



**5555 Perimeter Dr.
Dublin, OH 43017**

- ± 5,211 SF available; ± 2,119 SF on the first floor and ± 3,092 SF on the second floor
- Space includes kitchenette
- Open floor plan
- Executive finishes throughout
- Excellent corporate image in one of the premiere Dublin office buildings



**4449 Easton Way
Columbus, OH 43219**

- ± 4,200 SF available for sublease
- Space includes 4 private offices, and open work space
- Separate entrance near elevator
- Professional office park setting



**1335 Dublin Rd.
Columbus, OH 43215**

- Various suites available from ± 130 SF up to 2,800 SF
- Large professional office complex
Great amenities
- Easy access on and off Dublin Rd.



**383 N Front St.
Columbus, OH 43215**

- ± 4,272 SF creative loft available
- Open plan with exposed ceiling
- Located in the heart of the Arena District
- Steps from Nationwide Arena



**100 Dorchester Sq.
Westerville, OH 43081**

- ± 2,562 SF first-floor suite available
- All brick building with functional windows
- All utilities included in rental rate
- Excellent Worthington location



**10262 Sawmill Pkwy.
Powell, OH 43065**

- ± 2,019 SF condo available
- Build-to-suit; interiors custom designed to tenant's specifications
- Great visibility; ± 27,500 cars daily
- Ample parking



**4242 Tuller Rd.
Dublin, OH 43017**

- ± 2,670 SF available; second-floor suite; cathedral ceilings
- Divisible at ± 1,305 and 1,365 SF
- Excellent Dublin location; close to the new Bridge Park development

Columbus, Ohio

1st Quarter 2015

OFFICE

Market Trends

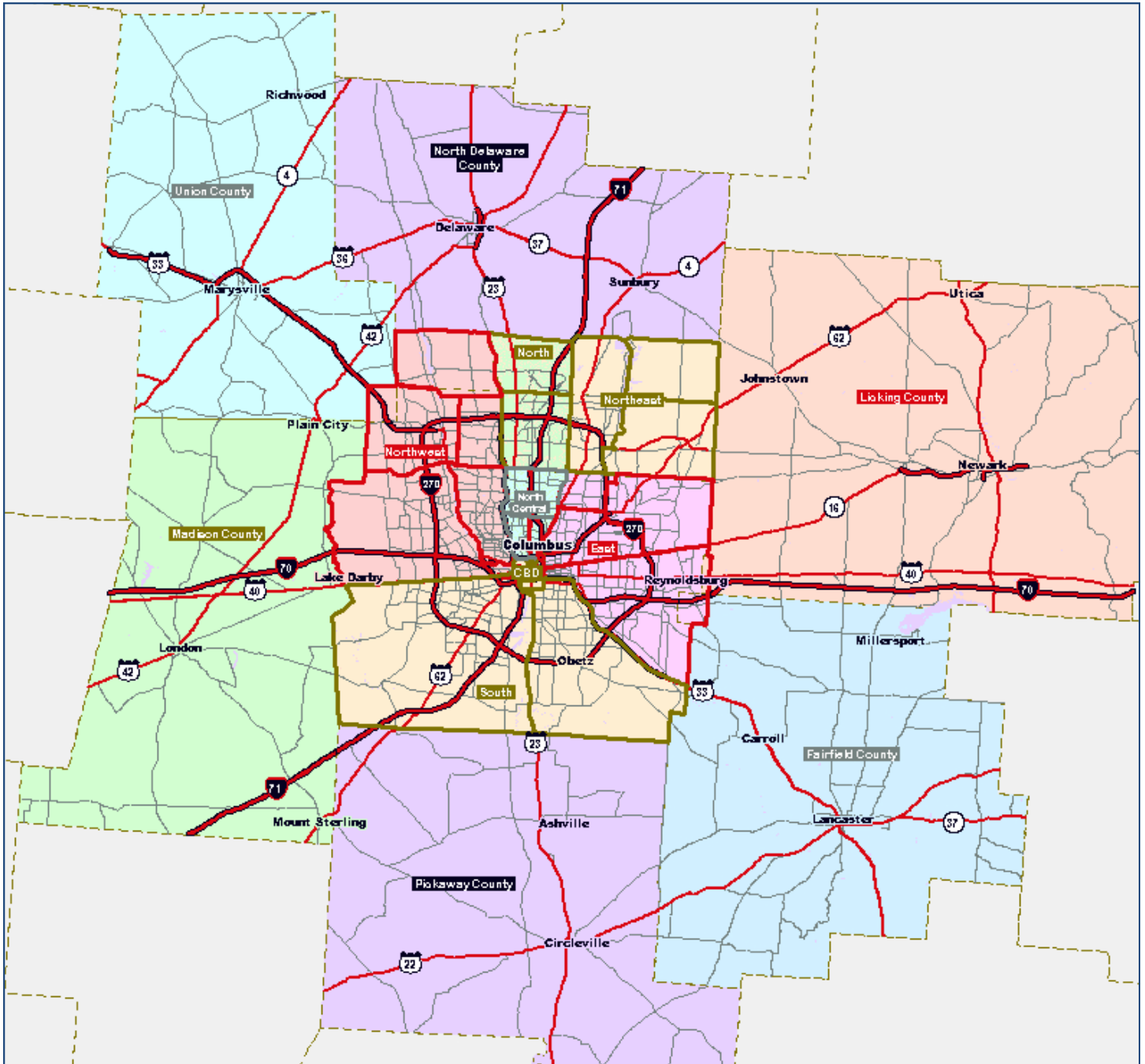
Xceligent[®]

