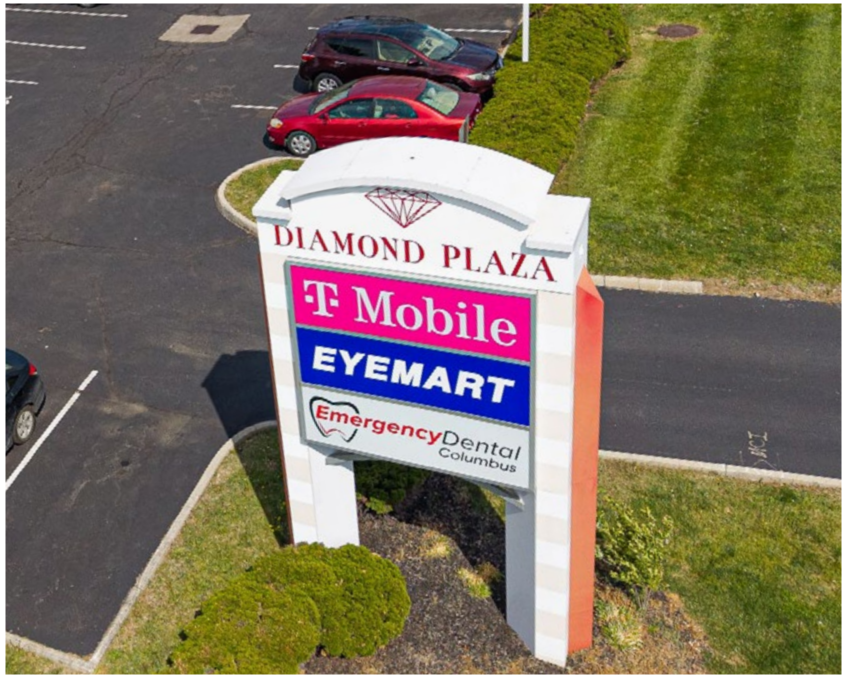


OFFERING MEMORANDUM

Diamond Plaza

COLUMBUS, OHIO

A VALUE ADD OPPORTUNITY IN THE COLUMBUS MSA

Marcus & Millichap

TABLE OF CONTENTS

03. EXECUTIVE SUMMARY

03. Executive Summary
04. Aerial Photo
05. Investment Overview

07. FINANCIAL ANALYSIS

07. Rent Roll
08. Assumptions
09 Cash Flow

10. PROPERTY ANALYSIS

10. Tenant Information
11. Regional Map
12. Aerial Photos

14. DEMOGRAPHIC SUMMARY

13. Salient Lease Provisions
14. Demographic Summary
15. Regional Summary

EXCLUSIVELY LISTED BY:

DEAN ZANG
EXECUTIVE MANAGING DIRECTOR
NATIONAL RETAIL GROUP
WASHINGTON, D.C.
(202) 536-3754
dean.zang@marcusmillichap.com

LICENSES:
MD 665335
VA 0225239201

ERIN PATTON
SENIOR MANAGING DIRECTOR
NATIONAL RETAIL GROUP
COLUMBUS, OH
Tel: (614) 360-9035
epatton@marcusmillichap.com

LICENSES:
OH SAL.2004010274

DAVID CROTTS
MANAGING DIRECTOR
NATIONAL RETAIL GROUP
WASHINGTON, D.C.
(202) 536-3757
david.crotts@marcusmillichap.com

LICENSES:
DC SP8374073
VA 0225208906
MD 652010

SCOTT WILES
SENIOR MANAGING DIRECTOR
NATIONAL RETAIL GROUP
CLEVELAND, OH
(216) 264-2026
swiles@marcusmillichap.com

LICENSES:
OH SAL.2005013197

CRAIG FULLER
SENIOR MANAGING DIRECTOR
NATIONAL RETAIL GROUP
CLEVELAND, OH
(216) 264-2043
cfuller@marcusmillichap.com

