



SALE ANNOUNCEMENT

6805 PERIMETER DRIVE
DUBLIN, OH

VALUE-ADD OPPORTUNITY
112,877 SF
REO SALE

CALL FOR OFFERS: NOVEMBER 9, 2017



Overview Summary

Mission Capital Advisors, LLC (“Mission”), in conjunction with NAI Ohio Equities (“NAI”, and together with Mission the “Asset Sale Advisors”), is pleased to present the opportunity to acquire the fee-simple interest in a 112,877 SF Class-A suburban office building (the “Property” or “Asset”) located in Dublin, OH. On behalf of the Seller, the Asset Sale Advisors are soliciting call for offers from prospective bidders (the “Prospective Bidders”) for the purchase of the Property pursuant to the timeline attached hereto.

Transaction Highlights

Class-A Property

The Property is considered Class A with an exterior brick façade, a two-story entrance lobby with extensive glass paneling, and a full service kitchen and dining area. On the third floor, there is an executive wing that features wood panel wainscoting, wood trim, large offices, and a wood paneled board room. There are two elevators in the center of the building.

Value-Add Opportunity

The Property is currently 100% vacant leaving the new owner with flexible re-leasing strategies. While the Property was originally constructed as a single-tenant, built-to-suit headquarters for a third-party logistics supplier, the Property has been configured to easily allow for multiple tenant use. The floors have been constructed such that minimal demising would be required to break the space into smaller spaces for multiple tenants.

The Property also has surplus land whereupon a 48,232 SF addition can be constructed with the provision of 196 additional parking spaces (the 2.68-acres of excess land for parking has room for up to 271 spaces).

Well-Located Property

The Property is located at 6805 Perimeter Drive adjacent to the OhioHealth Dublin Methodist Hospital, a 107-bed general medical and surgical hospital which opened in 2008. The Property has convenient access to both Interstate-270 (the Outerbelt) and US Route 33.

Dublin, a city of approximately 44,000 people, hosts the headquarters of Wendy’s Company and Cardinal Health, a Fortune 100 company. Located within the Columbus MSA, Dublin is approximately 15 miles northwest of the Columbus CBD. Columbus, the capital of Ohio, is home to the flagship campus of The Ohio State University, a top 20 public university with an annual enrollment over 65,000.

Property Information	
Property Name	Dublin OH, Office Building
Address	6805 Perimeter Drive
City, State	Dublin, OH
Property Type	Office Building
Total SF	112,877*
Net Rentable (SF)	106,980
Site Size (SF)	581,482
Year Built	2001
Construction	Concrete slab, steel frame
Exterior	Concrete masonry units with brick veneer
Stories	3
Sprinkler	100% Wet Sprinkler System
Lighting	Recessed fluorescent
Power	800 Amp Service, 3 Phase, 4 Wire
Parking Spaces	633*
Parcel ID	273-010212-00
Zoning	PCD - Perimeter Perimeter Drive Subarea 2

*An additional 48,232 SF building can be constructed and parking can be expanded by 271 spaces.

Dublin Demographics	
Population	±47,000
Average Home Price	\$340,307
Median Household Income	\$110,764
Education	78% of residents have bachelor’s degree or higher

Asset Sale Process

Prospective Bidders are subject to qualification by the Asset Sale Advisors and/ or Seller (qualification process will be initiated by the Asset Sale Advisors as deemed necessary). Access to the Due Diligence Materials will be provided to Prospective Bidders solely at the discretion of the Asset Sale Advisors and/or the Seller and may be withheld for any reason.

The Seller, in conjunction with the Asset Sale Advisors, have prepared a comprehensive array of due diligence data (the “Due Diligence Materials”), which will be made available to Prospective Bidders that have executed, and are subject to the terms of, the Confidentiality Agreement (the “Confidentiality Agreement”), which can be accessed on the transaction offering email or by visiting market.missioncap.com. Included in the Due Diligence Materials will be an Offering Memorandum for the Asset (the “Offering Memorandum”) prepared by the Asset Sale Advisors, the terms of sale and the Seller’s required form of Purchase and Sale Agreement (the “Purchase and Sale Agreement”).

Due diligence information will be provided to Bidders via Mission’s online due diligence site. Such information may include third party reports, litigation documents (if applicable), and financial statements, in both computer file and imaged formats.

Please e-sign or return an executed Confidentiality Agreement to nda@missioncap.com. **PLEASE NOTE THAT E-SIGNATURES WILL BE PROCESSED IN TOP PRIORITY WHILE EMAIL SIGNATURES ARE PROCESSED AT THE END OF EACH BUSINESS DAY.**

All inquiries should be directed through the Asset Sale Advisors. The Seller is not to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

Purchase and Sale Agreement

The Seller will make its required form of Purchase and Sale Agreement available for review. Pursuant to the Purchase and Sale Agreement, the Seller is selling its Asset subject only to those representations and warranties explicitly stated in the Purchase and Sale Agreement. No other representations or warranties, either expressed or implied, shall apply.

No obligation to sell shall be binding on seller unless and until a written contract of sale or asset sale agreement is signed and delivered by seller.





Sale Timeline

SALE ANNOUNCEMENT DISTRIBUTED:	Monday, October 16, 2017
CALL FOR OFFERS:	Thursday, November 9, 2017
CLOSING ON OR BEFORE:	Tuesday, December 19, 2017

Contact Information

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DISCLAIMER:

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR PURCHASE & SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSET FROM THE ASSET SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSET. WHILE THE INFORMATION INCLUDED HEREIN IS BELIEVED TO BE ACCURATE AND RELIABLE, SELLER, MISSION AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, AGENTS, ASSIGNEES, OFFICERS, TRUSTEES, DIRECTORS, SERVICERS AND EMPLOYEES MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, INCLUDING BUT NOT LIMITED TO THE VALUE OF ANY PROPERTY. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE APPLICABLE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED PURCHASE & SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.