COMMERCIAL REAL ESTATE INFORMATION

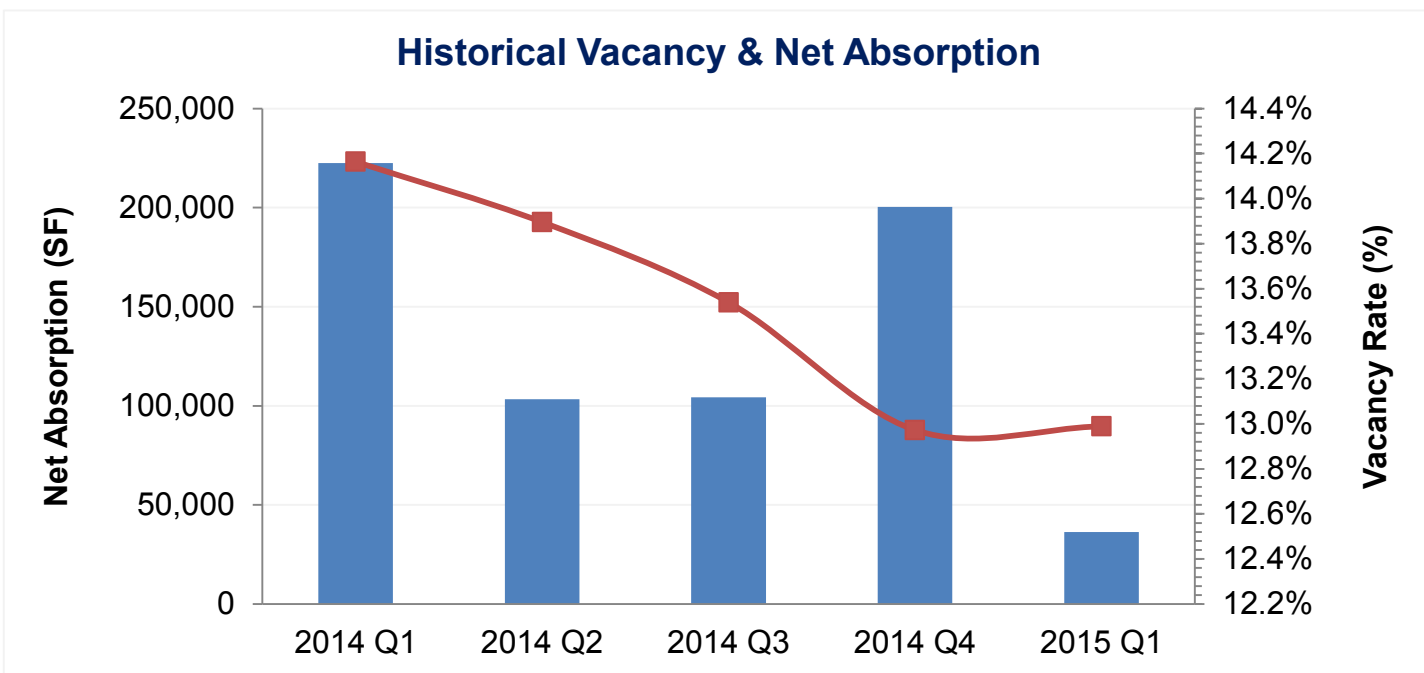
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The Columbus tracked set consists of an inventory of buildings considered to be competitive within the brokerage community. All buildings within the competitive tracked set have been reviewed and verified by members of the Advisory Boards for each market area.

Inventory	The total square feet of all existing single and multi tenant office buildings greater than 20,000 SF, excluding medical, government and owner occupied buildings.
Class A	Most prestigious buildings competing for premier office users with rents above the market average. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.
Class B	Buildings competing for a wide range of office users with average market rents. Building finishes are fair to good for the area and systems are adequate, but the property does not compete with Class A product.
Class C	Buildings competing for office users requiring functional office space at rents below the market average for the area.
Total Available SF	All of the available leasable space within a building, whether it is occupied or vacant, for direct lease or sublease space. Space can be available but not vacant, for example, if the landlord, or his agent, is marketing space that will be coming available at a future date because a tenant is planning to move.
Total Vacant SF	The total of all of the vacant square footage within a building, including both direct and sublease space. Whether the tenant is paying rent or not, the space is considered vacant only if it is unoccupied.
Direct Vacant SF	The total of the vacant square footage in a building that is being marketed by an agent representing the landlord.
Sublease SF	Space that is offered for lease by a current tenant, or his agent, within a property.
Net Absorption	The net change in occupancy from quarter to quarter, expressed in square feet.
Weighted Average Direct Lease Rate	The weighted average of all direct asking lease rates expressed as a full service/gross rental rate and weighted on total direct available square feet. Non-full service rates (such as NNN) have been grossed up to reflect a full service/gross rate.



- The Columbus office market had an overall positive net absorption of 36,334 square feet. The North submarket had a positive net absorption of 35,765 square feet while the Northeast submarket had a negative net absorption of 12,524 square feet.
- A notable sale during the first quarter of 2015 was the Mill Run Business Park. The office property is over 99,000 square feet in rentable building area and sold for \$11,300,000.
- The Central Business District (CBD) vacancy rate had a slight decrease from 12.5 percent to 12.4 percent in the first quarter of 2015. The CBD asking rates increased from \$19.80 FSG to \$20.08 FSG during the first quarter of 2015.
- Class A product in the suburbs had vacancy rate of 11.7 percent with a positive net absorption of 13,997 square feet.
- Class A product in the CBD had an overall vacancy rate of 10.6 percent with a negative net absorption of 19,036 square feet.
- Vacancy rates for the overall market were stagnant at 13 percent for the second consecutive quarter.



Market Overview by Building Class										
	# of Bldgs	Inventory (SF)	Total Available (SF)	Total Vacant (SF)	Total Vacancy Rate (%)	Direct Vacant (SF)	Direct Vacancy Rate (%)	Available Sublease (SF)	Qtrly Net Absorption (SF)	YTD Total Net Absorption
A	86	12,741,616	2,278,243	1,446,688	11.4%	1,382,380	10.8%	268,135	-5,039	-5,039
B	230	18,018,629	3,562,730	2,548,778	14.1%	2,485,903	13.8%	219,039	41,373	41,373
Grand Total	316	30,760,245	5,840,973	3,995,466	13.0%	3,868,283	12.6%	487,174	36,334	36,334

