



BEACON PLACE

6055 ROCKSIDE WOODS BLVD.
INDEPENDENCE, OH 44131

LOCATION: 6055 Rockside Woods Boulevard, Independence, Ohio. With easy access to I-77 and I-480, the building is located 1/4 mile east of the Interstate 77/Rockside Road interchange north of Rockside Road.

BUILDING: Constructed in 1997, Beacon Place is one of Cleveland's premier suburban office buildings. Featuring an architecturally award-winning exterior presentation of stone, masonry and vision glass, Beacon Place includes "best in class" amenities, a two-story atrium entrance and impeccable common areas. With 134,000 sq. ft. of leaseable area, Beacon Place sets the standard for suburban office developments.

METHOD OF MEASUREMENT: Modified BOMA Standard. Multi-tenant floor factor = 12.8%.

RENTAL RATE: \$24 per rentable sq. ft.

TYPE OF LEASE: Full-service

LEASE TERM: Five (5) years typical.

ESCALATION: Tenant pays its pro rata share of actual increases in direct operating expenses, real estate taxes and insurance after the base year.

UTILITIES: All are included, except utilities for in-suite lighting and outlets, which are sub-metered and invoiced monthly to Tenant at the general commercial rate.

SERVICES: Full-service lease includes heating and air conditioning, five-night-a-week janitorial service, rubbish removal and periodic window washing.

COMMON AREA MAINTENANCE: Maintenance of public areas including corridors, restrooms and lobbies, mechanical and electrical systems, roof, parking lot, landscaping and snow removal is provided by Landlord.

SUITE MAINTENANCE: Maintenance of all heating and air-conditioning systems and base building electrical and plumbing systems is provided by Landlord. Replacement of light bulbs and ballasts is provided and installed by Landlord at Tenant's expense.

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CONTINUE ON PAGE 2



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HVAC SYSTEM: Base building cooling is provided by a variable air volume (VAV) system. The system is typically zoned at approximately one VAV per 650 sq. ft. but is flexible to accommodate additional zones based on space design. Cooling is provided by four 90-ton, roof-mounted DX units, which are zoned to maximize solar load management. Heat is water source fin-tube units arrayed on the perimeter of the building. The system is multi zoned and reset by zone based on outside temperature. The entire system is managed by a fully automated DDC control package, which is monitored both on-site and at the Dalad Group headquarters.

ELEVATORS: Three elevators serve the lower level through the sixth floor.

TENANT IMPROVEMENTS: Typically, tenants are provided with office space on a "turnkey basis" constructed by Dalad Construction Company utilizing building standard methods, materials and finishes. Architectural and Engineering services are also included at Landlord's expense.

PARKING: Abundant surface parking for tenants and visitors is provided at a ratio of 4.5 cars per 1,000 sq. ft. of leased space. Tenants have the right to lease non-reserved underground heated garage spaces under a separate agreement based upon availability.

ACCESS: Building Hours: Monday thru Friday 7 a.m. to 6 p.m., Saturdays 8 a.m. to 1 p.m. Access is available all other hours with building security access cards.

SECURITY AND LIFE SAFETY: A card access system is provided for after-hours entry (24 hours per day/seven days per week.). A Simplex Fire and Emergency Command Center provides monitoring of smoke detectors, pull stations and sprinkler systems, and initiates emergency notification.

AMENITIES: Beacon Place is equipped with the following common area amenities:

LUNCH ROOM: Cafeteria seating is for approximately 120 people with some areas conducive for semi-private dining. The dining room enjoys natural light through a fully windowed eastern wall, which overlooks an outdoor patio. Professional Corporate dining service offers a mix of quick and affordable breakfast and lunch fare, as well as certain upscale offerings and several hot entrees each day.

CONFERENCE CENTER: Beacon Place features a fully furnished conference facility with modular tables and seating for approximately 60 people. The room may be divided into two separate rooms for smaller meetings. The facility is equipped with audio-visual equipment designed to meet today's standards. Catering is available for meetings from the adjacent cafeteria.

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CONTINUE ON PAGE 3



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FITNESS FACILITY: Includes state-of-the-art aerobic equipment with remote-controlled T.V. monitors as well as a complete resistance weight training circuit. Approximately 2,000 sq. ft. overall complete with spacious shower/locker rooms.

PARKING GARAGE: There are 16 heated garage spaces located on the lower level with direct elevator access, which are available at an additional charge.

SURROUNDING AREA SERVICES:

- The site is linked via a private drive/walkway to Rockside Corners Shopping Center, a 56,000 sq. ft. retail facility containing a wide variety of restaurants and services.
- Hotels: The Rockside market offers a variety of options, including: Hilton Inn, Sheraton Four Points Hotel, Residence Inn, Holiday Inn, AmeriSuites, Red Roof Inn and Embassy Suites.
- Banks: Two bank branches are within a few hundred yards of the building on Rockside Woods Boulevard.

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