LICENSES:
OH SAL.2008001551

Marcus & Millichap

EXECUTIVE SUMMARY

4030-4038 Morse Road
Columbus, OH 43219
ADDRESS

Columbus, OH MSA
MARKET

13,806
TOTAL GLA

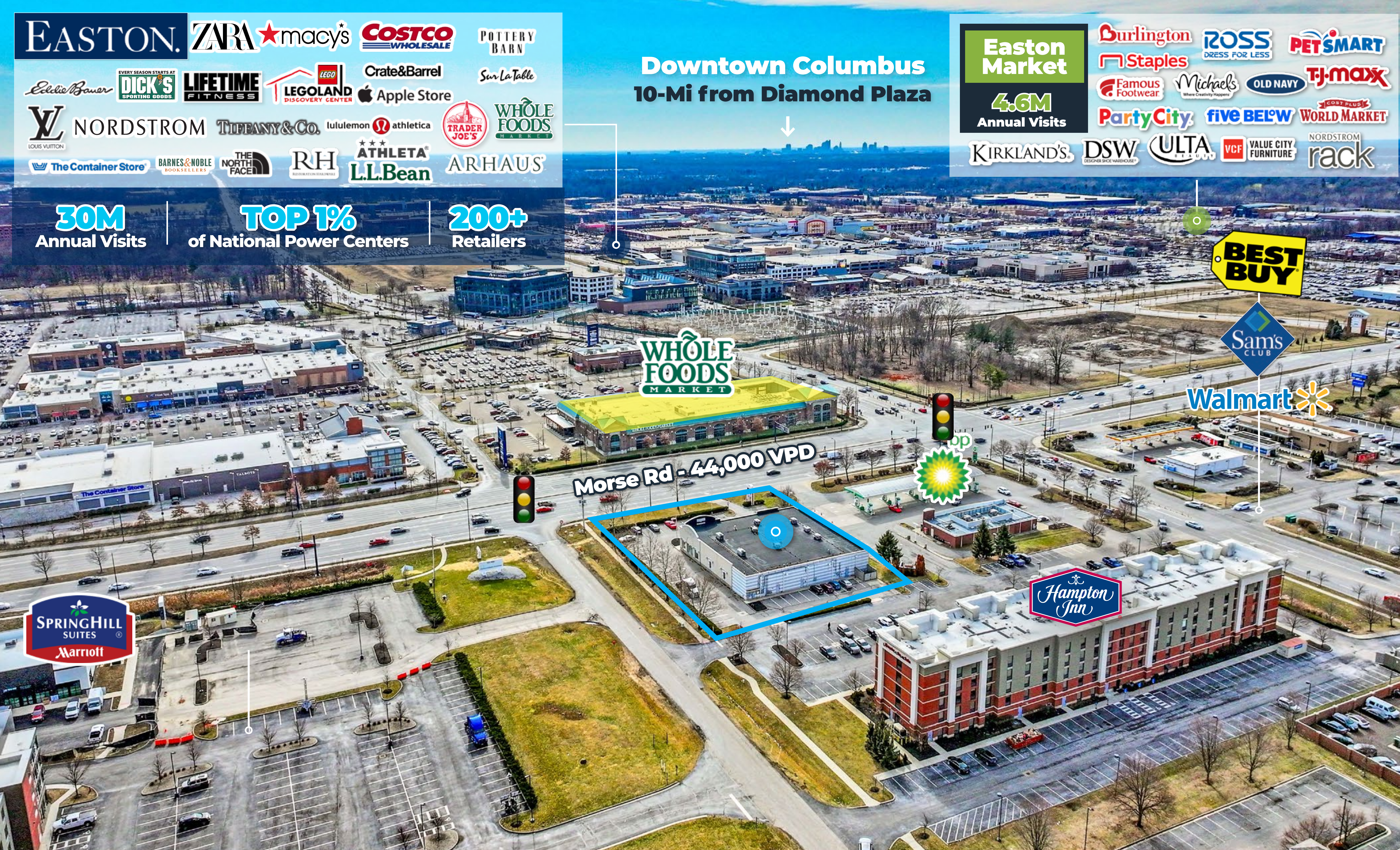
5.03%
COMPOUND ANNUAL GROWTH RATE

83%
OCCUPANCY

5.81 YEARS
WALT

THE OFFERING	
List Price	$4,900,000
NOI	$314,627
Cap Rate	6.42%
Total GLA	13,806
Occupancy	83%
WALT (Years)	5.81
CAGR	5.03%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2030 Projection Population	6,616	116,655	288,641
2025 Estimate Population	6,396	113,419	282,268
Average Household Income	$97,376	$92,223	$93,103
2030 Projection Households	3,182	47,799	120,020
2025 Estimate Households	3,076	46,432	117,113



EASTON.
ZARA
macy's
COSTCO WHOLESALE
POTTERY BARN
Eddie Bauer
DICK'S SPORTING GOODS
LIFETIME FITNESS
LEGOLAND DISCOVERY CENTER
Crate&Barrel
Apple Store
Sur La Table
LOUIS VUITTON
NORDSTROM
TIFFANY&Co.
lululemon athletica
TRADER JOE'S
WHOLE FOODS MARKET
The Container Store
BARNES&NOBLE BOOKSELLERS
THE NORTH FACE
RH
ATHLETA
L.L.Bean
ARHAUS
30M
Annual Visits
TOP 1%
of National Power Centers
200+
Retailers
Downtown Columbus
10-Mi from Diamond Plaza
Easton Market
4.6M
Annual Visits
Burlington
ROSS DRESS FOR LESS
PETSMART
Staples
Famous Footwear
Michaels
OLD NAVY
TJ·maxx
Party City
five BELOW
COST PLUS WORLD MARKET
KIRKLAND'S
DSW
ULTA
VALUE CITY FURNITURE
NORDSTROM rack
BEST BUY
Sam's CLUB
Walmart
WHOLE FOODS MARKET
Morse Rd - 44,000 VPD
Hampton Inn
SPRINGHILL SUITES Marriott

INVESTMENT OVERVIEW

INTRODUCTION

Marcus & Millichap, on behalf of Ownership, is pleased to present Diamond Plaza, a 13,806 square foot retail strip center located in the Easton submarket of Columbus, Ohio (the “Offering”). The Property features a credit oriented tenant roster, led by T Mobile and Eyemart Express, which collectively represent 80% of the property’s revenue. The center offers investors stable in place cash flow supported by strong retail fundamentals within one of the most sought after submarkets in the Columbus MSA. It is further reinforced by a compound annual growth rate (CAGR) exceeding 5% and a weighted average remaining lease term (WALT) of 5.8 years, which together limit near term rollover risk.