Q1 2015 Overview by Property Submarket



	# of Bldgs	Inventory (SF)	Total Available (SF)	Total Vacant (SF)	Total Vacancy Rate (%)	Direct Vacant (SF)	Direct Vacancy Rate (%)	Available Sublease (SF)	Qtrly Net Absorption (SF)	YTD Net Absorption (SF)
CBD	67	10,388,022	1,789,603	1,291,702	12.4%	1,275,544	12.3%	144,771	4,895	4,895
Arena District/Pen West	17	1,545,024	133,379	89,327	5.8%	86,327	5.6%	16,742	7,238	7,238
A	11	1,151,762	91,985	82,048	7.1%	82,048	7.1%	5,522	6,500	6,500
B	6	393,262	41,394	7,279	1.9%	4,279	1.1%	11,220	738	738
Brewery District/German Village	9	1,029,572	190,799	151,730	14.7%	151,730	14.7%	6,797	0	0
B	9	1,029,572	190,799	151,730	14.7%	151,730	14.7%	6,797	0	0
Capitol Square	25	5,770,229	1,156,563	962,967	16.7%	949,809	16.5%	118,913	-3,443	-3,443
A	5	2,180,569	310,078	280,456	12.9%	269,302	12.4%	24,134	-24,636	-24,636
B	20	3,589,660	846,485	682,511	19.0%	680,507	19.0%	94,779	21,193	21,193
Downtown South	6	747,415	250,872	39,047	5.2%	39,047	5.2%	0	1,100	1,100
A	1	243,547	46,711	35,796	14.7%	35,796	14.7%	0	-900	-900
B	5	503,868	204,161	3,251	0.6%	3,251	0.6%	0	2,000	2,000
Grant/Washington	3	530,570	17,332	10,292	1.9%	10,292	1.9%	0	0	0
A	1	197,570	0	0	0.0%	0	0.0%	0	0	0
B	2	333,000	17,332	10,292	3.1%	10,292	3.1%	0	0	0
North High Street	2	356,941	17,197	17,197	4.8%	17,197	4.8%	0	0	0
B	2	356,941	17,197	17,197	4.8%	17,197	4.8%	0	0	0
Warehouse District	5	408,271	23,461	21,142	5.2%	21,142	5.2%	2,319	0	0
B	5	408,271	23,461	21,142	5.2%	21,142	5.2%	2,319	0	0
East	34	2,795,920	530,769	346,193	12.4%	346,193	12.4%	10,200	10,871	10,871
Airport/I-670	5	265,530	63,194	37,313	14.1%	37,313	14.1%	0	0	0
B	5	265,530	63,194	37,313	14.1%	37,313	14.1%	0	0	0
East I-70 Corridor	5	389,491	87,896	87,896	22.6%	87,896	22.6%	0	0	0
B	5	389,491	87,896	87,896	22.6%	87,896	22.6%	0	0	0
Easton	14	1,591,638	210,253	183,978	11.6%	183,978	11.6%	10,200	23,595	23,595
A	12	1,512,194	208,753	183,978	12.2%	183,978	12.2%	8,700	23,595	23,595
B	2	79,444	1,500	0	0.0%	0	0.0%	1,500	0	0
Gahanna	10	549,261	169,426	37,006	6.7%	37,006	6.7%	0	-12,724	-12,724
A	1	63,038	4,675	0	0.0%	0	0.0%	0	0	0
B	9	486,223	164,751	37,006	7.6%	37,006	7.6%	0	-12,724	-12,724
North	52	4,171,711	880,691	645,259	15.5%	636,688	15.3%	12,155	35,765	35,765
Polaris	10	861,406	146,312	94,618	11.0%	87,849	10.2%	10,353	42,260	42,260
A	2	318,058	24,946	5,746	1.8%	5,746	1.8%	3,584	9,650	9,650
B	8	543,348	121,366	88,872	16.4%	82,103	15.1%	6,769	32,610	32,610
Worthington	42	3,310,305	734,379	550,641	16.6%	548,839	16.6%	1,802	-6,495	-6,495
A	1	250,169	94,920	58,367	23.3%	58,367	23.3%	0	0	0
B	41	3,060,136	639,459	492,274	16.1%	490,472	16.0%	1,802	-6,495	-6,495

Q1 2015 Overview by Property Submarket



	# of Bldgs	Inventory (SF)	Total Available (SF)	Total Vacant (SF)	Total Vacancy Rate (%)	Direct Vacant (SF)	Direct Vacancy Rate (%)	Available Sublease (SF)	Qtrly Net Absorption (SF)	YTD Net Absorption (SF)
North Central	2	189,092	13,820	13,820	7.3%	13,820	7.3%	0	0	0
Clintonville	2	189,092	13,820	13,820	7.3%	13,820	7.3%	0	0	0
B	2	189,092	13,820	13,820	7.3%	13,820	7.3%	0	0	0
Northeast	53	4,043,775	491,343	357,318	8.8%	357,318	8.8%	49,852	-12,524	-12,524
New Albany	9	857,411	92,864	64,699	7.5%	64,699	7.5%	0	0	0
A	7	774,866	92,864	64,699	8.3%	64,699	8.3%	0	0	0
B	2	82,545	0	0	0.0%	0	0.0%	0	0	0
Westerville	44	3,186,364	398,479	292,619	9.2%	292,619	9.2%	49,852	-12,524	-12,524
A	11	1,327,520	91,193	56,815	4.3%	56,815	4.3%	15,515	-14,606	-14,606
B	33	1,858,844	307,286	235,804	12.7%	235,804	12.7%	34,337	2,082	2,082
Northwest	108	9,171,725	2,134,747	1,341,174	14.6%	1,238,720	13.5%	270,196	-2,673	-2,673
Arlington/Grandview	26	1,590,204	124,698	102,730	6.5%	102,730	6.5%	0	-1,439	-1,439
A	3	321,120	8,334	8,334	2.6%	8,334	2.6%	0	0	0
B	23	1,269,084	116,364	94,396	7.4%	94,396	7.4%	0	-1,439	-1,439
Bethel	4	513,203	48,312	38,096	7.4%	38,096	7.4%	10,216	0	0
B	4	513,203	48,312	38,096	7.4%	38,096	7.4%	10,216	0	0
Dublin	66	5,874,437	1,861,168	1,145,448	19.5%	1,042,994	17.8%	243,753	-8,530	-8,530
A	28	3,577,880	1,274,824	670,449	18.7%	617,295	17.3%	194,453	-4,642	-4,642
B	38	2,296,557	586,344	474,999	20.7%	425,699	18.5%	49,300	-3,888	-3,888
Hilliard/West	9	1,131,181	85,569	49,900	4.4%	49,900	4.4%	16,227	0	0
A	3	823,323	28,960	0	0.0%	0	0.0%	16,227	0	0
B	6	307,858	56,609	49,900	16.2%	49,900	16.2%	0	0	0
Powell	3	62,700	15,000	5,000	8.0%	5,000	8.0%	0	7,296	7,296
B	3	62,700	15,000	5,000	8.0%	5,000	8.0%	0	7,296	7,296
Grand Total	316	30,760,245	5,840,973	3,995,466	13.0%	3,868,283	12.6%	487,174	36,334	36,334

