



THE GENESIS BUILDING

6000 LOMBARDO CENTER
SEVEN HILLS, OH 44131

LOCATION: 6000 Lombardo Center, Seven Hills, Ohio. With easy access to I-77 and I-480, the Genesis Building is located 1/2 mile west of the I-77/Rockside Road interchange on Lombardo Center, north off Rockside Road.

BUILDING: This six-story building includes an exceptional exterior presentation of granite wall panels and reflective ribbon glass windows set in a richly landscaped surrounding. Containing approximately 138,000 sq. ft. of rentable area, the building interior features a three-story, landscaped atrium, marble wall panels, marble-patterned floors, and a 2,800-gallon salt-water aquarium.

METHOD OF MEASUREMENT: Modified BOMA Standard. Multi-tenant floor factor = 13%.

RENTAL RATE: \$22.50-\$23.50 per rentable sq. ft.

TYPE OF LEASE: Full-service

LEASE TERM: Five (5) years typical

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

UTILITIES: All are included, except utilities for Tenant's 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, 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, atrium, parking lot, landscaping and snow removal is provided by the Landlord.

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

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HVAC: A 600-ton chiller plant combined with two roof top air-handlers distributes conditioned primary supply air to the six occupied floors. Mixing of the primary air supply occurs at variable air volume terminal boxes zoned at approximately one box per 650 sq. ft. Heat is distributed through hot water coils in the terminal boxes. The entire system is fully automated using direct digital control technology enabling space temperature monitoring within each zone. The building is staffed by a full-time building engineer trained to operate the building control system and related equipment and respond to in-suite temperature variations.

ELEVATORS: Three elevators serve the parking garage and lower level through the sixth floor. One elevator can be utilized as a service elevator with rear loading capacity and freight lobby.

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 provided at Landlord's expense.

PARKING: Abundant surface parking for tenants and visitors is provided at a ratio of 4.0 spaces per 1,000 sq. ft. of leaseable space. Tenants have the right to lease non-reserved underground garage spaces under a separate agreement.

ACCESS: Building hours: Monday through Friday - 7 a.m. to 6 p.m., Saturday - 8 a.m. to 1 p.m. For all other hours, the building is accessible with a security access card.

SECURITY: A "Simplex" card key access and security system is used at all exterior entrances, the building parking garage and fitness center.

FIRE PROTECTION: The building is 100% sprinkled. Smoke and heat detectors actuate the alarm system, which is monitored by a private service.

BUILDING AMENITIES:

- 72 fee-based heated garage parking spaces on lower level, with direct elevator access.
- Fitness center with cardiovascular equipment, free weights and fully equipped locker room.
- 43 seat amphitheater with state-of-the-art AV equipment & high-speed Internet access.
- 14 seat executive conference room equipped with A/V capabilities and high-speed Internet.
- Sandwich shop on lower level offering breakfast and lunch.
- Lounge/reception area with a coffee bar and couches.
- In-building car wash facility.
- Shared T-1 high-speed Internet access readily available

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