CREDITWORTHY TENANCY & VALUE CREATION

The rent roll’s largest revenue generator at 45%, and newest tenant, is T-Mobile (NASDAQ: TMUS), on a long term lease through 2035. T-Mobile boasts a “BBB” credit rating from Standard & Poor’s and “Baa1” from Moody’s. T Mobile was strategically brought into the tenant lineup replacing Mattress Firm and setting a new bar for rent rates in this asset. The tenant executed a new 10 year lease at $35.13 PSF, with $31 TI from the landlord, providing a clear benchmark for future leasing opportunities. Notably, rental rates for two of the three tenants remain significantly below market, creating meaningful mark to market upside once the tenants run out of options or vacate. The two retail spaces are currently leased at $24 PSF and $30 PSF net. Both tenants have one remaining five-year option, positioning this opportunity within a 10-year business plan. **Today, rental rates for these spaces are estimated at $40 PSF net with $40 TI (non-food use). Assuming $40 PSF market assumption, upon stabilization and execution of the mark-to-market strategy, NOI is projected to be $216,000 higher than Year 1. This will provide a huge boost to sale value upon exit.**

The second largest tenant by revenue is Eyemart Express, with a history of long term occupancy and multiple renewals, having successfully renewed three times. Most recently, Eyemark executed a five year contract renewal in 2025. From a credit perspective, Eyemark operates more than 250 locations across 42 states and is owned by VSP Vision (Vision Service Plan), a large not for profit vision benefits and eye care organization based in California. VSP Vision acquired Eyemart Express in early 2025 from FFL Partners and Leonard Green & Partners, recognizing an opportunity to further scale the business.

VALUE ADD OPPORTUNITY

New ownership will benefit from actionable value add opportunities, most notably through the lease up of the remaining 2,313 square foot rear suite. This vacancy offers creative lease up opportunities, including lease up to a new user at market rent or expansion of existing tenant spaces should it be needed. Both Eyemart and REM DDS have expressed interest in expanding their footprints. The space is presently in warm vanilla shell condition and has about 45’ of frontage.

PREMIER COLUMBUS LOCATION

Constructed in 2007, the Property is positioned within one of the most dynamic and proven retail corridors in Central Ohio. The center is shadow anchored by Easton Town Center, a nationally recognized destination with over 9.8 million annual visits per Placer.ai, ranking among the top 1% of power centers in the United States. The Property sits directly across from Whole Foods, and is adjacent to the broader Easton retail corridor, home to more than 200 national retailers.

The site benefits from exceptional frontage and exposure to 42,000 vehicles per day along Morse Road and 175,719 vehicles on I 270. Additional demand drivers include proximity to Easton Market (4.6 million annual visits) and Easton Square (6.9 million annual visits), further reinforcing the Property’s visibility and regional draw.

HIGHLIGHTS

RETAIL STRIP CENTER ACROSS FROM DOMINANT WHOLE FOODS CENTER

MARK-TO-MARKET

OPPORTUNITY INSIDE OF A 10-YEAR PERIOD

CREDIT-ORIENTED TENANCY WITH

80%

OF REVENUE FROM T-MOBILE AND EYEMART EXPRESS

DENSE, AFFLUENT

COLUMBUS MSA


EYEMART
T Mobile
DIAMOND PLAZA
T Mobile
EYEMART
EmergencyDental
Columbus


T Mobile


ART
EmergencyDental
Columbus
4034


HR SERVICE
EYEMART

RENT ROLL

SUITE	TENANT	SF	GLA %	LEASE START	LEASE EXPIRE	ANNUAL RENT	RENT/SF	INCREASE DATE	INCREASE AMOUNT	OPTIONS	LEASE TYPE
4030	Eyemart Express[1]	4,000	28.97%	10/13/2009	1/31/2030	$120,080	$30.02	2/1/2030	$31.83 PSF	1x5	PRS CAM, Taxes, and Ins
4034	Emergency Dental Columbus	2,613	18.93%	11/1/2023	10/31/2028	$62,712	$24.00	11/1/2028	$25.26 PSF	1x5	PRS CAM, Taxes, and Ins
4038	T-Mobile	4,511	32.67%	8/2/2025	8/1/2035	$158,471	$35.13	9/1/2030	10% Every 5 Yrs	3x5	PRS CAM less Mgmt with 5% Cap, Taxes, and Ins
4038B	Available Space (Rear)	2,313	16.75%	Month 13	5 Yrs	100% Market	$6.00	-	-	-	PRS CAM, Taxes, and Ins
	Electrical Room	369	2.67%				**Unleasable Space**				
	Total Occupied	11,124	82.8%								
	Total Vacant Space	2,313	17.2%								
	Total Unleasable Space	369	-								
	Total Leasable SF	**13,437**	**100%**								
	Total SF with Electrical Room	**13,806**				**$341,263**					