Vacancy & Lease Rates



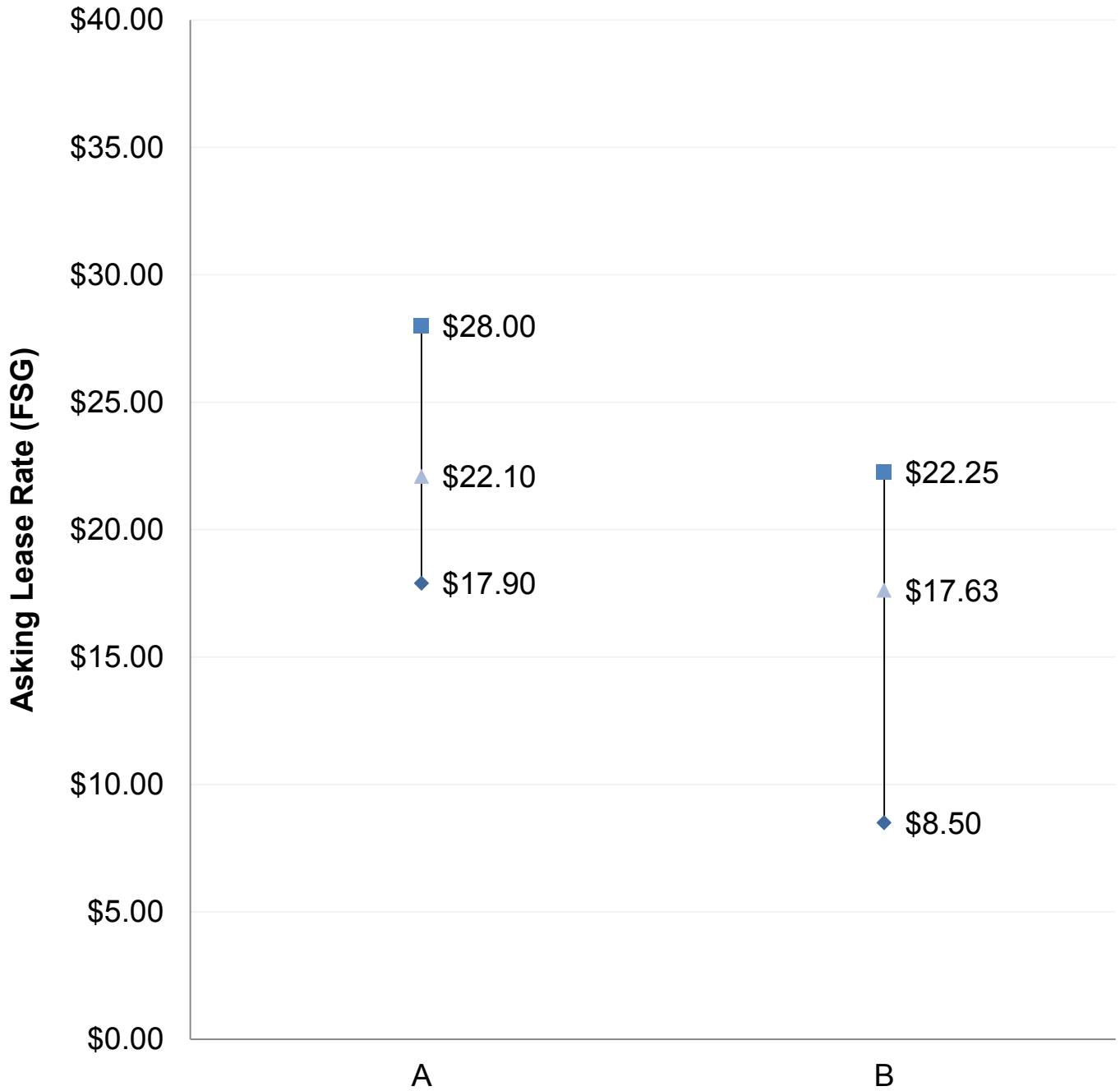
	Total Vacancy Rate %					Asking Wtd Direct Lease Rate (FSG)				
	2014 Q1	2014 Q2	2014 Q3	2014 Q4	2015 Q1	2014 Q1	2014 Q2	2014 Q3	2014 Q4	2015 Q1
CBD	14.4%	14.0%	13.6%	12.5%	12.4%	\$19.70	\$19.48	\$19.75	\$19.80	\$20.08
Arena District/Pen West	8.7%	8.9%	8.9%	6.3%	5.8%	\$25.89	\$25.97	\$26.01	\$25.80	\$25.76
A	11.0%	11.3%	11.3%	7.7%	7.1%	\$26.64	\$26.65	\$26.65	\$26.62	\$26.61
B	2.0%	2.0%	2.0%	2.0%	1.9%	\$19.64	\$19.64	\$19.42	\$19.42	\$19.25
Brewery District/ German Village	14.8%	14.9%	15.2%	14.7%	14.7%	\$18.97	\$19.28	\$19.85	\$19.26	\$18.44
A	0.0%	0.0%	0.0%	0.0%	0.0%	--	--	--	--	--
B	14.8%	14.9%	15.2%	14.7%	14.7%	\$18.97	\$19.28	\$19.85	\$19.26	\$18.44
Capitol Square	18.5%	17.9%	17.6%	16.7%	16.7%	\$19.19	\$18.74	\$19.02	\$19.24	\$19.37
A	16.1%	14.4%	13.8%	11.9%	12.9%	\$23.64	\$23.02	\$23.21	\$23.67	\$23.46
B	19.9%	20.0%	20.0%	19.6%	19.0%	\$16.46	\$16.56	\$16.98	\$17.22	\$17.34
Downtown South	8.0%	7.7%	7.0%	5.6%	5.2%	\$19.93	\$19.90	\$19.90	\$20.15	\$21.73
A	17.5%	16.5%	16.5%	15.1%	14.7%	\$23.75	\$23.75	\$23.75	\$23.75	\$23.75
B	3.4%	3.4%	2.4%	1.0%	0.6%	\$19.26	\$19.26	\$19.26	\$19.32	\$21.26
Grant/Washington	1.9%	1.9%	1.9%	1.9%	1.9%	\$12.58	\$12.58	\$12.58	\$12.58	\$12.84
A	0.0%	0.0%	0.0%	0.0%	0.0%	--	--	--	--	--
B	3.1%	3.1%	3.1%	3.1%	3.1%	\$12.58	\$12.58	\$12.58	\$12.58	\$12.84
North High Street	4.8%	4.8%	4.8%	4.8%	4.8%	\$19.00	\$21.00	--	--	--
A	0.0%	0.0%	0.0%	0.0%	0.0%	--	--	--	--	--
B	4.8%	4.8%	4.8%	4.8%	4.8%	\$19.00	\$21.00	--	--	--
Warehouse District	13.8%	12.5%	6.1%	5.2%	5.2%	\$18.74	\$17.98	\$19.33	\$20.08	\$18.91
A	0.0%	0.0%	0.0%	0.0%	0.0%	--	--	--	--	--
B	13.8%	12.5%	6.1%	5.2%	5.2%	\$18.74	\$17.98	\$19.33	\$20.08	\$18.91
East	12.1%	13.4%	12.3%	12.8%	12.4%	\$19.56	\$19.41	\$19.68	\$19.83	\$19.56
Airport/I-670	14.1%	14.1%	14.1%	14.1%	14.1%	\$15.89	\$15.89	\$15.80	\$16.50	\$16.50
A	0.0%	0.0%	0.0%	0.0%	0.0%	--	--	--	--	--
B	14.1%	14.1%	14.1%	14.1%	14.1%	\$15.89	\$15.89	\$15.80	\$16.50	\$16.50
East I-70 Corridor	20.9%	20.9%	20.9%	22.6%	22.6%	\$12.64	\$12.64	\$12.64	\$13.00	\$13.00
A	0.0%	0.0%	0.0%	0.0%	0.0%	--	--	--	--	--
B	20.9%	20.9%	20.9%	22.6%	22.6%	\$12.64	\$12.64	\$12.64	\$13.00	\$13.00
Easton	9.4%	12.0%	12.2%	13.0%	11.6%	\$22.66	\$22.35	\$23.07	\$23.22	\$23.32
A	9.9%	12.6%	12.8%	13.7%	12.2%	\$22.66	\$22.35	\$23.07	\$23.22	\$23.32
B	0.0%	0.0%	0.0%	0.0%	0.0%	--	--	--	--	--
Gahanna	12.7%	12.0%	5.5%	4.4%	6.7%	\$18.91	\$18.92	\$18.82	\$18.94	\$19.68
A	6.0%	0.0%	0.0%	0.0%	0.0%	\$19.95	--	--	\$19.95	\$19.95
B	13.5%	13.5%	6.3%	5.0%	7.6%	\$18.85	\$18.92	\$18.82	\$18.79	\$19.67

