

Dublin Commercial Q4 2016 Real Estate Statistics



Leasing & Sale Activity

At the close of the fourth quarter, Dublin posted another quarter of positive absorption with 34,168 square feet absorbed. The overall vacancy rate declined slightly to 6 percent.

Notable deals this quarter included Sun Life Assurance, who sold 5080 Tuttle Crossing Blvd. for approximately \$8 million, or \$73 per square foot, and The Stoneridge Medical Center at 4015 W. Dublin Granville Road sold to Dublin Granville LLC for over \$3 million, or \$63.44 per square foot.

On the leasing activity side, Super Systems leased 6,240 square feet at 6365 Shier Rings Road. Metro Center V signed two new tenants this quarter: Metro Fitness Dublin and Southern Glazer's Wine and Spirits, totaling 10,587 square feet. Also, Sports Authority vacated 45,138 square feet at 6285 Sawmill Road.

Tenants in the Market

Colliers | Columbus reports that 12 office tenants are looking for space exclusively in the Dublin submarket—three of which require 10,000 square feet or more. Additionally, 12 office tenants are searching for space in multiple submarkets, including Dublin. Six of these office tenants are looking for over 15,000 square feet of space. A handful of companies interested in the Northwest Submarket are involved in the medical and financial fields, with a growing interest from IT/tech companies.

The industrial sector has 17 tenants currently looking in the North Submarket, which includes Dublin, Worthington, and South Delaware. Of these 17 tenants, 13 are searching for 10,000 square feet or more.

In the retail market there are 23 tenants looking for space in the Northwest Submarket. Potential tenants range from fitness centers and clothing boutiques to new restaurants and diners.

Construction

Central Ohio anticipates Crawford Hoying's Bridge Park Phase One project in Dublin to be completed in 2017. Phase One will include 154,000 square feet of office space, 130,000 square feet of restaurant/retail space, 382 apartment units, 42 for-sale residential condos, and an AC Hotel by Marriott. The majority of the space in Phase One has been leased to retail and office tenants, including Cap City Diner, Local Cantina, RAM Restaurant & Brewery, Fukuryu Ramen, Mesh Fitness, Stewart Title Company, Hosket Ulen Insurance Solutions, and Stifel.

Q4 2016

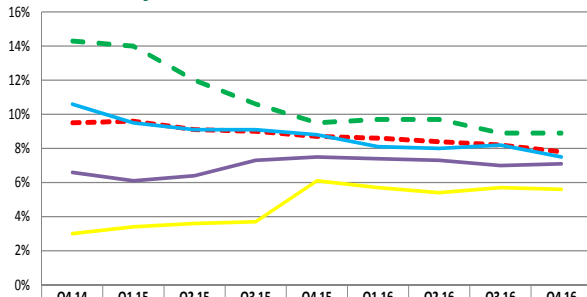
| | # of Buildings | Total SF | Vacant SF | Vacancy % | NET ABSORPTION | | NEW CONSTRUCTION | | ASKING RENTAL RATE | |
|--------------------------|----------------|-----------|-----------|-----------|-----------------|--------------|------------------|-----------|--------------------|------|
| | | | | | Current Quarter | Year to Date | Current Quarter | Completed | (Average Weighted) | Type |
| INDUSTRIAL | 46 | 1,837,159 | 79,046 | 4.3% | 4,967 | (49,310) | - | - | \$7.55 | NNN |
| Data Center | 2 | 180,000 | - | 0.0% | - | - | - | - | - | - |
| Flex/R&D | 17 | 753,406 | 66,996 | 8.9% | 4,967 | (40,560) | - | - | \$7.55 | NNN |
| General Industrial | 22 | 684,898 | 12,050 | 1.8% | - | (8,750) | - | - | \$7.50 | NNN |
| Warehouse - Distribution | 5 | 218,855 | - | 0.0% | - | - | - | - | - | - |
| OFFICE | 183 | 9,285,124 | 830,237 | 8.9% | 19,583 | 57,601 | 175,500 | - | \$19.93 | FSG |
| A | 35 | 5,291,519 | 456,882 | 8.6% | 32,102 | (15,949) | 154,000 | - | \$21.26 | FSG |
| B | 119 | 3,456,498 | 347,197 | 10.0% | (8,113) | 56,927 | 21,500 | - | \$17.82 | FSG |
| C | 29 | 537,107 | 26,158 | 4.9% | (4,406) | 16,623 | - | - | \$14.31 | FSG |
| RETAIL | 22 | 1,755,617 | 67,804 | 3.8% | (43,748) | (25,008) | 130,000 | - | \$21.00 | NNN |
| Anchored Strip Center | 4 | 619,828 | 9,036 | 1.5% | (1,600) | 540 | - | - | \$15.22 | NNN |
| Big Box | 2 | 272,930 | - | 0.0% | - | - | - | - | - | - |
| Conv./Strip Center | 8 | 159,705 | - | 0.0% | - | - | - | - | \$20.00 | NNN |
| Freestanding | 3 | 135,632 | 45,138 | 33.3% | (45,138) | (45,138) | - | - | - | - |
| Neighborhood | 2 | 240,610 | - | 0.0% | 2,990 | 4,590 | - | - | - | NNN |
| Power | 1 | 326,912 | 12,910 | 3.9% | - | 15,000 | - | - | \$20.00 | NNN |
| Mixed-Use | 2 | - | - | - | - | - | 130,000 | - | \$30.00 | NNN |
| MEDICAL | 75 | 1,012,613 | 72,149 | 7.1% | 53,366 | 60,363 | 10,000 | - | \$23.10 | FSG |