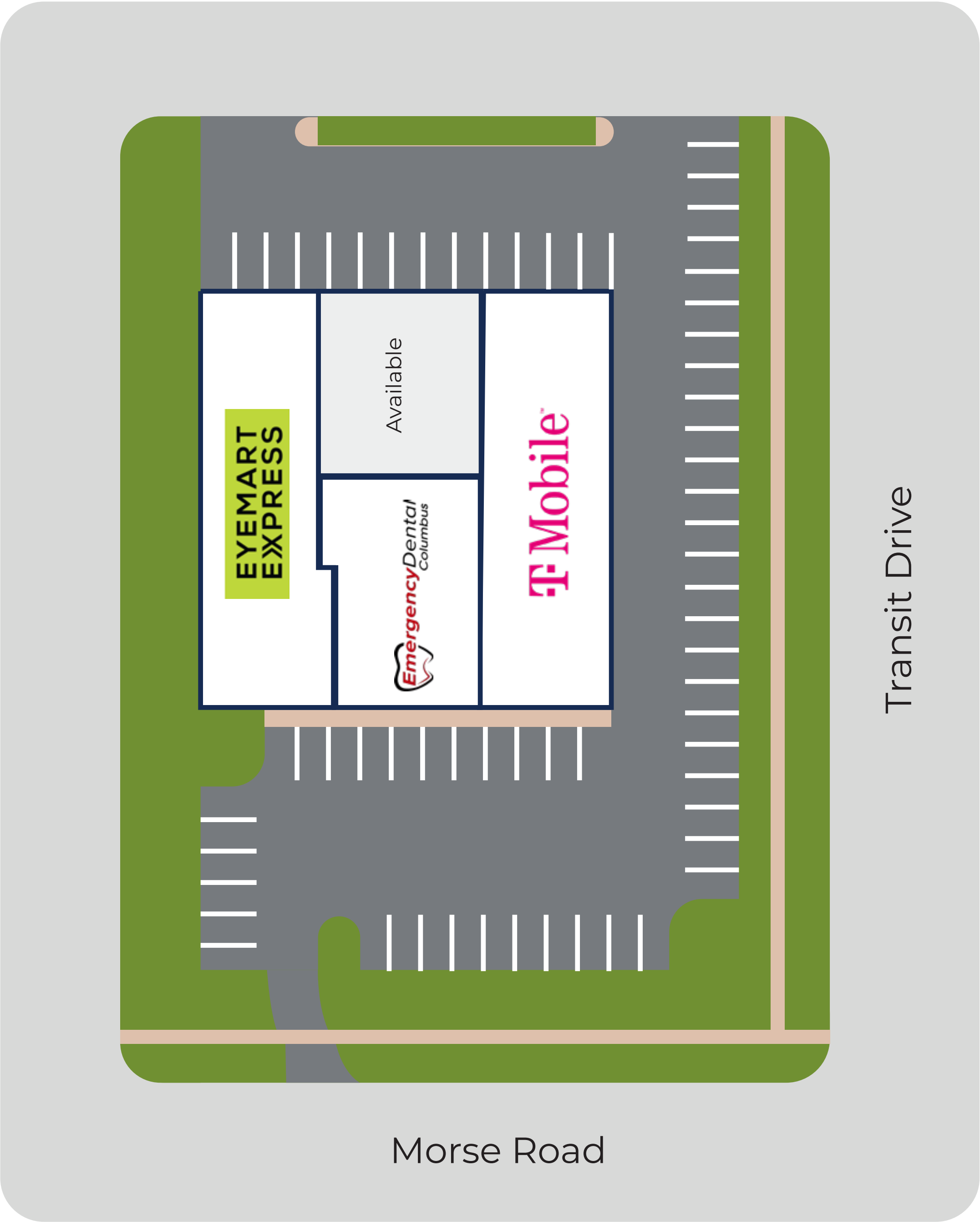
[1] Regarding tenants reimbursement of a management fee, per Article IV(c), Tenant covenants and agrees to pay a management fee equal to three percent (3%) of Tenant's Minimum Rent. Article VII(b), Common Area Charge, states that management and administrative expenses, including those described in Article IV(c) above, shall not exceed 10% of total CAM expenses. Analysis assumes Tenant reimburses a management fee equal to 3% of its base rent.

LEASING PLAN

SUITE	TENANT	SF	GLA %
4030	Eyemart Express[1]	4,000	28.97%
4034	Emergency Dental Columbus	2,613	18.93%
4038	T-Mobile	4,511	32.67%
4038B	Available Space (Rear)	2,313	16.75%
	Electrical Room	369	2.67%
	Total Occupied	11,124	82.8%
	Total Vacant Space	2,313	17.2%
	Total Unleasable Space	369	-
	Total Leasable SF	**13,437**	**100%**
	Total SF with Electrical Room	**13,806**	

KEY

Available Space



ASSUMPTIONS

GLOBAL

Analysis Period	10 Years
Analysis Start Date	7/1/2026
Real Estate Taxes Source[1]	2026 Budget
Operating Expense Source	2026 Budget
Vacancy/Credit Loss Reserve	N/A
Inflation Rate	3.00%
Market Rent Growth	3.00%
Operating Expense and Property Tax Growth	3.00%
Management Fee	2% of EGR
Non Reimbursable Expenses	$0.15 PSF
Capital Reserves	$0.15 PSF
Options	Assumes All tenants exercise options remaining at contract

[1] Analysis assumes Taxes increase to $120,000 in Year 3 upon reassessment.

2ND GENERATION LEASING

Space	Lease Term	Rent PSF	Rent Steps	TI	Leasing	Downtime	Probability of Renewal
Eyemart & Emergency Dental Columbus	10 Yrs	$40 (A)	2% Annually	$40.00	6%/3%	6 Months	50%
T-Mobile	5 Yrs	$35.00	3% Annually	$25.00	6%/3%	6 Months	75%

MARKET LEASE ASSUMPTIONS

Suite	Area	Lease-Up Date	Lease Term	Initial Rent	Rent Steps	Reimbursements	TI/Leasing
4038B	2,313	Month 13	5 Yrs	$6.00	N/A	NNN	$0/6%

(A) Upon tenant(s) running out of options, the model assumes a new $40 NNN rent rate with 2% annual increases as the "market rent". It is assumed that ownership will weigh the best path forward to maximize value. The model provides at 50/50 chance of renewing the existing tenant or putting in a new tenant at $40 Net, with associated TI, LC and downtime. Each outcome is weighted equally.