Vacancy & Lease Rates



	Total Vacancy Rate %					Asking Wtd Direct Lease Rate (FSG)				
	2014 Q1	2014 Q2	2014 Q3	2014 Q4	2015 Q1	2014 Q1	2014 Q2	2014 Q3	2014 Q4	2015 Q1
North	16.4%	15.7%	15.5%	15.4%	15.5%	\$17.59	\$17.54	\$17.66	\$17.57	\$17.59
Polaris	12.2%	10.3%	10.3%	11.2%	11.0%	\$20.68	\$20.12	\$20.25	\$20.32	\$20.17
A	9.2%	4.8%	4.8%	4.8%	1.8%	\$22.50	\$22.50	\$21.77	\$21.98	\$22.50
B	14.0%	13.4%	13.4%	15.0%	16.4%	\$19.47	\$19.32	\$19.70	\$19.68	\$19.73
Worthington	17.5%	17.1%	16.8%	16.4%	16.6%	\$16.94	\$16.93	\$17.12	\$17.04	\$17.10
A	23.3%	23.3%	23.3%	23.3%	23.3%	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
B	17.0%	16.6%	16.3%	15.9%	16.1%	\$16.55	\$16.53	\$16.77	\$16.68	\$16.66
North Central	12.2%	7.3%	7.3%	7.3%	7.3%	\$19.51	\$19.35	\$19.35	\$19.35	\$19.35
Clintonville	12.2%	7.3%	7.3%	7.3%	7.3%	\$19.51	\$19.35	\$19.35	\$19.35	\$19.35
A	0.0%	0.0%	0.0%	0.0%	0.0%	--	--	--	--	--
B	12.2%	7.3%	7.3%	7.3%	7.3%	\$19.51	\$19.35	\$19.35	\$19.35	\$19.35
Northeast	11.6%	11.4%	10.0%	8.5%	8.8%	\$17.53	\$18.40	\$18.37	\$18.05	\$18.21
New Albany	12.4%	12.4%	8.2%	7.5%	7.5%	\$18.53	\$19.13	\$19.26	\$18.43	\$18.43
A	13.7%	13.7%	9.1%	8.3%	8.3%	\$18.53	\$19.13	\$19.26	\$18.43	\$18.43
B	0.0%	0.0%	0.0%	0.0%	0.0%	--	--	--	--	--
Westerville	11.4%	11.1%	10.5%	8.8%	9.2%	\$17.19	\$18.06	\$18.02	\$17.92	\$18.15
A	5.1%	5.1%	3.9%	3.2%	4.3%	\$21.88	\$22.24	\$21.71	\$22.09	\$22.22
B	16.0%	15.4%	15.2%	12.8%	12.7%	\$16.52	\$16.84	\$17.00	\$16.79	\$16.81
Northwest	14.7%	14.1%	14.7%	14.6%	14.6%	\$19.43	\$19.53	\$19.50	\$19.40	\$20.02
Arlington/ Grandview	6.7%	6.4%	6.4%	6.4%	6.5%	\$19.49	\$19.41	\$19.43	\$19.39	\$19.44
A	3.3%	2.5%	2.6%	2.6%	2.6%	\$25.50	\$25.50	\$25.50	\$25.50	\$25.50
B	7.5%	7.3%	7.3%	7.3%	7.4%	\$18.94	\$18.98	\$18.98	\$18.93	\$19.01
Bethel	4.3%	4.3%	7.4%	7.4%	7.4%	\$15.07	\$15.07	\$15.04	\$15.04	\$15.99
A	0.0%	0.0%	0.0%	0.0%	0.0%	--	--	--	--	--
B	4.3%	4.3%	7.4%	7.4%	7.4%	\$15.07	\$15.07	\$15.04	\$15.04	\$15.99
Dublin	16.3%	15.4%	16.1%	19.4%	19.5%	\$19.57	\$19.74	\$19.74	\$19.72	\$20.29
A	14.4%	12.8%	12.6%	18.6%	18.7%	\$20.78	\$21.16	\$21.14	\$21.11	\$21.58
B	19.2%	19.6%	21.5%	20.5%	20.7%	\$17.22	\$17.60	\$17.78	\$17.86	\$17.68
Hilliard/West	21.9%	21.9%	21.9%	4.4%	4.4%	\$19.18	\$19.18	\$19.18	\$16.32	\$17.45
A	24.0%	24.0%	24.0%	0.0%	0.0%	\$20.00	\$20.00	\$20.00	--	\$21.50
B	16.2%	16.2%	16.2%	16.2%	16.2%	\$16.32	\$16.32	\$16.32	\$16.32	\$16.53
Powell	19.6%	19.6%	19.6%	19.6%	8.0%	\$19.00	\$18.33	\$18.33	\$18.33	\$18.00
A	0.0%	0.0%	0.0%	0.0%	0.0%	--	--	--	--	--
B	19.6%	19.6%	19.6%	19.6%	8.0%	\$19.00	\$18.33	\$18.33	\$18.33	\$18.00
Grand Total	14.2%	13.8%	13.6%	13.0%	13.0%	\$19.04	\$19.07	\$19.17	\$19.11	\$19.42

Asking Lease Rate Range by Class (FSG)

