 4.836 acres on the southeast corner of Bradenton and Parkcenter Avenue.
Architectural Design	This two-story, 65,734 square foot building has a contemporary architectural design with a brick facade and reflective glass.
Interior Finishes	An elegant two-story entrance with liberal use of superior materials in the common areas including granite flooring, cherry hardwood paneling, and lobby furniture.
Parking	280 convenient parking spaces.
Occupancy	The project is currently 62% leased. Major Tenants include Signature, Inc., The Standard Register Company and Teksystems.
Operating Expenses	All space is leased on a totally net basis with each Tenant being responsible for their pro rata share of all operating expenses beginning upon occupancy. Expenses will include utility usage, janitorial and real estate taxes.





## LEASE PROPOSAL

Building Address	Tuttle Crossing 5115 Parkcenter Ave Dublin, Ohio 43017
Building Description	The building is a two-story, 65,734 square foot, structural steel frame office building with concrete floors and a brick and glass exterior skin.
Common Area Factor	+/- 12%
Leasable Square Feet	18,026 sf      1st Floor 1,700 sf        2nd Floor 5,238 sf        2nd Floor 2,085 sf        2nd Floor
Initial Lease Term	3 to 5 years
Base Lease Rate	\$12.50 per square foot, triple net
Operating Expenses	In addition to the Base Lease Rate, each Lessee 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 are estimated to be \$9.55/sf.
Parking	There are 4.2 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 with the objective to "turn-key".
Proposal Subject To	Lessor's approval of Lessee's financial statements. 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"x12"x1/8".

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 8'6" 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.





### 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.

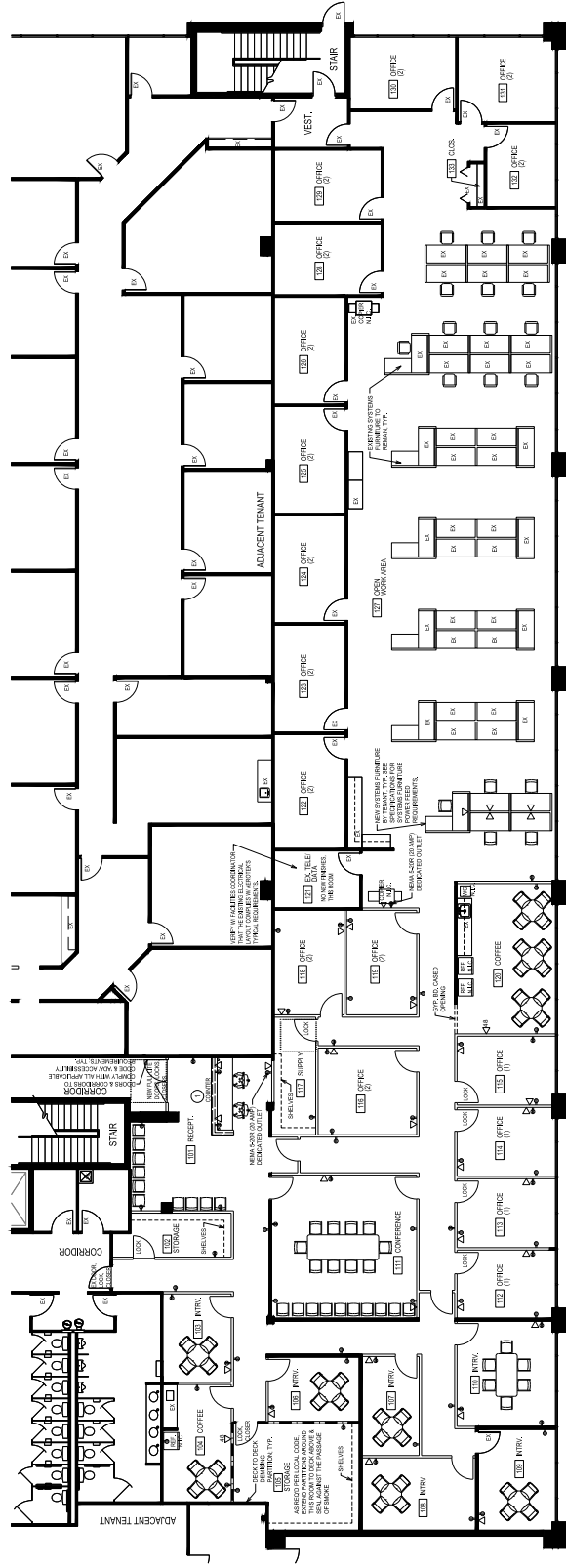
One (1) hydraulic passenger elevator.

### Miscellaneous Items

Base building restrooms are provided for all tenants. Individual sinks and restrooms for private use are extra.