SCHEDULE OF CASH FLOW

	PSF	YEAR 1 2027	YEAR 2 2028	YEAR 3 2029	YEAR 4 2030	YEAR 5 2031	YEAR 6 2032	YEAR 7 2033	YEAR 8 2034	YEAR 9 2035	YEAR 10 2036	YEAR 11 2037
POTENTIAL GROSS REVENUE												
Base Rental Revenue	$25.72	$355,141	$355,558	$357,750	$361,862	$379,292	$381,933	$384,210	$425,907	$479,229	$542,377	$550,587
Absorption & Turnover Vacancy	$(1.01)	-$13,878	$0	$0	$0	$0	$0	-$2,762	-$32,137	-$50,671	$0	$0
Scheduled Base Rental Revenue	$24.72	$341,263	$355,558	$357,750	$361,862	$379,292	$381,933	$381,448	$393,771	$428,558	$542,377	$550,587
Expense Reimbursement Revenue												
CAM	$2.19	$30,241	$37,372	$38,493	$39,648	$40,837	$42,063	$42,140	$42,536	$42,604	$47,342	$48,762
Real Estate Taxes	$4.30	$59,433	$98,378	$123,905	$125,764	$129,537	$133,423	$133,541	$134,701	$134,784	$150,169	$154,674
Insurance	$0.26	$3,648	$4,539	$4,675	$4,816	$4,960	$5,109	$5,113	$5,158	$5,161	$5,750	$5,922
Management Fee	$0.38	$5,301	$7,131	$7,398	$7,574	$7,803	$7,864	$7,533	$7,541	$7,655	$10,381	$11,698
Total Reimbursement Revenue	$7.14	$98,623	$147,420	$174,472	$177,801	$183,137	$188,459	$188,327	$189,935	$190,204	$213,641	$221,057
POTENTIAL GROSS REVENUE	$31.86	$439,886	$502,978	$532,222	$539,664	$562,429	$570,392	$569,775	$583,706	$618,762	$756,019	$771,643
EFFECTIVE GROSS REVENUE	$31.86	$439,886	$502,978	$532,222	$539,664	$562,429	$570,392	$569,775	$583,706	$618,762	$756,019	$771,643
OPERATING EXPENSES												
CAM	$2.61	$36,069	$37,151	$38,266	$39,414	$40,596	$41,814	$43,068	$44,360	$45,691	$47,062	$48,474
Real Estate Taxes	$5.34	$73,762	$101,080	$127,308	$129,218	$133,094	$137,087	$141,200	$145,436	$149,799	$154,293	$158,921
Insurance	$0.33	$4,528	$4,664	$4,804	$4,948	$5,096	$5,249	$5,407	$5,569	$5,736	$5,908	$6,085
Management Fee	$0.64	$8,798	$10,060	$10,644	$10,793	$11,249	$11,408	$11,395	$11,674	$12,375	$15,120	$15,433
Non-Recoverable Expense	$0.15	$2,102	$2,165	$2,230	$2,297	$2,366	$2,437	$2,510	$2,585	$2,663	$2,743	$2,825
Total Expenses	$9.07	$125,259	$155,120	$183,252	$186,669	$192,401	$197,995	$203,580	$209,624	$216,264	$225,125	$231,738
NET OPERATING INCOME	$22.79	$314,627	$347,858	$348,970	$352,995	$370,028	$372,397	$366,195	$374,082	$402,498	$530,893	$539,905
LEASING COMMISSIONS												
Tenant Improvements	$-	$0	$59,560	$0	$0	$0	$0	$0	$64,273	$101,342	$0	$0
Leasing Commissions	$-	$0	$4,288	$0	$0	$0	$0	$3,107	$63,340	$99,870	$0	$0
CapX	$0.15	$2,071	$2,133	$2,197	$2,263	$2,331	$2,401	$2,473	$2,547	$2,623	$2,702	$2,783
Total Capital Expenses	$0.15	$2,071	$65,981	$2,197	$2,263	$2,331	$2,401	$5,580	$130,160	$203,835	$2,702	$2,783
CASH FLOW BEFORE DEBT SERVICE	$22.64	$312,556	$281,877	$346,773	$350,732	$367,698	$369,996	$360,615	$243,922	$198,664	$528,191	$537,122

TENANT INFORMATION

T-Mobile is one of the nation's largest wireless telecommunications providers, serving approximately 142 million customers nationwide and operating a vast network of company owned and authorized retail locations across the United States. As of year end 2025, T-Mobile generated $88.3 billion in revenue, representing a growth of roughly 8.5% over 2024, and employed approximately 75,000 employees. The company continues to demonstrate industry leading customer growth following its merger with Sprint, supported by its nationwide 5G network and expanding enterprise business.

NO. OF LOCATIONS
6,000+

OWNERSHIP
Public

STOCK EXHANGE SYMBOL
NASDAQ: TMUS

REVENUE
$88.3B (2025)

HEADQUARTERS
Bellevue, Washington

CREDIT RATING
BBB by Standard & Poor's
Baa1 by Moody's, BBB+ by Fitch

Eyemart Express is a national optical retailer founded in 1990, offering prescription eyewear, eye exams, and same day service through a growing network of stores across the United States. The company operates approximately 250 locations nationwide under the Eyemart Express brand and affiliated concepts, with a presence in more than 36 states. Eyemart Express employs over 1,600 professionals.

NO. OF LOCATIONS
250

OWNERSHIP
Privately Held

YEAR FOUNDED
1990

HEADQUARTERS
Farmers Branch, Texas

Emergency Dental Columbus is the Columbus location of the larger Emergency Dental of America founded by Jared Derr in 2004. Later in 2016, Derr partnered with Dr. Roberto Monteagudo. Over the past decade they have expanded the company from one store in Omaha, Nebraska to 23 locations across the country. They provide urgent and emergency dental care, with an emphasis on extended hours, same day treatment, and walk in availability. The practice model is designed to serve patients experiencing acute dental issues such as pain, infection, or trauma, often operating during evenings, weekends, and holidays when traditional dental offices are closed.