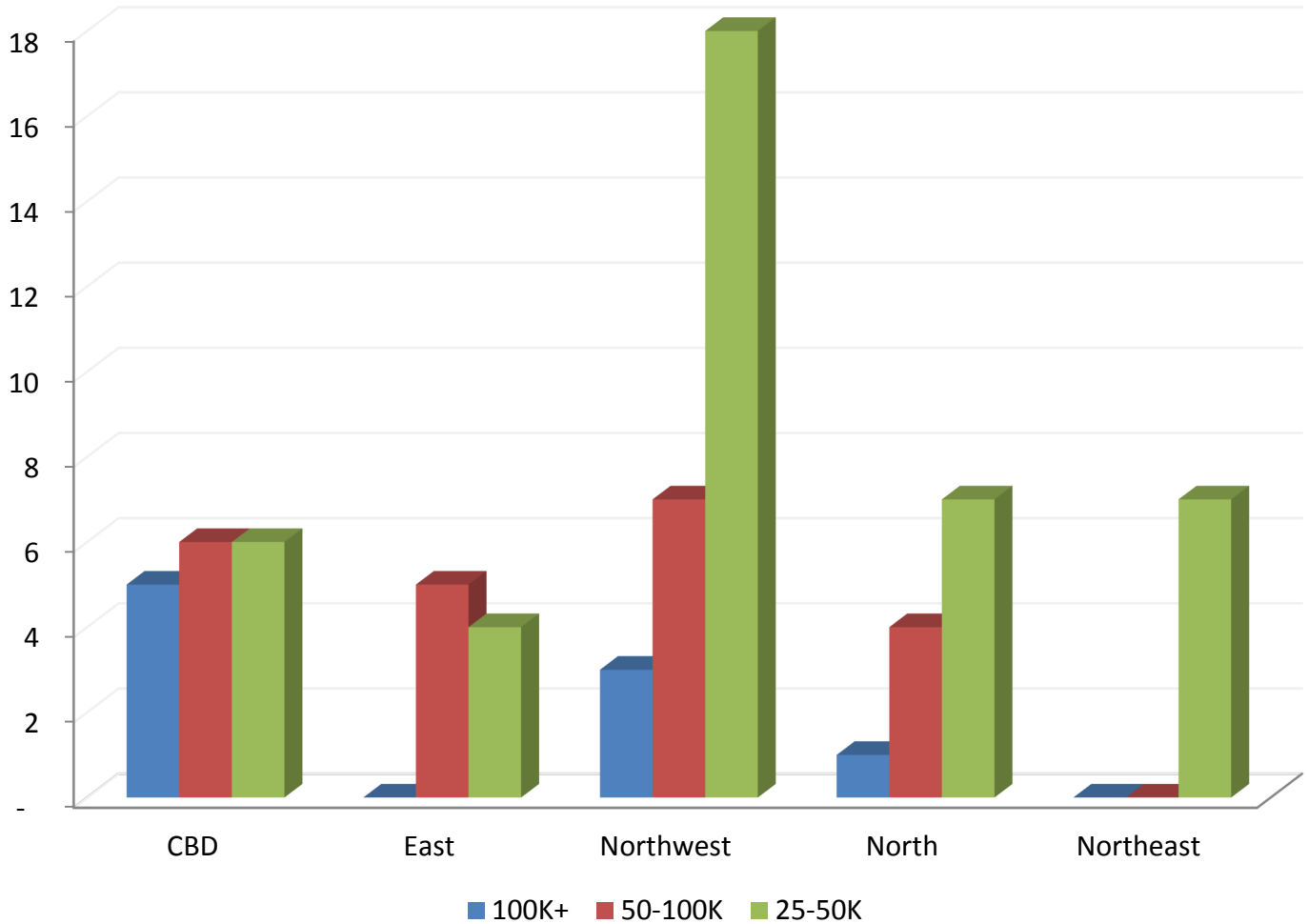


Biggest Absorption Changes



Property Name	SF Occupied or Vacated	Company Name	Market	Building Class
Easton Way Three	34,479	An undisclosed tenant leased 34,479 SF in Suite 300.	East	A
Offices at Polaris	33,735	Prime AE Leased 30,098 SF Suite 300	North	B
Easton Gateway Offices	11,600	Ohio Bankers leased 11,600 sf (Suite 300)	East	A
Mettler Toledo	9,650	HPRS leased 5,720 SF in Suite 200. Undisclosed tenant leased 3,930sf.	North	A
700 Taylor Rd	(10,792)	ZED Digital leased suite 290 with 1,475 sf; ORC Utility & Infrastructure Land Svcs leased suite 170 with 1,754 sf. Comverse vacated 7,655 sf; Reach Local vacated 4,203 sf; 1,211 sf and 952 sf were vacated by undisclosed tenants.	East	B
Westar III	(14,606)	Undisclosed tenants vacated 7,382 SF and 7,224 SF.	Northeast	A
Capitol Square	(16,396)	Undisclosed tenants vacated 11,997 sf (Suite 2020) and 4,399 sf (Suite 205).	CBD	A
Easton Commons II	(31,000)	Mission Essential vacated 31,000 SF.	East	A
5175 Emerald Pkwy	(118,500)	Verizon	Northwest	A

Largest Blocks of Available Space



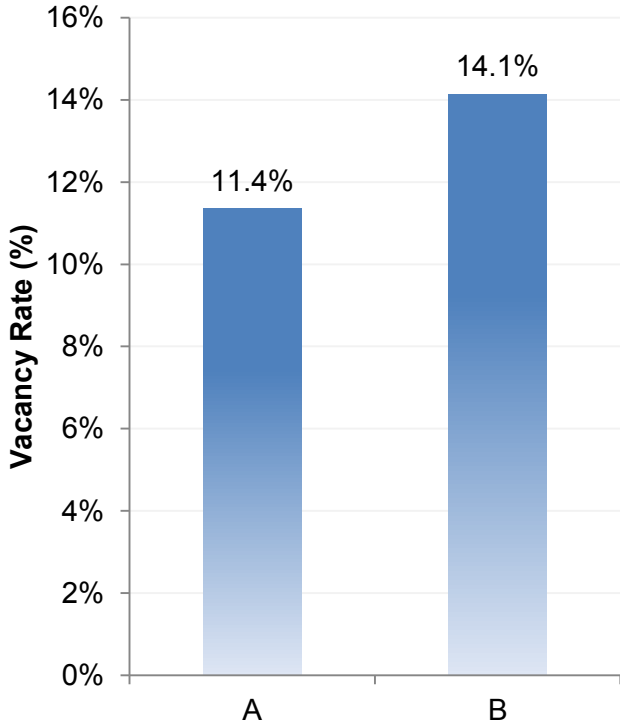
Historical Blocks of Space			
Quarter	100K+	50-100K	25-50K
2014 Q3	11	19	44
2014 Q2	10	17	45
2014 Q1	10	16	46
2014 Q4	8	17	43
2015 Q1	9	22	42

