

CONFIDENTIAL OFFERING MEMORANDUM

Spire Complex | 5201 SPIRE Circle, Harpersfield Twp., OH 44041



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DISCLAIMER: This is a confidential memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of part or all of the SPIRE complex in Harpersfield Township, OH 44041 (“Property”).

This memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner of the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Growth Partnership for Ashtabula County. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner or Growth Partnership for Ashtabula County, nor any of their respective directors, officers, affiliates or representatives are any representation or warranty, expressed or implied, as to the accuracy or completeness of this memorandum or use of its contents and no legal commitment or obligation shall arise by reason of your receipt of this memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this memorandum, you agree that this memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Partnership of Ashtabula County. You also agree that you will not use this memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Partnership for Ashtabula County.

EXECUTIVE SUMMARY

Growth Partnership is pleased to announce an acquisition opportunity: the 175-acre SPIRE campus. SPIRE is a unique offering of research, office and light industrial space amidst unmatched fitness and recreational amenities designed to make talent attraction an easy task. This next gen campus is available at a fraction of the cost of comparable sites that lack all the campus amenities, besides our location advantages. Lower-than-average cost of living, property and income taxes, combined with all the recreational opportunities on Lake Erie and at our adjacent wineries, all offer employees a quality of life at a modest price point. With 750,000 sq. ft. of indoor athletic and recreational facilities, 123,000 existing sq. ft. of office space surrounded by 90 acres of shovel-ready space and supported by 1 gigabit of fiber broadband, your campus awaits.

Current amenities include:

- Aquatic Center: Two pools (Olympic-sized and training) designed according to USA Swimming specifications.
- Banquet and Conference Center: accommodates up to 1200 guest and includes a 5,000 sq. ft. commercial kitchen and state-of-the-art audiovisual equipment.
- Courts and Field Building: Multi-purpose court surface can house 6 NBA-sized courts. A synthetic turf field allows for regulation play or division into smaller training areas, with a climate-controlled mezzanine and bleacher seating.
- Average daily traffic count at SPIRE entrance 2018: 12,481
- Single-owner facility
- No bank debt
- Enterprise Zone Property Tax abatement
- Wetland delineations complete and Geotechnical studies complete for most of developable land area
- Enterprise Zone for property tax abatement

CURRENT SITE

COURTS AND FIELDS:

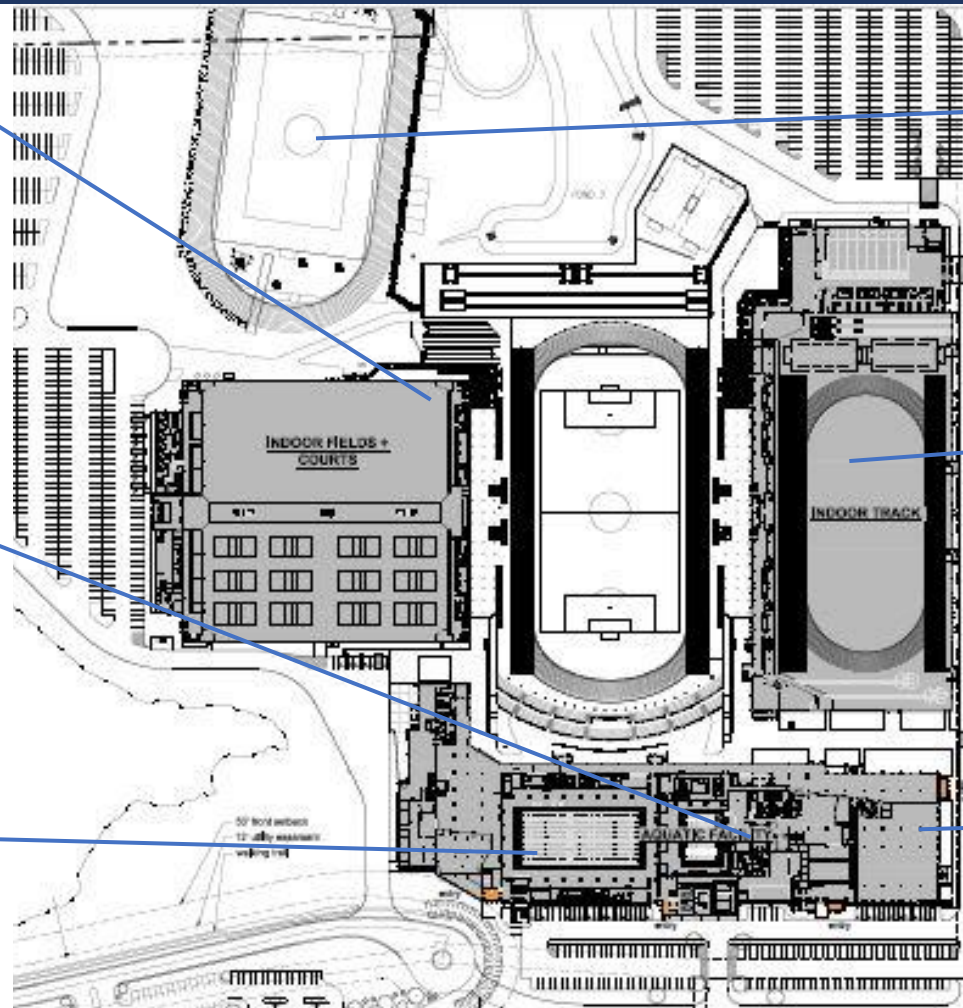
6 NBA-sized basketball courts, full outdoor soccer court, 12 volleyball courts, 1 synthetic turf field, climate-controlled mezzanine and bleacher seating, sports therapy/orthopedics offices

