

Dublin Commercial Q4 2018 Real Estate Statistics



Absorption & Vacancy

The Dublin submarket finished off the year strong, posting overall net absorption of 78,698 square feet and overall vacancy of 6.33 percent. The office and retail sectors saw a boom in activity with positive absorption of 44,131 square feet and 39,567 square feet, respectively. OhioHealth purchased 6805 Perimeter Drive in an owner/user sale, and Nexeo Solutions backfilled three of the five floors that Cardinal Health vacated at 6000 Parkwood Pl. Seven retail tenants took space in Dublin this quarter, driving vacancy down to less than 1 percent.

Moving into the new year, Dublin continues to be one of the hottest submarkets in the region. In 2018 alone, nearly 20 office tenants either renewed or expanded in Dublin, for a total of 145,954+ square feet. In addition, more than 30 office users have signed new leases totaling 341,085+ square feet in the submarket this year. Due to the high demand for space in Dublin, the Class A office rate of \$22.02 is notably higher than competitive markets like Polaris or New Albany.

Leasing & Sale Activity

The largest lease of the quarter occurred when Nexeo Solutions leased 91,609 square feet at 6000 Parkwood Pl., backfilling a majority of the space that Cardinal Health recently vacated. Quest Software also renewed their 33,007 square feet of space at 6500 Emerald Pkwy. On the sales side, 6805 Perimeter Drive was purchased by OhioHealth for \$9.25 million, or \$86 per square foot, in an owner/user deal.

Tenants in the Market

Colliers | Columbus reports that 26 office tenants are looking for space exclusively in the Dublin submarket-eight of which require 10,000 square feet or more. The industrial sector has 13 tenants currently looking in the North submarket, which includes Dublin, Worthington and Delaware, and nearly half need 10,000 square feet or more. On the retail side, there are 24 tenants looking for space in the Northwest submarket. A variety of retailers are interested in the area, including local and national favorites.

Around the Region

In the fourth quarter, there were several significant vacancy changes throughout Central Ohio. In Polaris, United Healthcare vacated 83,514 square feet at 9200 Worthington Road. Root Insurance occupied 65,000 square feet at 80 on the Commons in the CBD, and Thirty-One Gifts took 50,000 square feet at 8111 Smith's Mill Road in New Albany. However, the largest new lease of the quarter occurred in Dublin, as Nexeo Solutions occupied 91,609 square feet at 6000 Parkwood Pl.

With Columbus' current growth, Dublin must compete for business with other submarkets around the region, including Polaris, Easton and New Albany. Recently, when significant tenants tour large Dublin properties, they also tend to consider the spaces at 3100 Easton Square, 3435 Stelzer Road, Pointe at Polaris and the Water's Edge Campus. Factors such as parking ratios, area amenities and tax incentives are big decision-makers for tenants selecting office space in Columbus.

Q4 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
OFFICE	184	9,413,724	1,044,847	11.10%	44,131	(288,368)	88,000	-	\$20.69	FSG
A	36	5,420,119	629,486	11.61%	70,047	(223,703)	80,000	-	\$22.02	FSG
B	119	3,456,498	376,742	10.90%	(25,588)	(65,054)	8,000	-	\$17.91	FSG
C	29	537,107	38,619	7.19%	(328)	389	-	-	\$14.32	FSG
RETAIL	22	2,005,617	2,888	0.14%	39,567	59,718	81,145	-	\$21.36	NNN
Anchored Strip Center	4	533,959	-	0.00%	-	7,502	-	-	-	-
Big Box	2	272,930	1,400	0.51%	3,600	3,600	-	-	\$18.00	NNN
Conv./Strip Center	8	264,381	-	0.00%	9,600	9,600	-	-	-	-
Freestanding	3	116,825	-	0.00%	-	-	-	-	-	-
Mixed-Use	2	250,000	1,488	0.60%	16,600	27,180	81,145	-	\$34.00	NNN
Neighborhood	2	240,610	-	0.00%	1,607	1,607	-	-	-	-
Power	1	326,912	-	0.00%	8,160	10,229	-	-	-	-
INDUSTRIAL	46	1,837,159	61,417	3.34%	(5,000)	22,000	-	-	\$7.84	NNN
Data Center	2	180,000	-	0.00%	-	-	-	-	-	-
Flex/R&D	17	753,406	56,417	7.49%	-	17,950	-	-	\$7.84	NNN
General Industrial	22	684,898	5,000	0.73%	(5,000)	4,050	-	-	-	-
Warehouse - Distribution	5	218,855	-	0.00%	-	-	-	-	-	-
MEDICAL	69	941,261	101,061	10.74%	-	(19,137)	-	-	\$17.18	FSG