Notable Sales Transactions

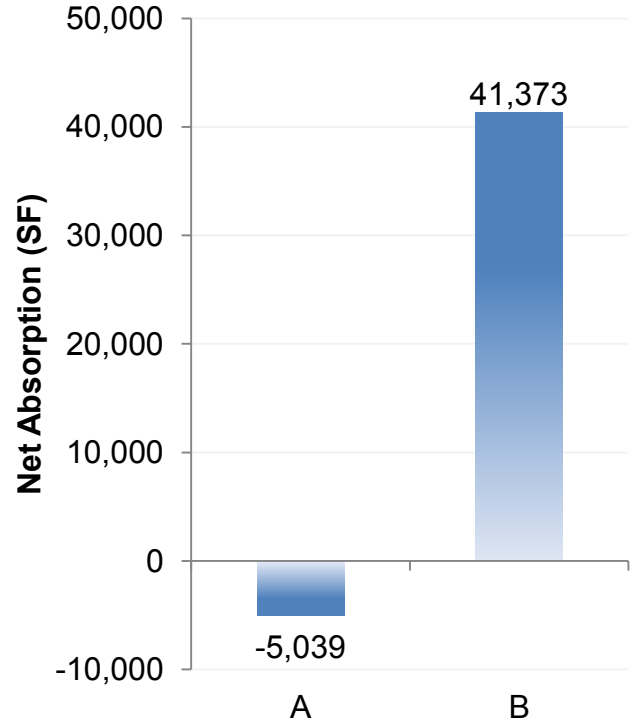


Property Name	SF Sold	Sale Price	Buyer	Seller	Market	Bldg Class
Mill Run Business Park	99,553	\$11,300,000.00	Mill Run Investors LLC and Atkins Roxbury Associate	Mill Run Business Center LLC	Northwest	B
501 W Schrock Rd	60,293	\$5,825,000.00	Walnut Limited II LP	John W Messmore	Northeast	B
Metro Center	101,910	\$5,200,000.00	American National Insurance Company	5200 Upper Metro 1 LLC et al	Northwest	A
379 W Olentangy St	7,822	\$2,200,000.00	Beck Energy Corporation	Merco II LLC	Northwest	B
1398 W Goodale Blvd	15,700	\$2,100,000.00	Goodale IV LLC	1398 Goodale LLC	Northwest	B
SE of Easton Way and Stelzer Rd	40,000	\$1,875,000.00	STELZER ON MEDICAL LLC		East	Medical
501 Morrison Rd	33,637	\$1,850,000.00	501 Gahanna LLC	BIZ #2 Ltd	East	B
135 Spruce St	7,215	\$1,850,000.00	CCA Development LLC	Midwest Investment Group LLC	CBD	C
600 S High St	11,804	\$1,550,000.00	The Huntington National Bank	Kenneth A Gamble	CBD	C
4351 Dale Dr	15,376	\$1,400,000.00	4351 Dale Drive Acquisitions LLC	Dublin Imaging and Sports Medicine Building Lt	Northwest	Medical
431 E Broad St	12,432	\$1,185,000.00	431 E Broad Street Ltd	Columbus Medical Association Foundation	CBD	C

