

# Dublin Commercial Q3 2018 Real Estate Statistics



## Absorption & Vacancy

At the close of the third quarter, the Dublin submarket recorded overall negative net absorption of 268,422 square feet and vacancy of 6.77 percent. The office sector took the biggest hit with -277,805 square feet, due to Nationwide vacating 5525 Parkcenter Circle to consolidate at Grandview Yard. On a positive note, office asking rates increased to \$20.69 and the industrial, retail and medical sectors all posted positive net absorption.

Despite experiencing negative absorption this quarter, Dublin remains one of the most desired markets in Columbus. Since the third quarter of 2017, over 25 office tenants either renewed or expanded in Dublin, for a total of 243,462+ square feet. Additionally, more than 26 office users have signed new leases in the submarket since then, accounting for 209,098+ square feet. Dublin's Class A office rate of \$22.02 continues to be higher than other competitive markets like Polaris, New Albany, and Arlington/Grandview.

## Leasing & Sale Activity

The largest lease of the quarter occurred when Wells Fargo leased 16,500 square feet at 6515 Longshore St., becoming the anchor tenant for the Bridge Park office building currently under construction. Clinix Healthcare also signed at 5080 Tuttle Crossing Blvd. for 6,956 square feet. On the sales side, the 14,507-square-foot retail strip center at 6510-6570 Perimeter Drive sold for \$6.4 million, or \$441 per square foot.

## Tenants in the Market

Colliers | Columbus reports that 13 office tenants are looking for space exclusively in the Dublin submarket-half of which require 8,000 square feet or more. The industrial sector has 14 tenants currently looking in the North submarket, which includes Dublin, Worthington and South Delaware, and over half need 10,000 square feet or more. On the retail side, there are 26 tenants looking for space in the Northwest submarket. A variety of tenants are interested in the area, including both local retailers and national chains.

## Construction

Dublin has 169,145 square feet of development remaining in the pipeline- 81,145 square feet dedicated to retail space and 88,000 square feet attributed to office space. Crawford Hoying's new office building at Bridge Park is under construction, with an expected completion of summer 2019.

## Around the Region

There were numerous significant vacancy changes throughout Central Ohio this quarter. The New Albany and Polaris submarkets saw large decreases in vacancy, as large tenants occupied space there. Homeside Financial leased 41,018 square feet in New Albany and Anthem, Inc. occupied 34,012 square feet in the Pointe at Polaris. The next largest move-in occurred in Dublin, as Veeva Systems took 30,853 square feet at 5555 Parkcenter Circle. Construction completions in the CBD contributed to the submarket's absorption and vacancy, as the Chamber of Commerce and Serendipity Labs moved into their spaces there.

## Q3 2018

	# 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
<b>OFFICE</b>	184	9,413,724	1,084,211	11.52%	(277,805)	(332,499)	88,000	-	\$20.69	FSG
A	36	5,420,119	699,406	12.90%	(279,626)	(293,750)	80,000	-	\$22.02	FSG
B	119	3,456,498	346,514	10.03%	2,821	(39,466)	8,000	-	\$17.91	FSG
C	29	537,107	38,291	7.13%	(1,000)	717	-	-	\$14.32	FSG
<b>RETAIL</b>	22	2,005,617	35,369	1.76%	5,400	20,151	81,145	-	\$21.26	NNN
Anchored Strip Center	4	533,959	-	0.00%	-	7,502	-	-	\$20.00	-
Big Box	2	272,930	5,000	1.83%	-	-	-	-	\$18.00	-
Conv./Strip Center	8	264,381	9,600	3.63%	-	-	-	-	\$24.00	NNN
Freestanding	3	116,825	-	0.00%	-	-	-	-	-	-
Neighborhood	2	240,610	-	0.00%	-	-	-	-	-	-
Power	1	326,912	2,681	0.82%	-	2,069	-	-	\$13.00	-
Mixed-Use	2	250,000	18,088	7.24%	5,400	10,580	81,145	-	\$34.00	NNN
<b>INDUSTRIAL</b>	46	1,837,159	56,417	3.07%	1,600	27,000	-	-	\$7.84	NNN
Data Center	2	180,000	-	0.00%	-	-	-	-	-	-
Flex/R&D	17	753,406	56,417	7.49%	1,600	17,950	-	-	\$7.84	NNN
General Industrial	22	684,898	-	0.00%	-	9,050	-	-	-	-
Warehouse - Distribution	5	218,855	-	0.00%	-	-	-	-	-	-
<b>MEDICAL</b>	69	941,261	101,061	10.74%	2,383	(19,137)	-	-	\$17.87	FSG