Q3 2016

| | # of Buildings | Total SF | Vacant SF | Vacancy % | NET ABSORPTION | | NEW CONSTRUCTION | | ASKING RENTAL RATE | |
|------------|----------------|-----------|-----------|-----------|-----------------|--------------|------------------|-----------|--------------------|------|
| | | | | | Current Quarter | Year to Date | Current | Completed | (Average Weighted) | Type |
| OFFICE | 183 | 9,285,124 | 828,320 | 8.9% | 73,094 | 38,018 | 175,500 | - | \$20.01 | FSG |
| MEDICAL | 75 | 1,012,613 | 125,515 | 12.4% | 9,165 | 7,270 | 10,000 | - | \$26.99 | FSG |
| INDUSTRIAL | 46 | 1,837,159 | 84,013 | 4.6% | - | (54,277) | - | - | \$7.55 | NNN |
| RETAIL | 22 | 1,755,617 | 21,946 | 1.3% | 1,390 | 18,740 | 130,000 | - | \$19.64 | NNN |

Submarket Comparison

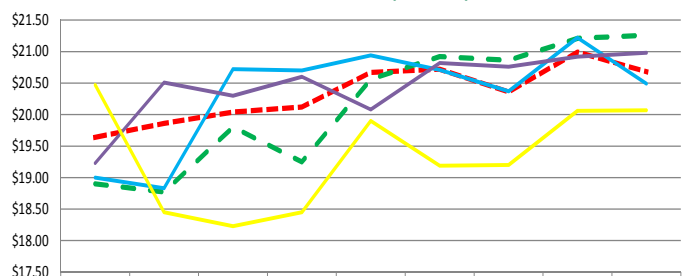
Office Vacancy Rates



| | Q4 14 | Q1 15 | Q2 15 | Q3 15 | Q4 15 | Q1 16 | Q2 16 | Q3 16 | Q4 16 |
|---------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Central Ohio-64m* | 9.5% | 9.6% | 9.1% | 9.0% | 8.7% | 8.6% | 8.4% | 8.2% | 7.8% |
| Dublin-9.3m* | 14.3% | 14.0% | 12.0% | 10.6% | 9.5% | 9.7% | 9.7% | 8.9% | 8.9% |
| CBD-19.9m* | 10.6% | 9.5% | 9.1% | 9.1% | 8.8% | 8.1% | 8.0% | 8.2% | 7.5% |
| Westerville/Polaris-8.9m* | 6.6% | 6.1% | 6.4% | 7.3% | 7.5% | 7.4% | 7.3% | 7.0% | 7.1% |
| New Albany-2.3m* | 3.0% | 3.4% | 3.6% | 3.7% | 6.1% | 5.7% | 5.4% | 5.7% | 5.6% |