NO. OF LOCATIONS
23

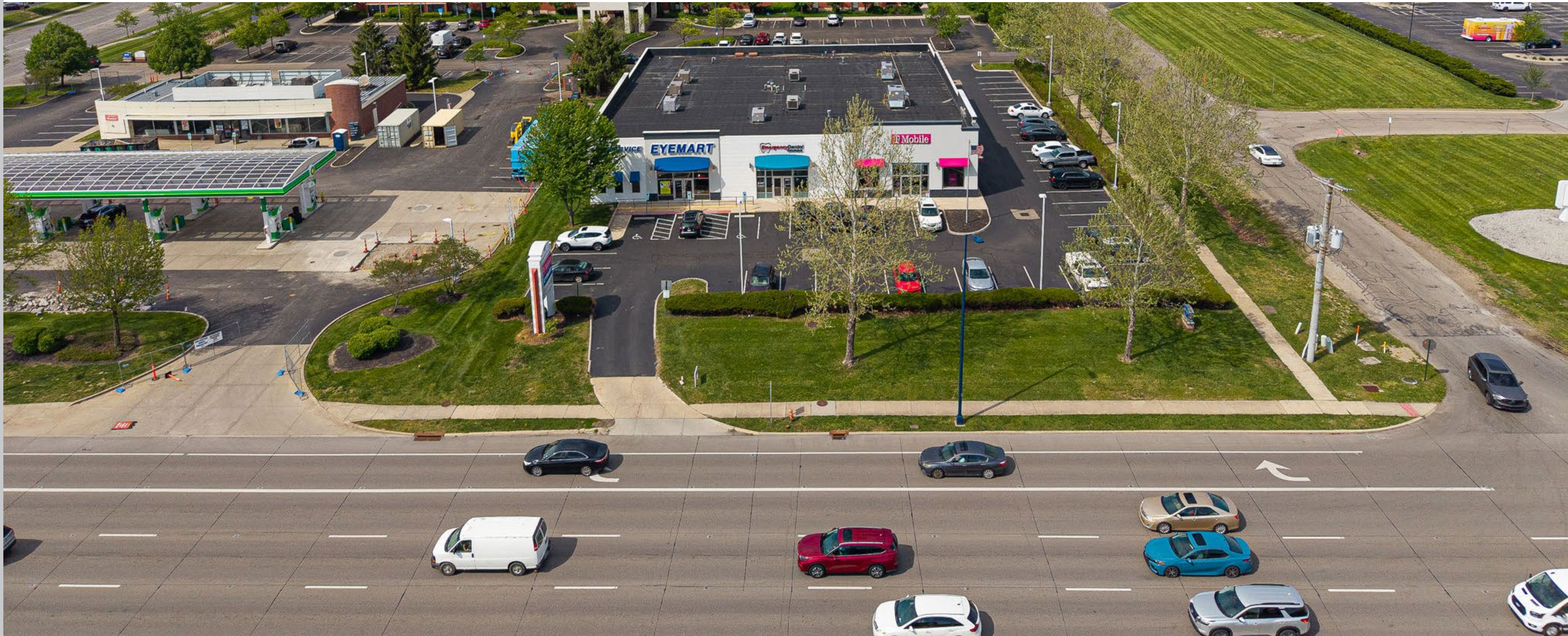
OWNERSHIP
Privately Held

YEAR FOUNDED
2004

HEADQUARTERS
Colorado Springs, Colorado

SALIENT LEASE PROVISIONS

TENANT	LEGAL ENTITY	GUARANTY	EXCLUSIVE	SALES REPORTS	LOCATIONS	REVIEWS
Eyemart Express	Eyemart Express LLC	None	Optical and Eye Care Business	Silent	250+ Locations	Google- 4.8/5
Emergency Dental Columbus	REM DDS, LLC	Robert Monteagudo and Jared Derr	Silent	Within 10 Days of Each Calendar Month; 60 Days of Each Full Calendar Year	23 Locations	Google- 4.7/5
T-Mobile	T-Mobile Central LLC	None	PCS and products, and other wireless telecommunication, and information services and products.	Silent	6,600+ Locations	Google- 3.6/5