PERFORMANCE CENTER:

25,000 sq. ft performance center includes state-of-the-art agility, strength, vibration, bodyweight suspension training.

AQUATIC CENTER:

Commercial kitchens and dining to seat 1,800. Olympic-sized pool and training pool.



STADIUM:

Synthetic multi-sport, lighted field with a 9-lane, 400-meter track; infield accommodates a FIFA sized soccer field, football and lacrosse. Spectator capacity of 15-20,000.

INDOOR TRACK:

8-lane, 300-meter track with outdoor track radius. 30,000 sq. ft. glass-encased banquet, hospitality and meeting space overlooking the track. 5,000 spectator capacity.

OFFICE:

123,000 sq. ft. of shell space suitable for building out to lab or office specifications.

PROPERTY DETAILS

**750,000 sq. ft. of existing facilities, including
123,000 sq. ft. available office space**

**40-50 buildable acres with up to 1.2 million sq. ft.
available for light industrial, office, medical, and
research**

**25- and 30-acre parcels available to the north-
and southwest at the I-90/ Rt. 534 intersection**

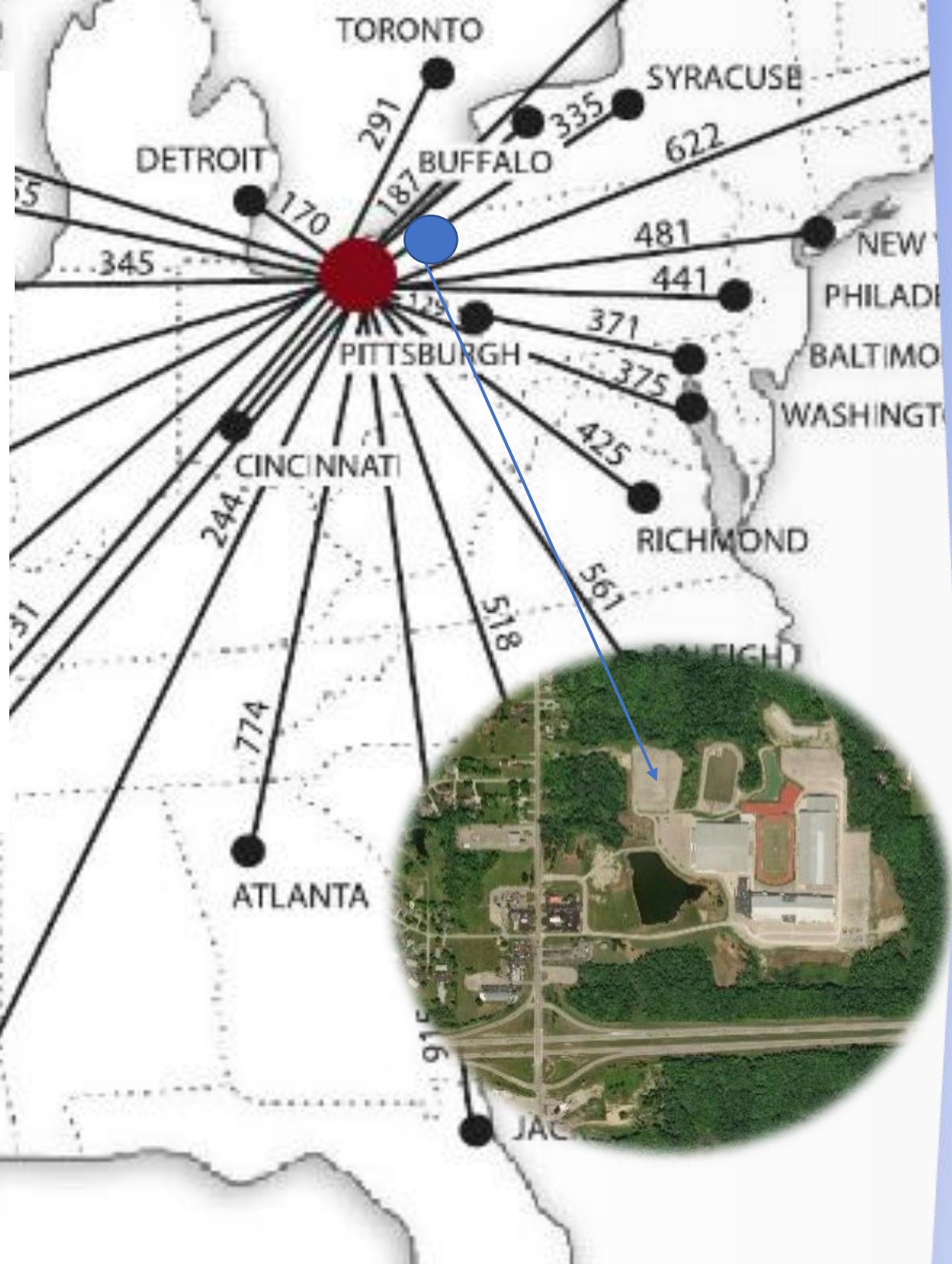
- **Zoning:** Zoned appropriately for mixed-use development, including medical research and office
- **Incentives:** Property tax abatements and credits available. Property tax considerably lower than in adjacent counties
- **Utilities:** 1 gigabit highspeed fiber already in ground, water, sewer, electricity and gas at appropriate capacities for further development
- **Location:** The site's centralized location – fewer than 50 miles to Cleveland, and 60 miles to Youngstown and Akron
- **Transportation:** Located at Rt. 90 exit; distance to Great Lakes Ashtabula Port < 30 minutes



