

Dublin Commercial Q3 2021 Real Estate Statistics



Absorption & Vacancy

The Dublin market posted overall negative net absorption of 190,840 square feet this quarter, as the ongoing coronavirus pandemic continues to impact the commercial real estate industry. The office sector recorded significant negative net absorption of 195,277 square feet, due to Sedgwick, Cardinal Health and Smiths Medical all vacating space. On a positive note, the retail sector saw positive absorption of 19,128 square feet, as users like Kona Craft Kitchen and Ability Chiropractic occupied space around the submarket. Despite activity slowing overall in the past year, Dublin continues to lead other suburban areas in demand, recording more new office tenants migrating to the area than to any other submarket so far in 2021.

Over the past year, 20 office tenants renewed or expanded in Dublin, for a total of 108,000+ square feet. In addition, 33 office users signed new leases totaling 169,000+ square feet. Notable companies like Andelyn Biosciences and Gainwell Technologies selecting Dublin reinforces its reputation as one of the most popular areas in the region.

Tenants in the Market

Colliers | Columbus reports that 22 office tenants are looking for space exclusively in Dublin - one third of which require 7,000+ square feet. Dublin is currently the second most desired submarket for office tenants in the market, after the CBD. The industrial sector has 23 tenants currently looking in the North submarket, which includes Dublin, Worthington and Delaware, and two thirds of them need 10,000 square feet or more. On the retail side, there are eight users looking exclusively in Dublin and 71 tenants looking in multiple markets, including Dublin.

COVID-19 Outlook

As we publish this report, the spread of COVID-19 and the Delta variant continues to significantly alter day-to-day life, impact society, the economy and, by extension, commercial real estate. However, the number of office tenants looking specifically in Dublin grew from 12 users in October 2020 to 22 users in October 2021, indicating growing demand over the past year. Dublin, and the rest of Central Ohio, can anticipate a slow but steady recovery throughout the rest of 2021 as the economy recovers and the office sector adapts to a post-COVID-19 world.

Around the Region

The overall Columbus market continues to be affected by the pandemic, recording 262,017 square feet of negative net absorption this quarter. A majority of this can be attributed to the 1.4 million+ square feet of sublease space that has been added to the market since Q2 2020. On a positive note, development remains high with 1.3 million square feet underway and tenant demand is picking up.

Chipotle occupied their 100,000-square-foot space at the new Arena District expansion, while Aetna downsized to 60,000 square feet at their New Albany office. This year, Dublin leads Central Ohio in tenant retention, as two thirds of users that left space in Dublin signed for space elsewhere in Dublin.

Market activity is often correlated to positive or negative absorption. However, in cases when a tenant leaves one space for another, the absorption cancels out. The Market Activity Volume (MAV) is the sum of absorption change and provides a better idea of activity. This quarter, the MAV in Dublin was 296,507 square feet - a strong indication that tenants are staying active in the market.

Q3 2021

	# 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	9,232,219	1,601,404	17.35%	(195,277)	(357,868)	-	-	\$20.53	FSG
A	43	5,126,536	1,036,105	20.21%	(142,947)	(193,919)	-	-	\$21.28	FSG
B	127	3,663,791	528,623	14.43%	(49,930)	(163,675)	-	-	\$18.27	FSG
C	43	441,892	36,676	8.30%	(2,400)	(274)	-	-	\$14.69	FSG
Retail	49	1,830,768	108,747	5.94%	19,128	35,447	47,000	8,794	\$31.17	NNN
Anchored Strip Center	8	518,914	6,362	1.23%	(200)	1,678	-	-	\$18.00	NNN
Big Box	2	209,032	-	0.00%	-	-	-	-	-	-
Conv./Strip Center	16	269,540	5,618	2.08%	1,880	1,880	-	-	\$29.00	NNN
Freestanding	1	63,376	-	0.00%	-	-	-	-	-	-
Mixed-Use	14	217,647	48,767	22.41%	3,448	17,889	47,000	8,794	\$34.00	NNN
Neighborhood	8	552,259	48,000	8.69%	14,000	14,000	-	-	-	-
Industrial	72	2,187,178	188,492	8.62%	(9,074)	(57,939)	-	-	\$10.03	NNN
Flex/R&D	32	1,142,103	114,492	10.02%	(9,074)	7,011	-	-	\$10.03	NNN
General Industrial	22	564,852	74,000	13.10%	-	(64,950)	-	-	-	-
Warehouse/Distribution	18	480,223	-	0.00%	-	-	-	-	-	-
Medical	78	964,206	60,924	6.32%	(5,617)	10,490	272,000	-	\$19.36	FSG