REGIONAL MAP

$93K

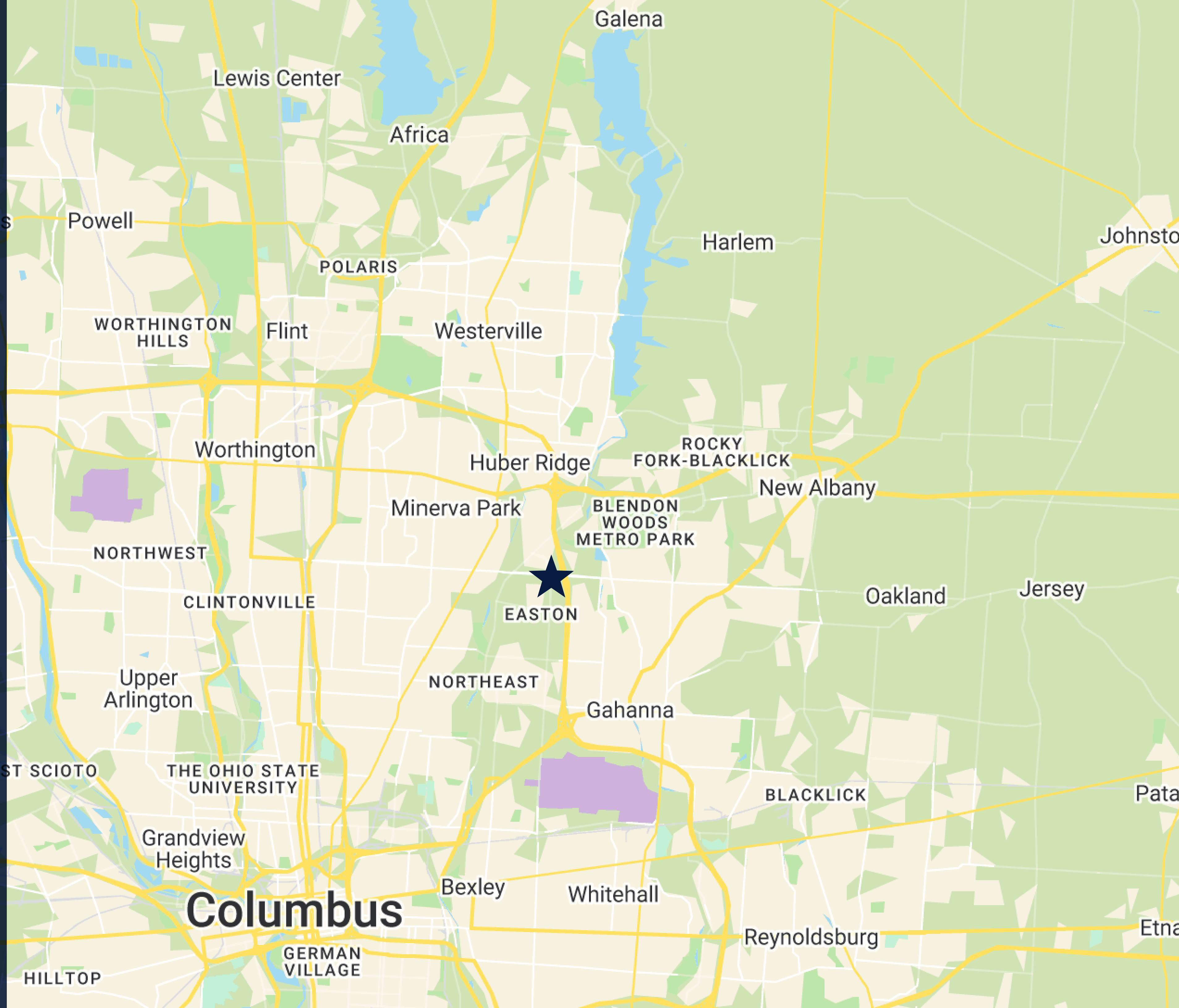
Within a 5-mile radius, the average household income is $93,103

43K

An average of 42,908 vehicles per day drive by Morse Road

282K

Within a 5-mile radius, the population density is 282,268



With more than 30 million visitors per year, Easton is the Midwest's premier shopping, dining, and entertainment destination featuring 200+ retailers.

DEMOGRAPHIC SUMMARY

POPULATION	1-MILE	3-MILES	5-MILES
2030 Projection	6,616	116,655	288,641
2025 Estimate	6,396	113,419	282,268
2020 Census	6,251	111,909	279,906
2010 Census	5,308	96,322	243,605

HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
Average	$97,376	$92,223	$93,103
Median	$81,861	$75,989	$77,151
Per Capita	$42,448	$38,160	$38,496

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2030 Projection	3,182	47,799	120,020
2025 Estimate	3,076	46,432	117,113
2020 Census	2,873	43,802	111,540
2010 Census	2,505	39,049	99,465

HOUSING	1-MILE	3-MILES	5-MILES
Median Home Value	$268,116	$260,713	$262,918

EMPLOYMENT	1-MILE	3-MILES	5-MILES
2025 Daytime Population	24,373	121,137	291,859
2025 Unemployment	4.58%	2.68%	3.33%
Average Time Traveled (Minutes)	25	24	24

EDUCATIONAL ATTAINMENT	1-MILE	3-MILES	5-MILES
High School Graduate (12)	0.51%	1.42%	1.69%
Some College (13-15)	25.38%	30.21%	31.29%
Associate Degree Only	17.33%	12.92%	13.28%
Bachelor's Degree Only	6.95%	8.56%	7.53%

COLUMBUS, OHIO

A Business-Forward Economy

The Columbus Region's economy is the stable base for innovation at all levels of business. A favorable economic environment attracts established businesses and startups alike.

The Columbus Region's economy is built on a highly diversified base of companies, with no single industry representing more than 18% of employment. Some of the world's most recognizable brands—including ScottsMiracle-Gro, Express, JPMorgan Chase, Nationwide and Abercrombie & Fitch—thrive alongside innovative startups and unique small businesses. With support from top-ranked educational and research institutions, and an ever-growing venture capital community, the Columbus Region offers a stable environment for companies looking to grow in a variety of sectors.

Top 9 LOGISTICS SPOTLIGHT

3rd Best BUSINESS CLIMATE

Top Tech TALENT MARKET

Company Expansions

Companies are increasingly choosing the Columbus Region over Silicon Valley.

The Columbus Region is experiencing a period of growth that shows no signs of slowing down as companies from around the world discover everything the Region has to offer. From unicorn startups to expansions by industry heavy hitters, the Region is a hot bed of business development.