LOCATION

Geography: The site's centralized location – fewer than 60 miles to Cleveland, Youngstown and Akron, and within a day's drive of 60% of the U.S. population – provides a 2 million-strong workforce, educated from the 41 colleges within a 75-mile radius.

Transportation: Situated directly on the Rt. 90 exit, the site is within 45 minutes of two deep-water ports, and within 60 miles of Cleveland Hopkins International Airport and within 20 minutes of our county airport.



UTILITIES & SITE



Environmental: Greenfield, no known environmental issues

Wetlands: No significant wetlands

Topography: Flat, varying < 5 ft.

Utilities: All utilities including fiber broadband in place and can accommodate excess capacity



Schools	3.1 miles
Public Parks	6.2 miles to 698-acre Geneva State Park (Lake Erie)
Is the site in a 100-year flood plain y/n	No
Indicate provider of Police Protection	City of Geneva Police/Ashtabula County Sheriff's Department
24-hour police patrol provided?	Yes
Police protection in minutes to site	Under 10 minutes
Provider of fire protection	Harpersfield and City of Geneva Fire Departments
Responsiveness of Fire Protection in minutes to site	Under 5 minutes
Type of fire station	Full time and volunteer
Area fire insurance classification	Class 3
Distance to nearest medical service	On site and 3.8 miles
Name of medical institution	University Hospitals Geneva 3.8 miles away
Name of water provider	Ashtabula County Department of Environmental Services
Size of line at Site Boundaries	8-inches
Total capacity of system serving site in gpd or mgd	1.8 MGD

LABOR & AMENITIES

Hotels: 640 beds + in a 30-mile radius

Super-regional mall: 20 minutes

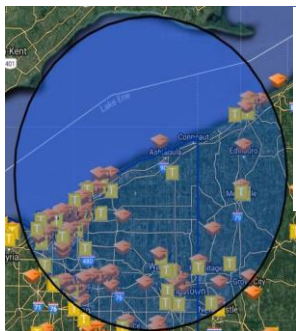
Restaurants: 100 in a 25-mile radius;
Cleveland is a national food destination

Culture: World-class museums and
orchestra in a 45-minute drive.

Lake Erie: 6 public beaches in a 25-mile
radius, one state park is 10 minutes away.

Medical: UH and Cleveland Clinic
Hospitals < 20 minutes

Education:



Education
locations within a
60-mile radius
include 41
universities,
colleges and
technical schools