# 1ST FLOOR

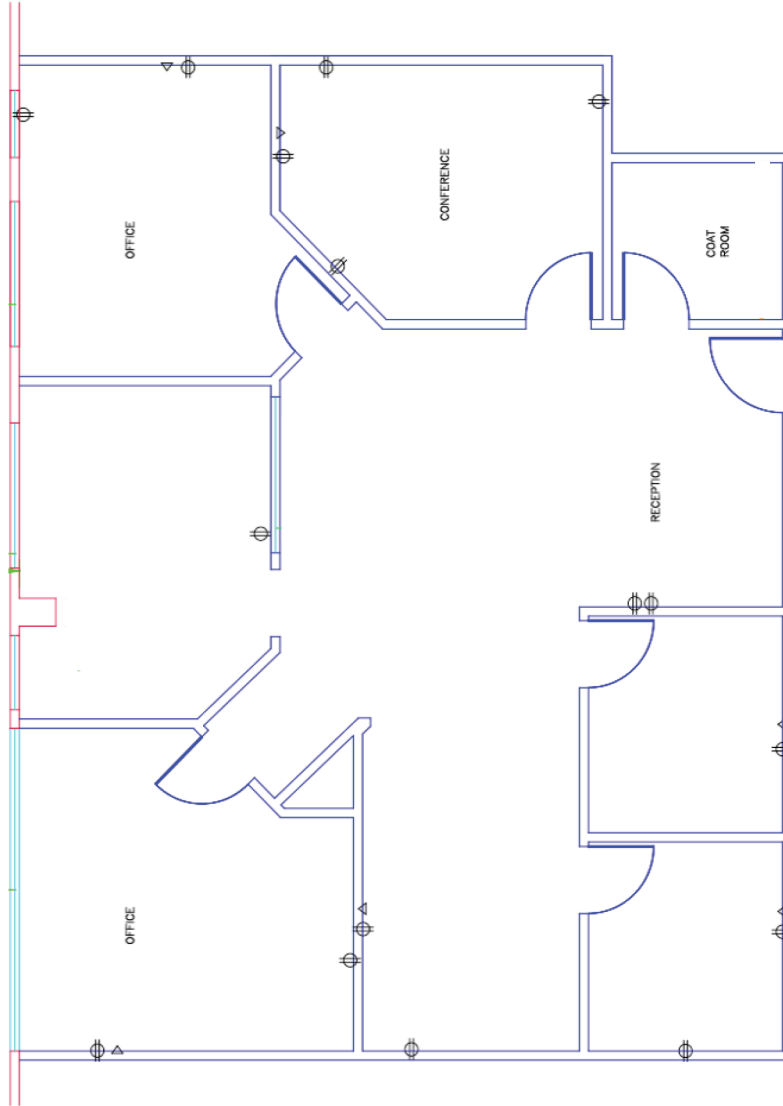


AVAILABLE SPACE  
18,026 SF





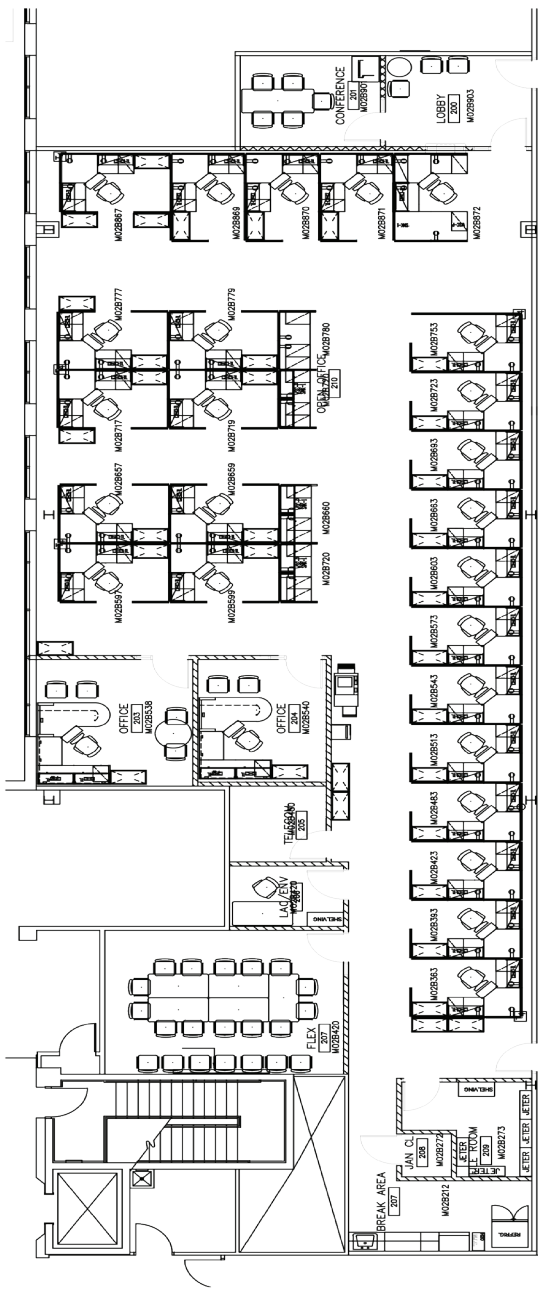
2ND FLOOR



AVAILABLE SPACE  
1,700 SF



# 2ND FLOOR



AVAILABLE SPACE  
5,238 SF





## CORPORATE PROFILE

The Daimler Group, Inc.

Established in 1983

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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, Steinhilber 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.

