



303 Medical Office Building
303 E. Town Street
Columbus, Ohio 43215



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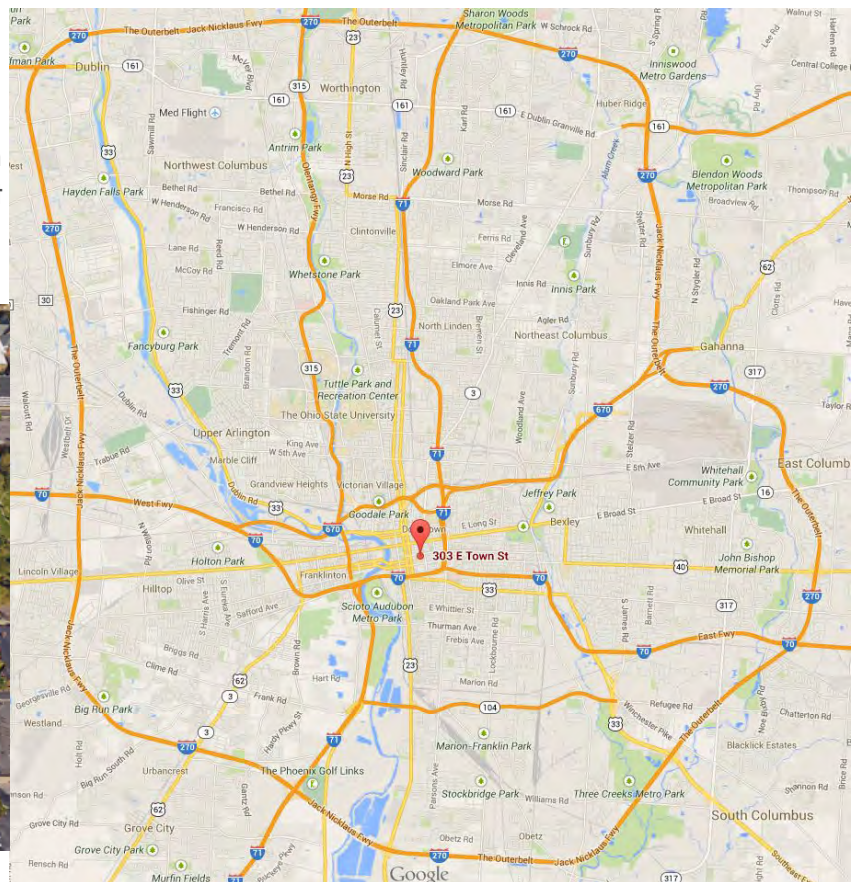
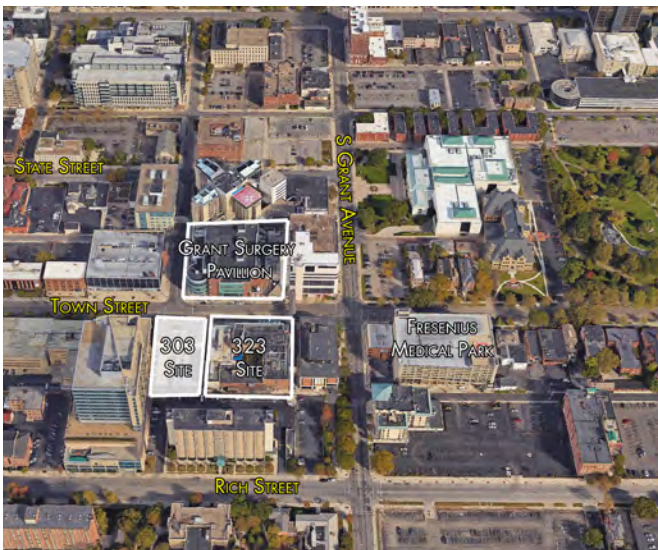