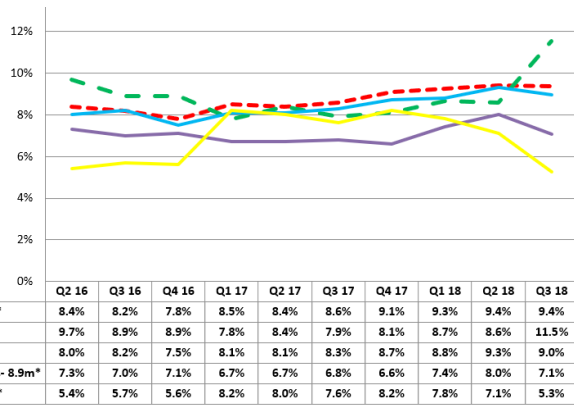
## Q2 2018

	# 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	184	9,413,724	805,246	8.55%	6,815	(54,694)	88,000	-	\$20.51	FSG
RETAIL	22	2,005,617	35,769	1.78%	12,682	14,751	81,145	-	\$21.60	NNN
INDUSTRIAL	46	1,837,159	58,017	3.16%	3,045	25,400	-	-	\$7.81	NNN
MEDICAL	69	941,261	103,444	10.99%	(9,930)	(9,930)	-	-	\$17.99	FSG

\*absorption calculated by occupancy date

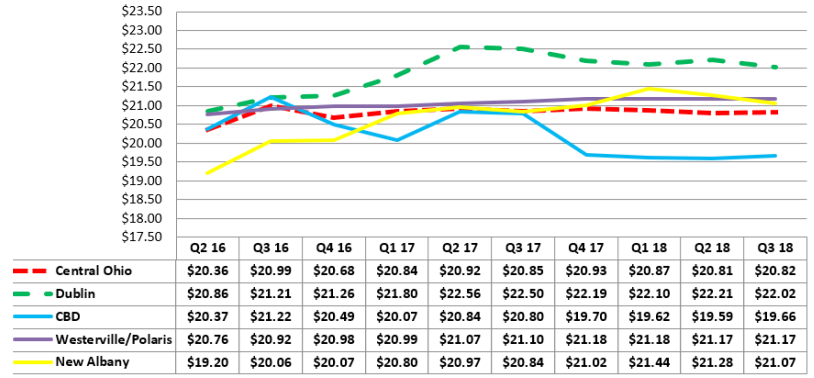
# Submarket Comparison

## Office Vacancy Rates



\*million square feet

## Class A Office Rental Rates (FSG)\*



\*Full Service Gross (base rent plus operating expenses)

# Dublin Sales and Leases

# leasing activity

Address	Execution Date	Tenant Name	Leased SF	Asking Rate	Type	General Use	Specific Use
6515 Longshore St.	7/24/18	Wells Fargo	16,500	\$18.50	NNN	Office	Office
6665 Sawmill Road	9/12/2018	Chateau Wine & Spirits	9,600	\$21.34	NNN	Retail	Retail
6640 Riverside Drive	7/3/18	Touch Bionics	8,600	\$17.50	NNN	Office	Office
6649 Dublin Center Drive	-	Throw Nation	8,160	\$20.00	NNN	Retail	Retail
5080 Tuttle Crossing Blvd.	8/23/2018	Clinix Healthcare	6,956	\$19.35	FSG	Office	Office
5550 Blazer Pkwy.	7/30/2018	Lima Refining Co.	5,660	\$21.94	FSG	Office	Office
6555 Longshore St.	8/1/2018	Berkadia Commercial Mortgage	4,176	\$17.50	NNN	Office	Office
4860 Blazer Pkwy.	7/30/2018	Minuteman	3,173	\$13.70	FSG	Office	Office
425 Metro Pl. N	7/23/2018	MSI Utilities	3,081	\$19.00	FSG	Office	Office

# sales activity

Property Address	Sale Date	Sale Price	Size SF	Sale Price/SF	Type	Subtype	Year Built
6510-6570 Perimeter Drive	8/16/2018	\$6,400,000	14,507	\$441	Investment	Retail	2013
7001 Discovery Blvd.	8/13/2018	\$6,000,000	148,598	\$40	Owner/User	Industrial	1998
6033 Perimeter Drive	9/26/2018	\$963,000	11,577	\$83	Owner/User	Office	1991
5960 Venture Drive	8/10/2018	\$525,000	5,416	\$97	Investment	Office	2006

### 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.

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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, CoStar, and the Wall Street Journal.

