

Dublin Commercial Q2 2019 Real Estate Statistics



Absorption & Vacancy

At the close of the second quarter of 2019, the Dublin submarket posted overall negative net absorption of 129,540 square feet and 8.19 percent vacancy. The office, industrial and retail sectors all saw negative net absorption, primarily due to large users vacating space. On a positive note, in all three sectors there were more deals accounting for positive absorption than for negative absorption, demonstrating the steady interest in Dublin space. Dublin's office vacancy rate of 15.11 percent is higher than competitive submarkets like Westerville/Polaris. However, vacancy is expected to decrease in coming quarters with tenants such as Community Choice Financial, Wells Fargo and Perspecta occupying a collective 83,879 square feet throughout Dublin.

Over the past four quarters, more than 28 office tenants either renewed or expanded in Dublin, for a total of 304,000+ square feet. In addition, over 34 office users have signed new leases totaling 315,000+ square feet. Prominent companies such as Univar Solutions and Wells Fargo choosing Dublin reinforces the city's reputation as one of the most desirable submarkets in Central Ohio.

Leasing & Sale Activity

Dublin's largest lease of the quarter occurred when Community Choice Financial leased 54,777 square feet at 5165 Emerald Pkwy, keeping their corporate headquarters in the submarket. Epig Class Action & Claims Solutions renewed 35,000 square feet of their 60,000-square-foot space at 5151 Blazer Pkwy. 5525 Parkcenter Circle sold for \$14,700,000, making it the largest sale of the quarter in the entire Columbus market. The Shops at Avery Place, a 13,801-square-foot retail center, sold for \$6,275,000 or \$454 per square foot.

Tenants in the Market

Colliers | Columbus reports that 21 office tenants are looking for space exclusively in the Dublin submarket- five of which require 10,000 square feet or more. Dublin is the second most popular submarket for office tenants in the market, after the CBD. The industrial sector has 16 tenants currently looking in the North submarket, which includes Dublin, Worthington and Delaware, and over half need 10,000 square feet or more. On the retail side, there are 70 tenants looking for space in multiple markets, including Dublin.

Around the Region

There was significant activity throughout Central Ohio this quarter. OhioHealth occupied their new 270,000-square-foot headquarters just north of Ohio State. In Easton, Sarepta, Root Insurance and Trinity Healthcare took space for a total of 259,271 square feet. OhioHealth vacated 113,000 square feet of space at 180 E Broad St to consolidate in their new HQ. Ample parking, building amenities, opportunities for tax incentives and proximity to employee housing are the biggest factors for tenants selecting new office space around the city.

Market activity is often correlated to positive or negative absorption. However, in cases when a tenant leaves one space for another in the same submarket, the positive and negative absorption essentially cancels out. The Market Activity Volume (MAV), which is the absolute sum of absorption change in a given market, provides a better idea of overall activity. This quarter, the MAV in the Dublin office market was 172,447 square feet- 100,000 square feet more than Polaris. This is a strong indication that tenants are continuing to stay active in the Dublin market place.

Q2 2019

	# 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	213	9,051,209	1,368,022	15.11%	(39,163)	(219,109)	181,010	-	\$20.18	FSG
A	43	4,945,526	935,774	18.92%	(52,762)	(191,483)	181,010	-	\$21.28	FSG
B	127	3,663,791	404,945	11.05%	11,647	(28,465)	-	-	\$18.08	FSG
C	43	441,892	27,303	6.18%	1,952	839	-	-	\$14.12	FSG
RETAIL	48	1,729,355	116,327	6.73%	(31,360)	(25,028)	101,413	-	\$22.26	NNN
Anchored Strip Center	8	518,914	7,359	1.42%	(4,414)	(4,414)	-	-	\$20.00	NNN
Big Box	2	209,032	-	0.00%	-	-	-	-	-	-
Conv./Strip Center	16	269,540	3,489	1.29%	(3,489)	(3,489)	-	-	-	-
Freestanding	1	63,376	-	0.00%	-	-	-	-	-	-
Mixed-Use	13	116,234	23,665	20.36%	445	3,577	101,413	-	\$34.00	NNN
Neighborhood	8	552,259	81,814	14.81%	(23,902)	(20,702)	-	-	\$15.56	NNN
INDUSTRIAL	72	2,127,315	108,786	5.11%	(59,684)	(31,182)	59,863	-	\$6.31	NNN
Flex/R&D	32	1,082,240	92,599	8.56%	(59,684)	(36,182)	59,863	-	\$6.10	NNN
General Industrial	22	564,852	16,187	2.87%	-	5,000	-	-	\$7.50	NNN
Warehouse/Distribution	18	480,223	-	0.00%	-	-	-	-	-	-
MEDICAL	77	964,206	55,969	5.80%	667	16,203	-	4,000	\$20.79	FSG