"The Columbus Region is a center for new technology and innovation, particularly in the areas of driverless vehicles and industries of the future. Columbus' population growth and our ability to attract top talent also played an important role in our decision to continue to expand here."

intel

Intel's introduction to the Columbus Region is not only the largest manufacturing investment in Ohio history, it is a commitment that will secure the nation's future.

As the largest U.S.-based chip manufacture, Intel sought a location that could support its $20 billion expansion designed to help the nation close its chip shortage gap. Intel chose the Columbus Region thanks to the high concentration of engineers, the education community's enthusiasm, unmatched site and infrastructure options, and economic incentives. The Region's geographically powerful location further set it apart.

AMGEN

Amgen, one of the world's leading biotechnology companies, invested $365 million to open a new manufacturing facility in New Albany, Ohio.

The facility is slated to be Amgen's most advanced assembly and distribution center and will allow the company to get more medicine in the hands of patients. Amgen chose to put down roots in the Columbus Region to take advantage of the Region's logistical stability, thriving and supportive business community, and ever-growing talent pool.

Largest Employers & Major Fortune 1000 Companies in Columbus

Read More

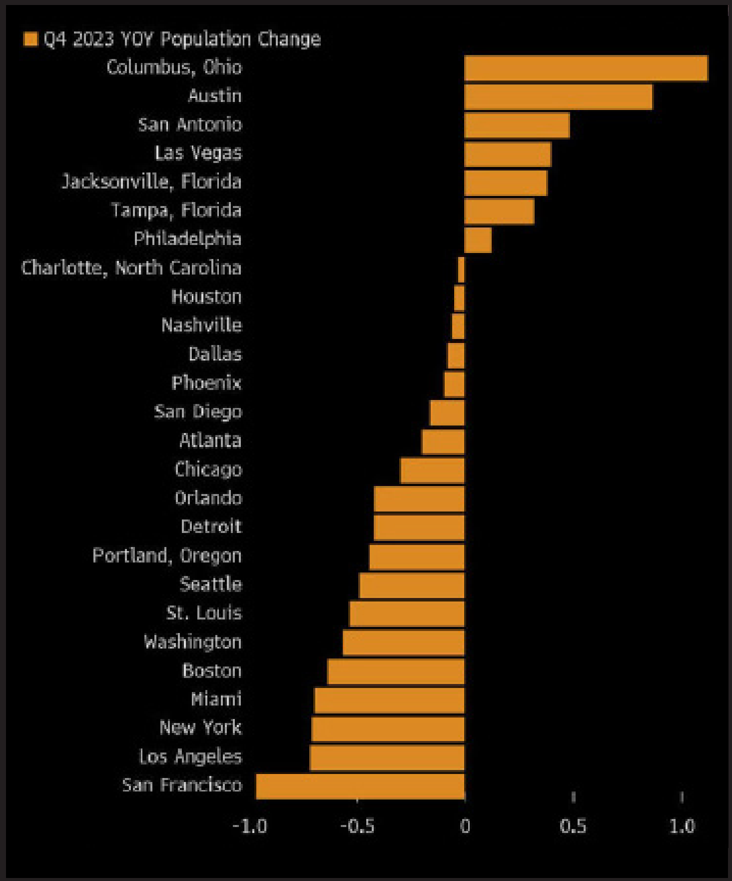
Company	Fortune 1000	Columbus HQ	# of Employees
JPMorgan Chase & Co.			17,480
Nationwide	✓	HQ	16,000
amazon			9,250
HONDA			8,850
CardinalHealth	✓	HQ	8,660
Huntington	✓	HQ	5,741
Victoria's Secret	✓	HQ	4,500
American Electric Power	✓	HQ	4,500
Bath&BodyWorks	✓	HQ	3,665
DHL Supply Chain			3,165
bread financial	✓	HQ	3,086
Abercrombie & Fitch	✓	HQ	3,081
Defense Logistics Agency		HQ	2,500
Big Lots!	✓	HQ	1,685
Worthington Enterprises	✓	HQ	1,884
ScottsMiracle-Gro	✓	HQ	1,340
VERTIV	✓	HQ	1,200
METTLER TOLEDO	✓	HQ	800
DESIGNER BRANDS	✓	HQ	750
Wendy's	✓	HQ	650
GREIF	✓	HQ	384
M/I HOMES	✓	HQ	295

Major Employers in Easton

Columbus has the Most YOY Population Growth out of any Major Metropolitan Area in U.S.

Population Sliding in US West and Northeast

Bank of America data show Southern metro areas making biggest gains



According to Bloomberg and analysis by The Bank of America, Columbus, Ohio had the highest growing population out of any "big" city in America in 2023, with a 1.1% population gain. Austin, TX was next.

Before reaching its peak at about a 23.8% population increase in 2019, the share of the US population moving to and living in the West continued to grow steadily. But with the pandemic, the population has begun to decline. The Bank of America attributes the migration from the West to the Midwest and South to mostly unaffordable housing in cities like Los Angeles and San Francisco, who were the top cities to decrease in population last year. "There's a close relationship between a metropolitan area's median mortgage payment and that area's change of population last year," said the article. "Mortgage payments in Pacific Coast metropolitan areas all exceed payments in other regions," they continued. That being said, New York City and Miami were the third and fourth biggest losers (of population growth, of course), which are both Atlantic Coast cities.

Studies that show Columbus is gaining appeal to those who used to live in large, coastal cities – PolicyGenius ranked Cbus as the third best city for climate migration, and a recent Global Groundwork Index release compiled by Site Selection Magazine ranked Columbus, Ohio, as the #2 city in all of America for commerce, and Ohio in general as the #1 state for commerce.

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE Body: Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.