*million square feet

Class A Office Rental Rates (FSG)*



| | Q4 14 | Q1 15 | Q2 15 | Q3 15 | Q4 15 | Q1 16 | Q2 16 | Q3 16 | Q4 16 |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Central Ohio | \$19.64 | \$19.86 | \$20.04 | \$20.12 | \$20.67 | \$20.72 | \$20.36 | \$20.99 | \$20.68 |
| Dublin | \$18.90 | \$18.77 | \$19.80 | \$19.25 | \$20.56 | \$20.92 | \$20.86 | \$21.21 | \$21.26 |
| CBD | \$19.00 | \$18.83 | \$20.72 | \$20.70 | \$20.94 | \$20.71 | \$20.37 | \$21.22 | \$20.49 |
| Westerville/Polaris | \$19.23 | \$20.51 | \$20.30 | \$20.60 | \$20.08 | \$20.82 | \$20.76 | \$20.92 | \$20.98 |
| New Albany | \$20.47 | \$18.45 | \$18.23 | \$18.45 | \$19.90 | \$19.19 | \$19.20 | \$20.06 | \$20.07 |

*Full Service Gross (base rent plus operating expenses)

leasing activity

| Address | Date | Tenant Name | Leased SF | Asking Rate | Type | General Use | Specific Use |
|---------------------|------------|----------------------------------|-----------|-------------|------|-------------|--------------|
| 655 Metro PI | 11/4/2016 | Southern Glazer's Wine & Spirits | 8,309 | \$11.00 | NNN | Office | General |
| 6365 Shier Rings Rd | 1/10/2017 | Super System BJJ LLC | 6,240 | \$8.00 | NNN | Industrial | Flex/R&D |
| 485 Metro PI | 10/19/2016 | Movement Mortgage | 3,458 | \$10.95 | NNN | Office | General |
| 555 Metro PI | 11/8/2016 | CetTech USA | 2,374 | \$17.50 | N/A | Office | General |
| 655 Metro PI | 12/27/2016 | Metro Fitness Dublin | 2,278 | \$11.00 | NNN | Office | General |
| 5747 Perimeter Dr | 10/14/2016 | Title First Agency, Inc. | 2,063 | \$10.95 | NNN | Office | General |

sales activity

| Property Address | Sales Date | Sale Price | Size SF | Sales Price/SF | Type | Subtype | Year Built |
|----------------------------|------------|----------------|---------|----------------|--------|---------|------------|
| 5080 Tuttle Crossing Blvd | 12/2/2016 | \$7,996,222.00 | 109,415 | \$73.00 | Office | General | 1990 |
| 4015 W Dublin Granville Rd | 10/13/2016 | \$3,030,000.00 | 47,756 | \$63.44 | Office | Medical | 1986 |
| 6241 Riverside Dr | 12/8/2016 | \$640,000.00 | 7,450 | \$85.90 | Office | General | 1988 |

DATABASE

The statistical set for each property type comprises all competitive buildings 10,000 square feet or larger. Competitive space is any space that can be easily used by another tenant for the purposes of that property type. In the case of retail for example, an automobile dealers' building is not included because it would be difficult for another non-dealer to use the space. For industrial, heavy manufacturing properties is excluded. For office, all properties where the government is both 100 percent owner and occupier are excluded as well.

METHODOLOGY

The report is compiled using sources for reporting vacancy rates includes consulting agent knowledge from Colliers International, external databases, and local news. Asking rental rates are calculated by using the weighted average of the asking rates. The available space of each building is then multiplied by the asking rate for that building. Then, the rate-by-space amount in the entire market is added and divide by the total amount of available space in the market. This allows buildings with more available space than another to weight the average.

Dublin Sales and Leases

Report Compiled by:
Colliers International | Greater Columbus Region
 +1 614 436 9800 phone | www.colliers.com/ohio



This document has been prepared by Colliers International for the City of Dublin. Colliers International statistics and data are audited annually and may result in revisions to previously reported quarterly and final year-end figures. Sources include Columbus Dispatch, Business First, Xceligent, and the Wall Street Journal.