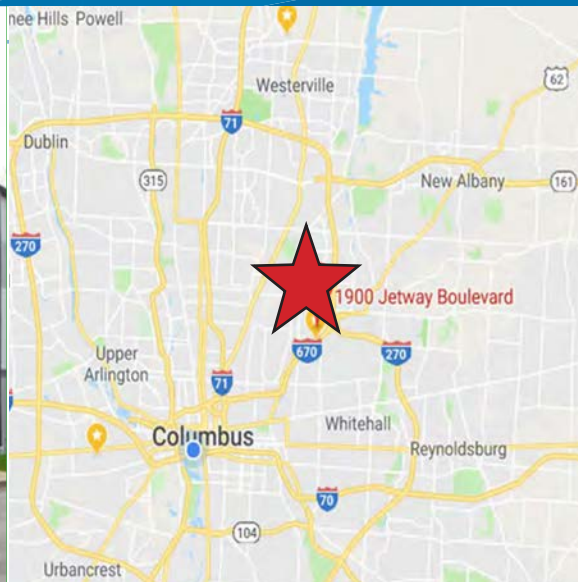


INVESTMENT SALE



1900 Jetway Blvd

COLUMBUS, OHIO 43219



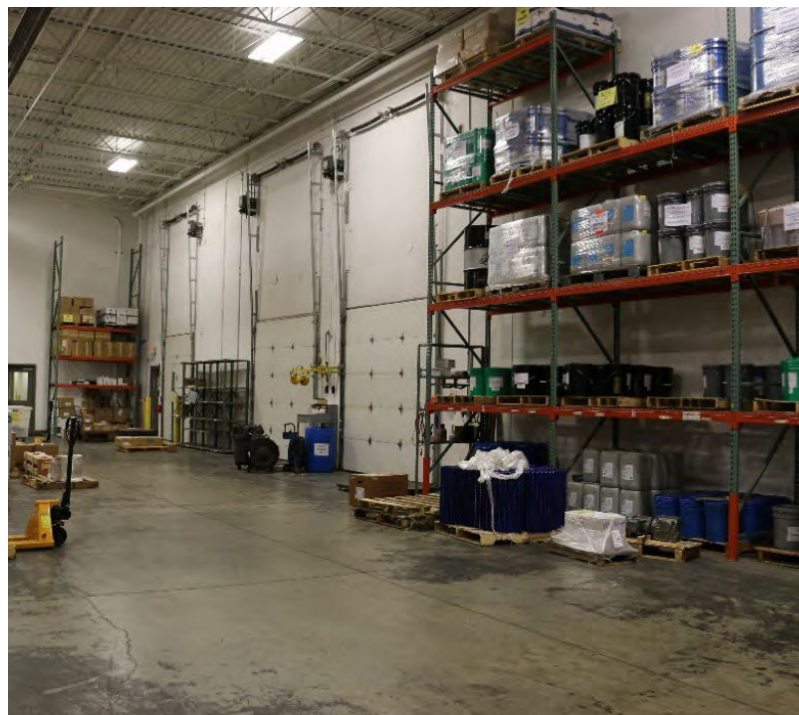
Investment Highlights

- Single tenant investment opportunity
- 4 years of lease term remaining
- Triple net lease structure
- Tenant has occupied building since construction in 2002
- Concrete panel construction
- 43,200 sf building including 24,000 sf office (two story with elevator)
- Expandable by 9,000 +/- sf
- Building will sell below replacement value

*Please complete the attached CA to view a copy of the Offering Memorandum.

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. There presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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**1900 Jetway Blvd
Columbus, OH
INVESTOR CONFIDENTIALITY AGREEMENT**

Confidentiality and Legal Liability

Colliers International (hereinafter (“Broker”), has been exclusively retained by DIG 2 Limited LLC (the “Owner”) to present the offering of its interest in the Property defined below. Upon execution of this Agreement, Broker will make available to the undersigned certain information (“Confidential Information”) concerning the property commonly known as 1900 Jetway Blvd, Columbus, Ohio (the “Property”), a +/- 43,200 square foot warehouse building. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property and is not intended to be an offer for sale of the Property. As the prospective Purchaser, you will evaluate a possible acquisition exclusively for your account as a principal in the transaction and not as a broker or agent for any other person. The Confidential Offering Memorandum, supplied by Broker, contains selected information pertaining to the business and affairs of the Owner and does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. All projections have been developed by Broker, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker. Neither the Owner nor Broker, or any of their officers, employees, or agents make representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information or any of its contents, and no legal liability is assumed or to be implied with respect thereto. **By receipt of the Confidential Information, you agree that the Memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose its contents without prior written authorization, and that you will not use or permit to be used this Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Broker.** Photocopying or other duplication is strictly prohibited. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. The Confidential Information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this Memorandum.

Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective investors. Contact with any of the Property’s tenants without prior approval of the Owner is strictly prohibited.

Broker Representation

Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property (except advisors working on behalf of their clients). Purchaser acknowledges that it is not working with any other broker or agent in connection with the Property.

No broker represents Purchaser. Purchaser is working with Broker, specifically Shane Woloshan, SIOR, Michael Linder, SIOR, Joel Yakovac, SIOR and Jon Schuen with the understanding that Broker is representing the Seller. Furthermore, Purchaser indemnifies Broker and Owner against any commission claims by brokers other than stated above.

Americans with Disabilities Act

The United States Congress has enacted the Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. State and local laws may also mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now or in the future. Owners, Purchasers, and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Hazardous Materials Disclosure

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and, as such, may need to be specifically treated, handled, or removed. For example, some transformers and other electrical components contain PCBs, and asbestos has been used in components such as fireproofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall, and plaster. Due to prior or current uses of the Property, there may be hazardous or undesirable metals, minerals, chemical hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers, or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean-up by past, present, and/or future owners and/or operators. It is the responsibility of the Purchaser to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

In the event of breach of such confidentiality agreement, you agree that the Owner would be irreparably harmed with no adequate remedy at law and shall be entitled to relief, including, but not limited to, injunctive relief.

If you wish to pursue negotiations leading to this acquisition, please sign the acknowledgement below to receive the Offering Memorandum on the subject property, and return it to Shane Woloshan, SIOR by email (shane.woloshan@colliers.com), fax at 614.436.9700 or mail to: Colliers International, Two Miranova Place, Suite 900 Columbus, OH 43215.

Acknowledgement (please print clearly all information except signature):

Purchaser: _____

By: _____

Title: _____

Signature: _____

Date: _____

Address: _____

Phone: _____ Email: _____