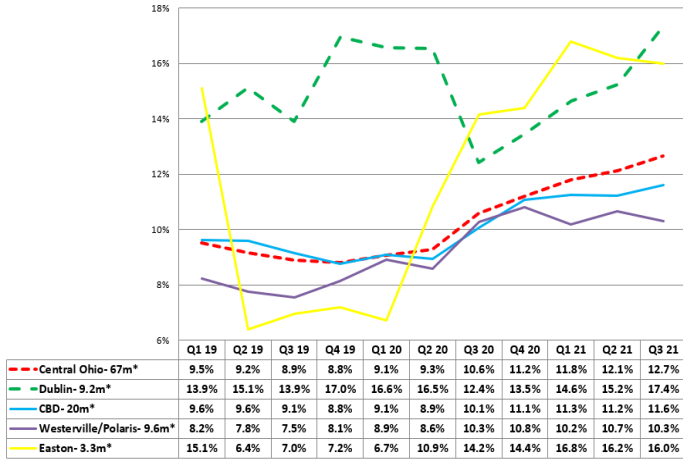
Q2 2021

	# 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	9,232,219	1,406,127	15.23%	(55,501)	(162,591)	-	-	\$20.56	FSG
Retail	49	1,821,974	119,081	6.54%	9,320	16,319	55,794	-	\$31.10	NNN
Industrial	72	2,187,178	179,418	8.20%	(60,750)	(48,865)	-	-	\$10.67	NNN
Medical	78	964,206	55,307	5.74%	11,044	16,107	272,000	-	\$19.30	FSG

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

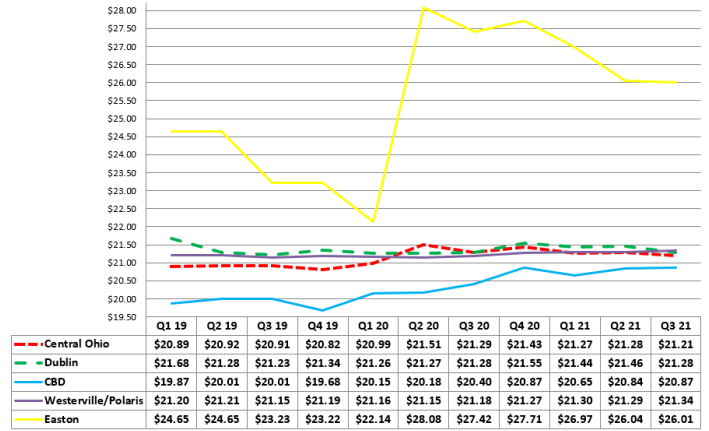
Submarket Comparison

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
5185 Blazer Pkwy.	8/14/2021	Andelyn Biosciences	42,373	\$15.00	NNN	Office	R&D/Flex
5160-5168 Blazer Pkwy.	9/17/2021	T-Cetra	28,517	\$5.50	NNN	Industrial	R&D/Flex
5025 Bradenton Ave.	9/10/2021	FST Logistics	17,666	\$9.75	NNN	Office	Office
4960-5000 Blazer Pkwy.	7/17/2021	Dublin City School District	8,289	\$9.95	NNN	Office	Office
6544 Longshore St.	9/21/2021	The Roosevelt Room	2,500	\$32.00	NNN	Retail	Retail
5555 Parkcenter Circle	9/1/2021	GVT Universal, Inc	2,405	\$10.50	NNN	Office	Office
6233 Riverside Drive	8/26/2021	Qstart	1,976	\$18.75	FSG	Office	Office

sales activity

Property Address	Sale Date	Sale Price	Size SF/Acres	Price per SF/Acre	Type	Subtype	Year Built
5148 Blazer Pkwy.	8/16/2021	\$1,000,000	5,190	\$192.68	Office	Office	2002
6065 Memorial Drive	7/12/2021	\$696,500	4,900	\$142.14	Office	Condo	1987
211 Bradenton Ave.	8/6/2021	\$690,000	8,456	\$81.60	Office	Office	1988

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.