Site Location - 303 E. Town Street

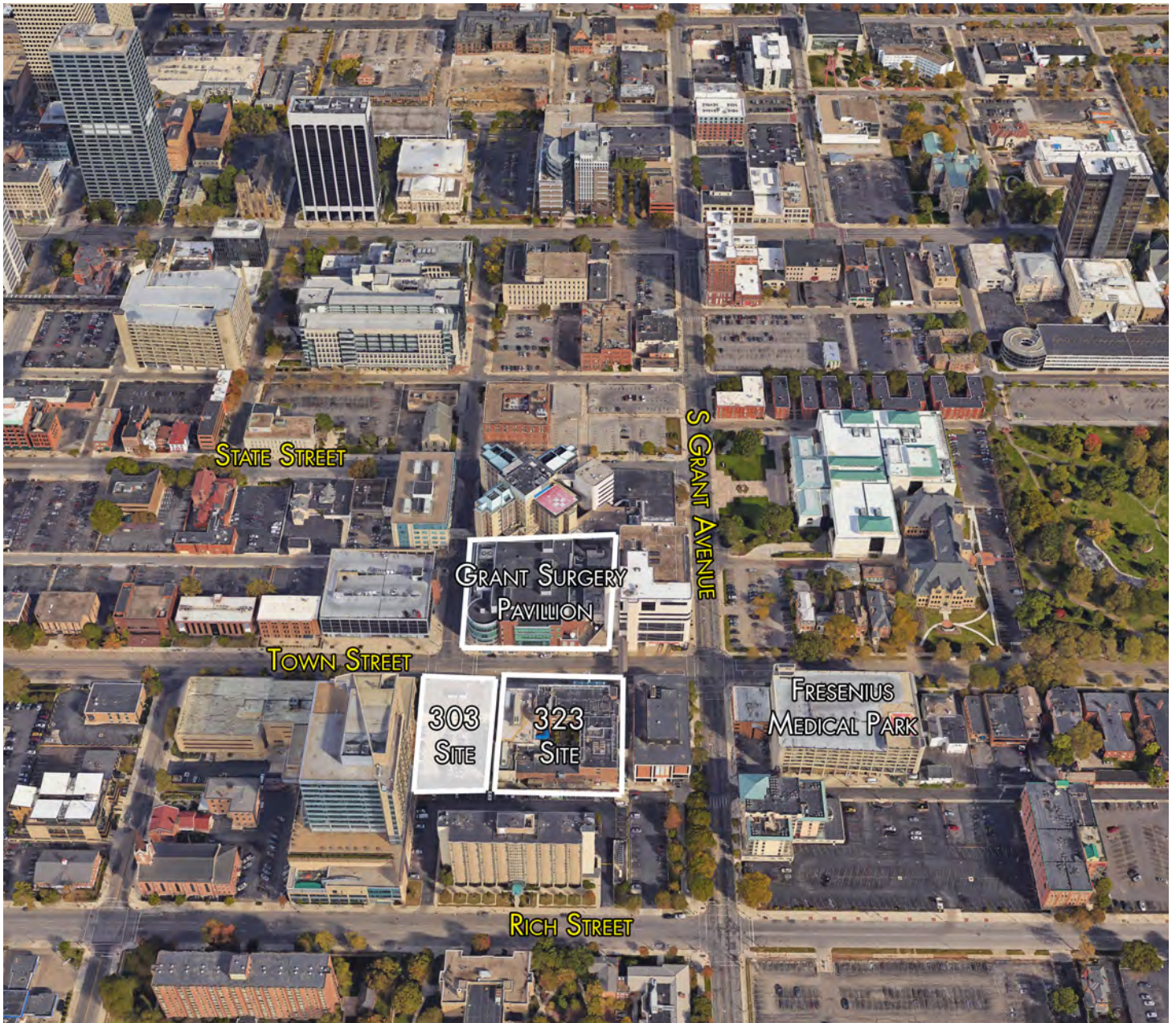


303 E. Town Street

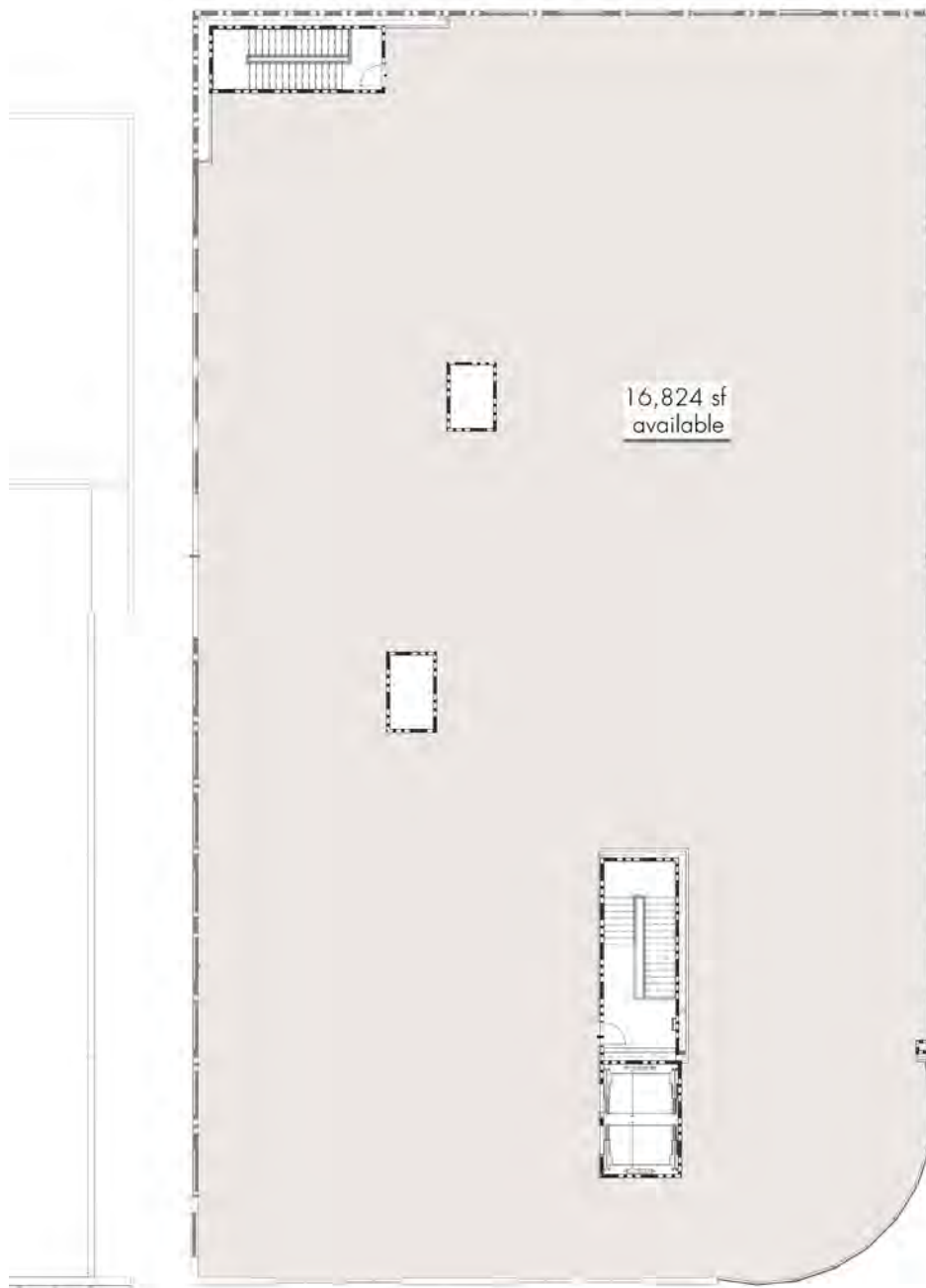
The building is conveniently located on the Grant Medical Center Campus next to the Bone and Joint Center.