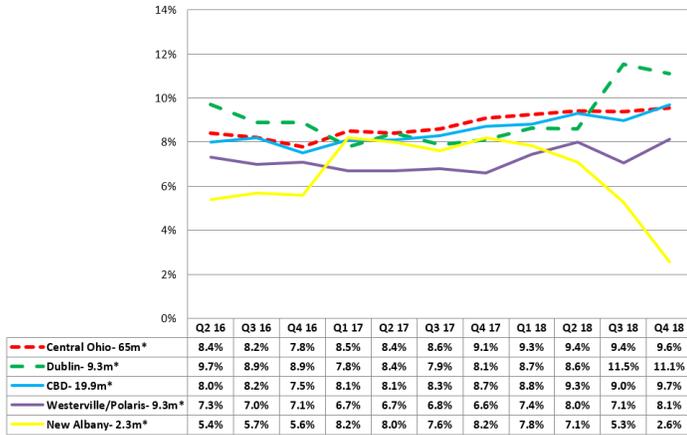
Q3 2018

	# 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	1,084,211	11.52%	(277,805)	(332,499)	88,000	-	\$20.69	FSG
RETAIL	22	2,005,617	35,769	1.76%	5,400	20,151	81,145	-	\$21.26	NNN
INDUSTRIAL	46	1,837,159	56,417	3.07%	1,600	27,000	-	-	\$7.84	NNN
MEDICAL	69	941,261	101,061	10.74%	2,383	(19,137)	-	-	\$17.87	FSG

*absorption calculated by occupancy date

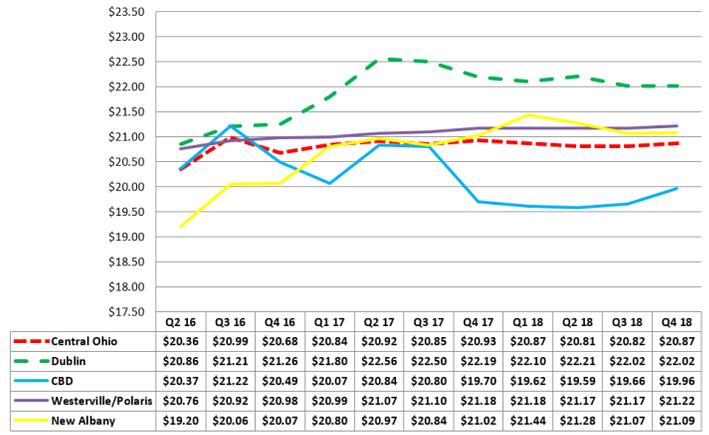
Submarket Comparison

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
6000 Parkwood Pl.	10/19/2018	Nexeo Solutions	91,609	\$13.50	NNN	Office	Office
6500 Emerald Pkwy.	11/20/2018	Quest Software	33,007	\$13.50	NNN	Office	Office
5475 Rings Road	12/14/2018	DXC Technology Services	17,875	\$13.50	NNN	Office	Office
655 Metro Pl. S	11/26/2018	PS Executive Centers	12,673	\$12.00	NNN	Office	Office
6601 Dublin Center Drive	12/12/2018	First Federal Lakewood	5,498	\$21.00	NNN	Retail	Bank
5600 Blazer Memorial Pkwy.	10/1/2018	US College of Cardiology Foundation	4,992	\$12.50	NNN	Office	Office
425 Metro Pl. N	12/10/2018	Bosley, Inc	4,153	\$10.75	NNN	Office	Office
6605 Longshore St.	10/1/2018	Brick House Blue	2,700	\$18.50	NNN	Office	Coworking

sales activity

Property Address	Sale Date	Sale Price	Size SF	Sale Price/SF	Type	Subtype	Year Built
6805 Perimeter Drive	11/28/2018	\$9,250,000	106,980	\$86.18	Owner/User	Office	2000
6161 Shamrock Ct.	10/4/2018	\$3,400,000	65,000	\$52.31	Investment	Industrial	1994
6740-6770 Avery-Muirfield Drive	12/20/2018	\$2,515,000	19,904	\$126.36	Investment	Medical	2000

DATABASE

The statistical set for each property type comprises all competitive buildings in the City of Dublin. 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.

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, CoStar, and the Wall Street Journal.