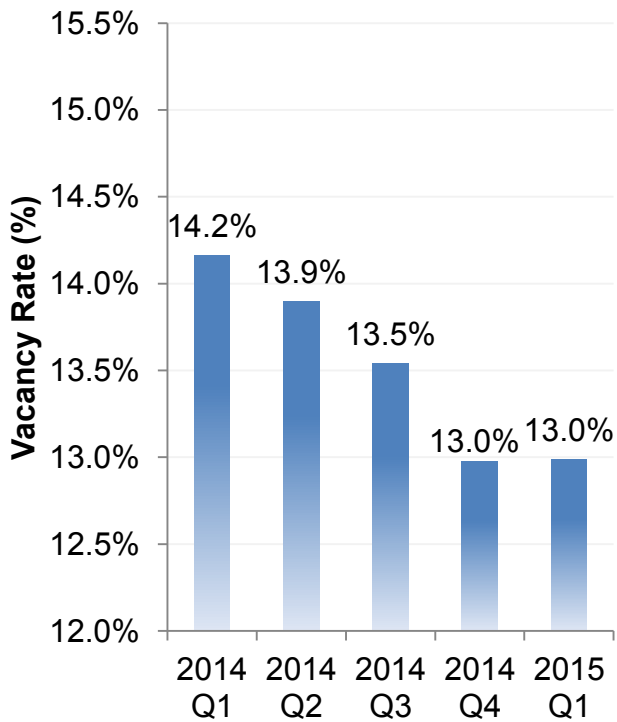
Vacancy Rate by Class



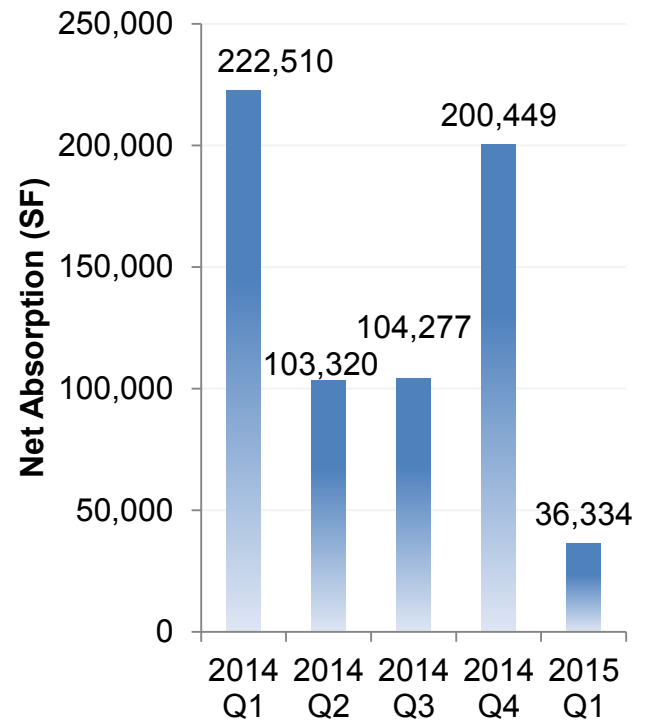
Net Absorption by Class



Vacancy Rate by Quarter



Net Absorption by Quarter



Q1 2015 Leasing Activity



Property Name	Bldg Class	Market	Submarket	Leased SF	Tenant Name	Asking Rate	Lease Type	Landlord Rep Company
Easton Way Three	A	East	Easton	34,479	An undisclosed tenant leased 34,479 SF in Suite 300.	\$14.50	Net	DTZ
Offices at Polaris	B	North	Polaris	33,735	Prime AE Leased 30,098sf suite 300	\$11.95	NNN	Colliers International
Easton Gateway Offices	A	East	Easton	11,600	Ohio Bankers leased 11,600 sf (Suite 300)	\$16.50	NNN	The Georgetown Company
Mettler Toledo	A	North	Polaris	9,650	HPRS leased 5,720 SF in Suite 200. Undisclosed tenant leased 3,930sf.	\$11.75	NNN	Donald R Kenney & Co Realtors
Easton Way Two	A	East	Easton	8,516	Suite 120 with 8,516 sf was leased by an unknown tenant.			DTZ
Wedgewood Commerce Bldg	B	Northwest	Powell	7,296	Undisclosed tenant leased 7,296sf			
The Wyandotte Building	B	CBD	Capitol Square	6,968	Undisclosed tenant lease 6,968sf			Colliers International
Town Center	B	CBD	Capitol Square	6,902	Carey Realty Investments leased 9,555 SF on the 11th floor; JBR vacated 2,653 SF on the 12th floor due to downsizing their space.	\$17.50	FSG	Colliers International
250 West St	A	CBD	Arena District/ Pen West	6,500	McDonald Hopkins leased 6,500sf.	\$16.50	Net	Continental Realty
PNC Plaza	B	CBD	Capitol Square	5,347	Grant Street Investments leased 2,049sf; Regus leased 4,332sf	\$17.50	FSG	NAI Ohio Equities
Busch Corporate Center	B	North	Worthington	4,950	Aflac leased 4,950 SF (Suite 210)	\$16.00	Net	CBRE
35 N 4th St	B	CBD	Capitol Square	2,260	Ohio Association of Free Clinics leased 1,594 SF in Suite 350	\$13.25	FSG	Continental Realty
Bicentennial Plaza	B	CBD	Downtown South	2,000	BMD LLC leased suite 300 with 2,000 SF.	\$22.00	FSG	CBRE
Marconi Square	B	CBD	Arena District/ Pen West	738	A media firm vacated 1250 SF in Suite 310 and a law firm leased 1988 SF in Suite 205	\$12.50	Net	Capitol Equities Realty
Officescape I	B	North	Worthington	304	TransCounty Title Agency vacated 1,411 SF in Suite 310. Select Association Management leased 1,715 SF in Suite 125	\$15.40		DTZ
250 E Broad St	B	CBD	Capitol Square	42	Undisclosed tenant vacated 3200 sf; Undisclosed tenant leased 3,242 SF.	\$17.50	FSG	CBRE
Crossgate Center	B	North	Worthington	-279	Strategic Wealth Partners leased 1,997 SF in Suite 190. Comtech Global, Inc. leased 1,077 SF in Suite 195. An undisclosed tenant vacated 1,512 sf in suite 130. An undisclosed tenant vacated 1,841 sf in suite 145.	\$15.95	FSG	Friedman Real Estate Group, Inc.
Pulsar Place	B	North	Polaris	-437	An undisclosed tenant vacated 437 SF.	\$11.95	NNN	Colliers International
8740 Orion Pl	B	North	Polaris	-688	An undisclosed tenant vacated 688 SF.	\$12.50	NNN	Colliers International
Miranova Corporate Tower	A	CBD	Downtown South	-900	An undisclosed tenant leased 900 SF in suite 120.	\$13.50	NNN	Colliers International
Law & Finance Building	B	CBD	Capitol Square	-1,004	Heyman Talent Artists Agency vacated 1004 SF in Suite 906			E V Bishoff Company

Q1 2015 Leasing Activity



Property Name	Bldg Class	Market	Submarket	Leased SF	Tenant Name	Asking Rate	Lease Type	Landlord Rep Company
425 Metro Pl N	B	Northwest	Dublin	-1,058	An undisclosed tenant vacated 1,058 SF.	\$9.75 Net		Continental Realty
Fifth Third Center	A	CBD	Capitol Square	-1,139	An undisclosed tenant vacated 1,139 SF in Suite 325.	\$11.25	NNN	Lion Real Estate Services
Corporate Exchange II	B	Northeast	Westerville	-1,322	OESA vacated 1,322 SF in Suite 112.	\$16.00	FSG	DTZ
941 Chatham Ln	B	Northwest	Arlington/Grandview	-1,439	Mazza & Associates, LLC vacated 2,670 SF in Suite 201; A tenant vacated 1,439 SF in Suite 206.	\$18.13	FSG	ROI Realty Services, Inc.
Corporate Hill II	B	North	Worthington	-1,882	An undisclosed tenant vacated 1,882 SF.	\$8.25	NNN	Donald R Kenney & Co Realtors
735 Taylor Rd	B	East	Gahanna	-1,932	GBS vacated 1,932 sf.	\$16.95	FSG	Colliers International
Corporate Exchange I	B	Northeast	Westerville	-2,082	An undisclosed tenant vacated 2,082 SF.	\$16.00		DTZ
Tuttle Crossing	B	Northwest	Dublin	-2,830	An undisclosed tenant vacated 2830 SF.	\$9.95	NNN	Daimler Group
Cascade V	B	North	Worthington	-3,006	Paycor vacated 3,006 SF in Suite 110.	\$16.95	FSG	Alterra Real Estate Advisors
One East Campus View	B	North	Worthington	-3,260	An undisclosed tenant vacated 3,260 SF in suite 250. Owner taking 9,000sf.	\$15.50	FSG	CBRE
One Crosswoods Center	B	North	Worthington	-3,416	UPS vacated 3,416 SF in Suite 350.	\$10.45	NNN	Friedman Real Estate Group, Inc.
Blazer II	A	Northwest	Dublin	-4,525	An undisclosed tenant vacated 4,525 sf in Suite 150.	\$12.50	Net	DTZ
110 Polaris Pkwy	B	Northeast	Westerville	-5,420	Contact point vacated 1,817 sf; Level Power systems vacated 3,603 sf.	\$10.00	NNN	Donald R Kenney & Co Realtors
One Columbus	A	CBD	Capitol Square	-7,101	An undisclosed tenant vacated 9,101 SF in Suite 1300. An undisclosed tenant leased 2,000 SF in Suite 1950.	\$12.00	NNN	CBRE
700 Taylor Rd	B	East	Gahanna	-10,792	ZED Digital leased suite 290 with 1,475 sf; ORC Utility & Infrastructure Land Svcs leased suite 170 with 1,754 sf. Converse vacated 7,655 sf; Reach Local vacated 4,203 sf; 1,211 sf and 952 sf were vacated by undisclosed tenants.	\$10.95	Net	Continental Realty
Westar III	A	Northeast	Westerville	-14,606	Undisclosed tenants vacated 7,382 SF and 7,224 SF.	\$13.95	NNN	Daimler Group
Capitol Square	A	CBD	Capitol Square	-16,396	Undisclosed tenants vacated 11,997 sf (Suite 2020) and 4,399 sf (Suite 205).	\$20.50	FSG	CBRE
Easton Commons II	A	East	Easton	-31,000	Mission Essential vacated 31,000 SF.	\$22.00	FSG	CBRE
Q1 15 Total Leasing Activity:				148,362 SF				
Average Transaction Size:				1,187 SF				

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

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