AERIAL VIEW



FOURTH FLOOR



LEASE PROPOSAL

BUILDING ADDRESS	303 E. Town Street Columbus, Ohio 43215
BUILDING DESCRIPTION	The building is a four-story, 63,900 square foot, structural steel, metal panel framed, medical office building with concrete floors and a brick and glass exterior skin, located on the Grant campus adjacent to the Bone and Joint Center.
SIZE	Building size 63,900 sf gross We currently have approximately 16,000 sf available for lease
COMMON AREA	The common area is projected to be 12%
INITIAL LEASE TERM	Ten years minimum
BASE LEASE RATE	Year 1 \$19.50 per square foot, triple net Years 2+ 1.25% annual increase
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 real estate taxes, insurance on the building, general maintenance, utilities, water, etc. Initial operating expenses are projected to be \$10.00 per square foot.
PARKING	+/- 20 spaces on site with valet at Bone and Joint Center.
SIGNAGE	Signage shall consist of a listing on the main lobby directory, on floor directories and at the suite entrance.
TENANT ALLOWANCE	The Lessor's standard tenant finish allowance is equal to \$50.00 per leaseable square foot.



BENEFITS & FEATURES

LOCATION & ACCESSIBILITY

The MSK project is located at the heart of the Grant Medical Center on the east side of Town Street immediately adjacent to the Grant Bone and Joint Center. The site provides convenient access via a patient drop-off zone and valet parking zone in a shared access point with the Grant Bone and Joint Center. As part of this project, the entry and waiting areas of the Grant Bone and Joint Center will be enhanced and a pedestrian breezeway will be installed to directly connect the MSK project to the Grant Bone and Joint Center and the balance of the Grant Medical Center Campus.

ARCHITECTURAL DESIGN

MSK Building has been designed to provide efficient floor plans and state of the art service to each tenant in building. The exterior of the building will be a combination of brick, glass and metal panel that will compliment the recent revisions to the Grant Bone and Joint Center and take styling cues from the Grant Surgery Pavilion. In conjunction with the planned additional improvements to the Grant Bone and Joint Center, the project will create a striking streetscape along Town Street and allow the building to be a focal design element in the overall Grant Campus.



TENANT SUPPLIED ITEMS

- Telephone System
- Intercom/Paging System
- Television/Cable Service
- Security Monitoring System
- Sound Masking
- Computer Cable/Termination/Hook-Up
- Kitchen Appliances (Compactor, Dishwasher, Refrigerator)
- Vending Machines (Inside Offices)
- Interior Office Signage
- Art Work
- Furniture (Fixed/Movable Modular)/Hook up for Electric/Phones/Computer
- Audio/Visual Equipment/Projectors
- Dry or Chemical Fire Protection
- File Systems
- Drapery (Decorative or Black Out)
- Special HVAC Systems
- All Medical Equipment/Installation
- Uninterrupted Power Supply (UPS), Generator or Alternative Power



CORPORATE PROFILE

General Information

The Daimler Group, Inc.
 Established in 1983
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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 NetJets, The Ohio State University Wexner Medical Center, EXPRESS, The Limited, Time Warner Cable, The



OSUMC Eye & Ear Institute

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 Overview

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 have become 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.



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



Water's Edge

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.



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.

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

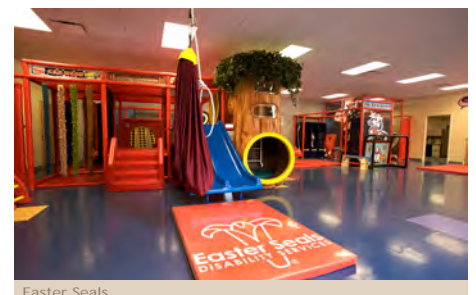
What differentiates Daimler from its competitors is the ability to provide all facets of real estate development and construction in-house. From a development perspective, Daimler has the in-house experience to manage the preconstruction/design development process with individuals who have devoted their 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