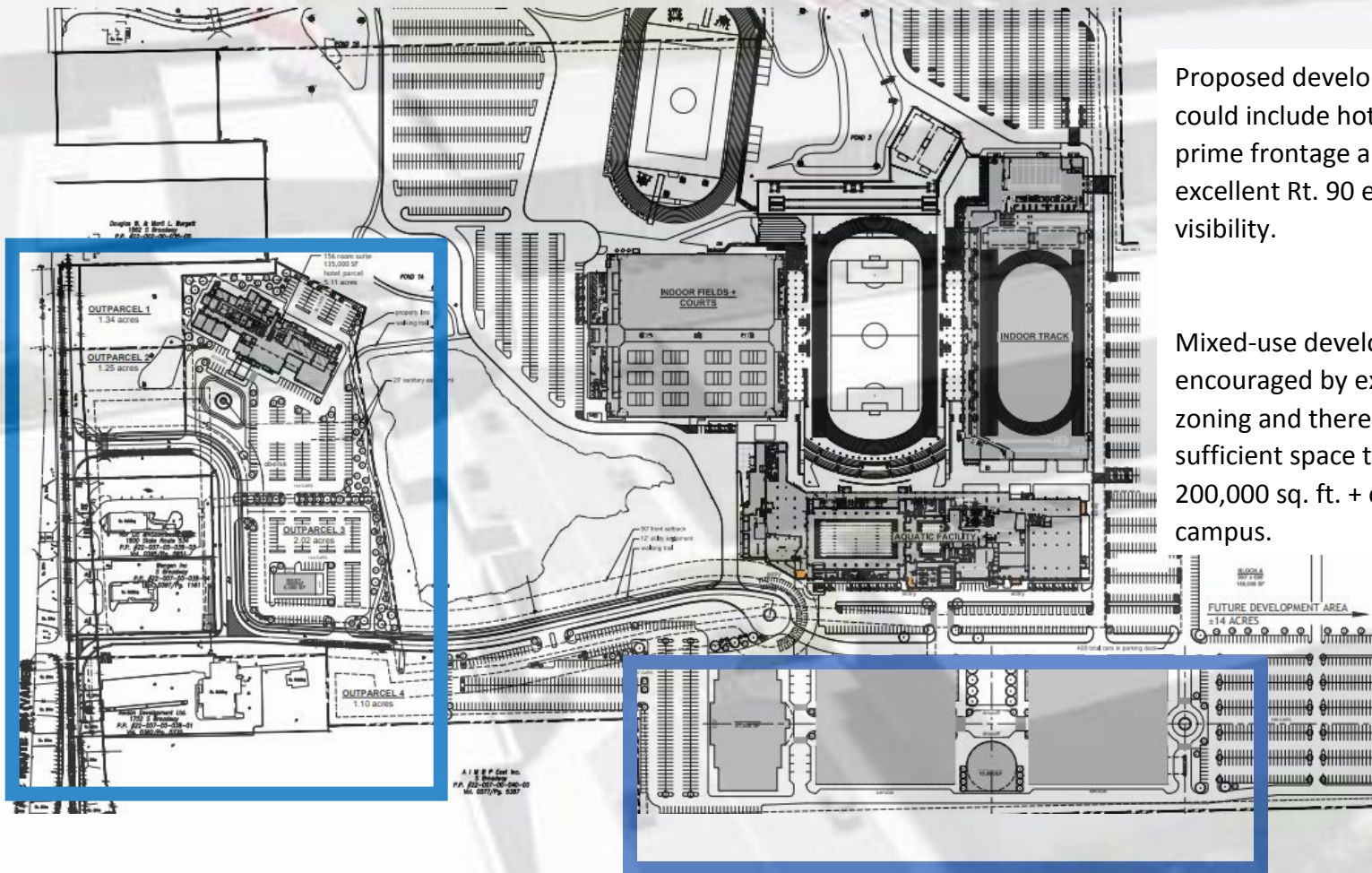
Labor 50-Mile Radius Report for Geneva City

This region includes 7 counties: Ashtabula, OH; Geauga, OH; Lake, OH; Trumbull, OH; Crawford, PA; Erie, PA; Mercer, PA

Population in 2017: 1,094,672 10-Year Growth: -2.7 %
Labor Force August 2018: 523,064 Employment: 497,839

2-Digit NAICS	Employment	% Total	Annualized Earnings per Job	Relative to Total
00 Total	417,176	100.0	\$42,899	100.0 %
62 Health Care and Social Services	73,938	17.7	\$39,834	92.9 %
72 Accommodation and Food Services	39,198	9.4	\$14,287	33.3 %
61 Educational Services	20,779	5.0	\$41,572	96.9 %
56 Admin. & Support & Waste Mgt. & Rem. Services	18,684	4.5	\$30,494	71.1 %
92 Public Administration	15,465	3.7	\$50,696	118.2 %
81 Other Services (Except Public Administration)	14,487	3.5	\$26,633	62.1 %
23 Construction	14,331	3.4	\$48,772	113.7 %
42 Wholesale Trade	12,765	3.1	\$56,089	130.7 %
52 Finance and Insurance	11,164	2.7	\$73,906	172.3 %
54 Professional, Scientific, and Technical Services	10,831	2.6 %	\$48,472	113.0 %

POTENTIAL SITE PLAN



Proposed development could include hotel with prime frontage and excellent Rt. 90 exit visibility.

Mixed-use development is encouraged by existing zoning and there is sufficient space to build 200,000 sq. ft. + on campus.

MARKET REPORT

CONTACT US



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Ashtabula**

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