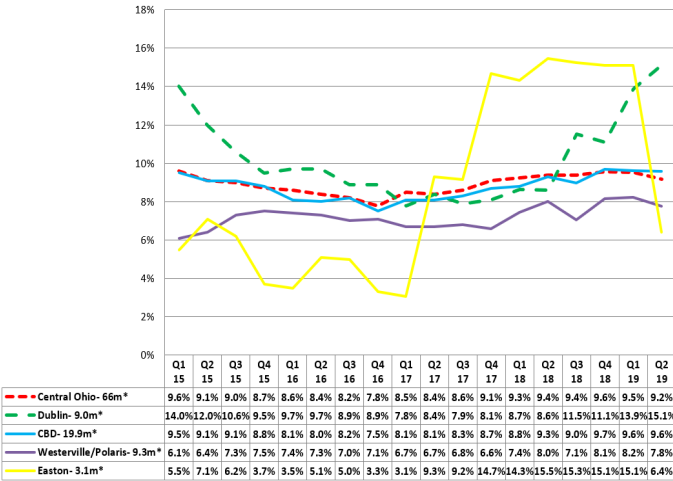
Q1 2019

	# 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	213	9,051,209	1,257,258	13.89%	(179,946)	(179,946)	181,010	-	\$20.56	FSG
RETAIL	48	1,728,995	85,619	4.95%	6,332	6,332	101,413	-	\$22.93	NNN
INDUSTRIAL	72	2,127,315	49,102	2.31%	28,502	28,502	59,863	9,852	\$6.98	NNN
MEDICAL	76	964,206	51,302	5.32%	15,536	15,536	4,000	-	\$21.67	FSG

*building list updated Q1 2019 to reflect a more accurate dataset
**absorption calculated by occupancy date

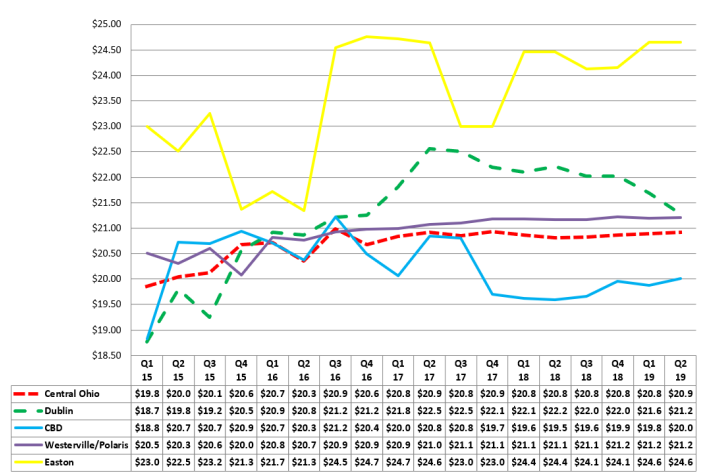
Submarket Comparison

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

Property Address	Execution Date	Tenant Name	Leased SF	Asking Rate	Type	General Use	Specific Use
5165 Emerald Pkwy.	5/28/2019	Community Choice Financial	54,777	\$12.25	NNN	Office	Office
5151 Blazer Pkwy.	5/15/2019	Epiq Class Action & Claims Solutions	35,000	\$13.00	NNN	Office	Office
5475 Rings Road	5/30/2019	Perspecta	12,602	\$13.50	NNN	Office	Office
6500 Emerald Pkwy.	4/24/2019	ClearChoice Management Services	8,611	\$13.50	NNN	Office	Office
6632 Longshore St.	6/1/2019	Urban Meyer's Pint House	8,500	\$34.00	NNN	Retail	Retail
4960-5000 Blazer Pkwy.	4/10/2019	K&L Travel, Inc	5,878	\$9.95	NNN	Office	Office
300-350 Cramer Creek Ct.	4/15/2019	Benchmark Human Services	4,254	\$8.50	NNN	Industrial	Flex/R&D

sales activity

Property Address	Sale Date	Sale Price	Sold SF	Sale Price/SF	Sale Type	Property Type	Year Built
5525 Parkcenter Circle	4/4/2019	\$14,700,000	374,019	\$39.30	Investment	Office	1995
6695-6755 Avery-Muirfield Drive	5/14/2019	\$6,275,000	13,801	\$454.68	Investment	Retail	2005
6547 Sawmill Road	5/31/2019	\$3,938,000	40,683	\$96.80	Investment	Retail	1988
4900 Tuttle Crossing Blvd.	6/12/2019	\$2,450,000	39,504	\$62.02	Owner/User	Office	1987

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. The building list was updated in Q1 2019 to reflect a more accurate dataset.

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.

