



XCELIGENT[™]
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OFFICE MARKET REPORT

Columbus



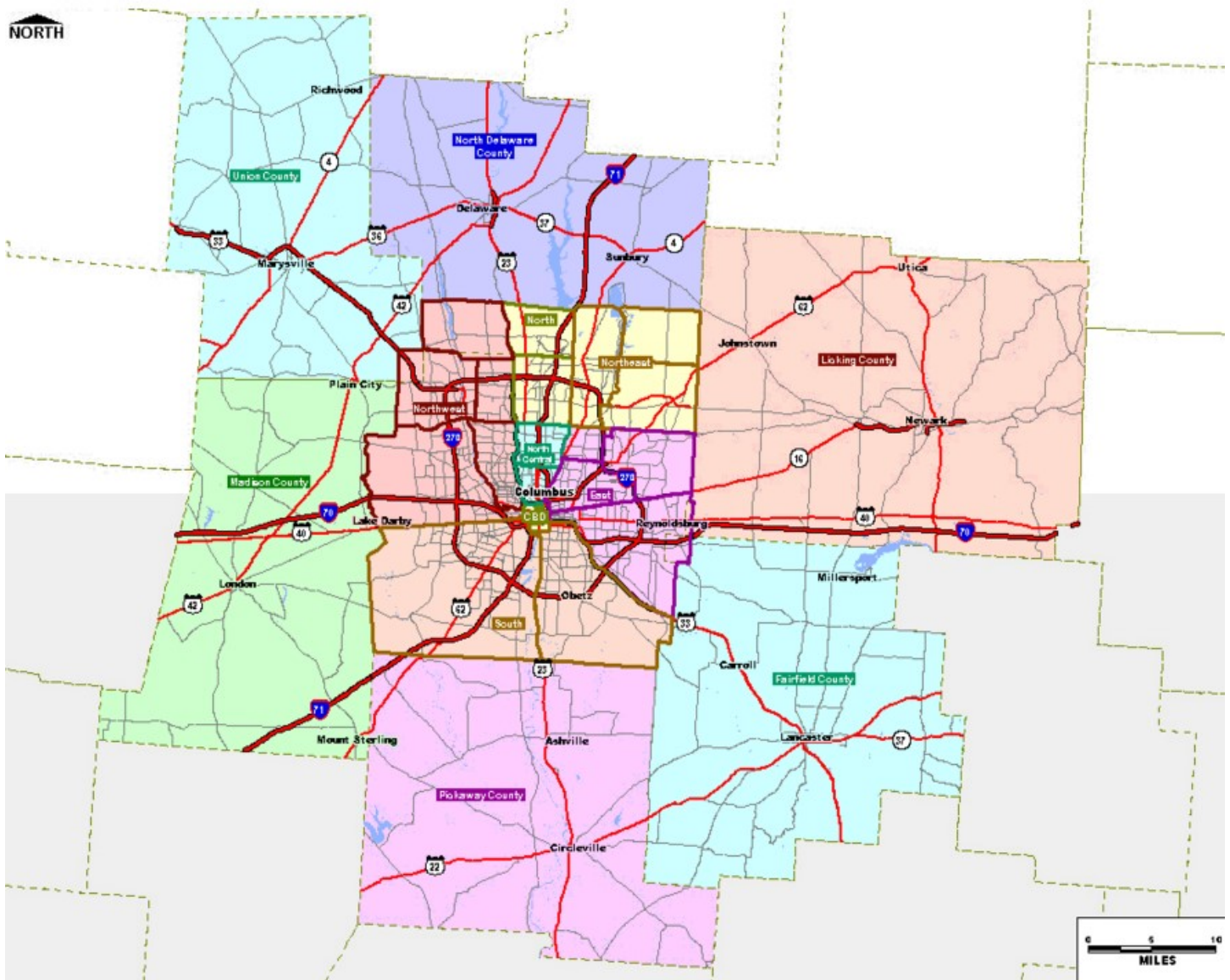
2nd Quarter 2016

Xceligent is a leading provider of verified commercial real estate information which assists real estate professionals, appraisers, owners, investors and developers that make strategic decisions to lease, sell, buy and develop commercial properties.

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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.
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.
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.



Overview

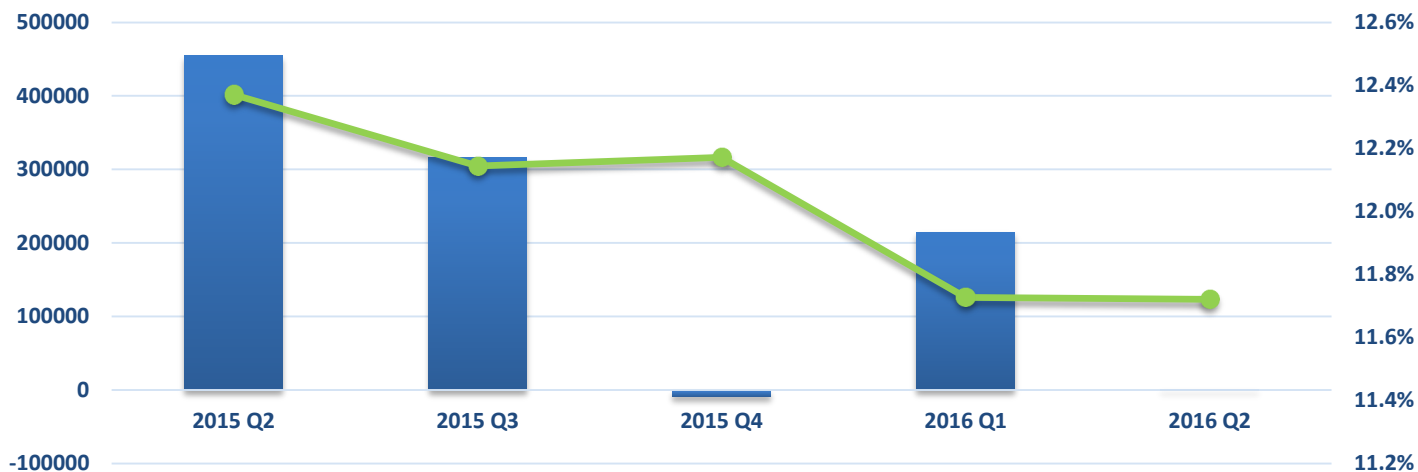
- During the second quarter of 2016, the Columbus office market reported positive net absorption of 1,377 square feet.
- At 11.7%, the regional vacancy rate has continued to decline, showing significant improvements from the reported rate of 12.4% during second quarter of 2015.
- The Downtown South submarket observed the highest level of positive net absorption of 71,412 square feet.
- Currently there is over 500,000 square feet in the development pipeline under construction during the second quarter of 2016.

	# of Bldgs	Inventory (SF)	Total Available (SF)	Total Vacant (SF)	Total Vacancy Rate (%)	Quarterly Net Absorption (SF)	YTD Net Absorption (SF)
A	95	13,800,042	2,277,081	1,272,191	9.2%	-130,226	101,777
B	230	18,143,356	3,427,119	2,471,921	13.6%	131,603	114,251
Grand Total	325	31,943,398	5,704,200	3,744,112	11.7%	1,377	216,028

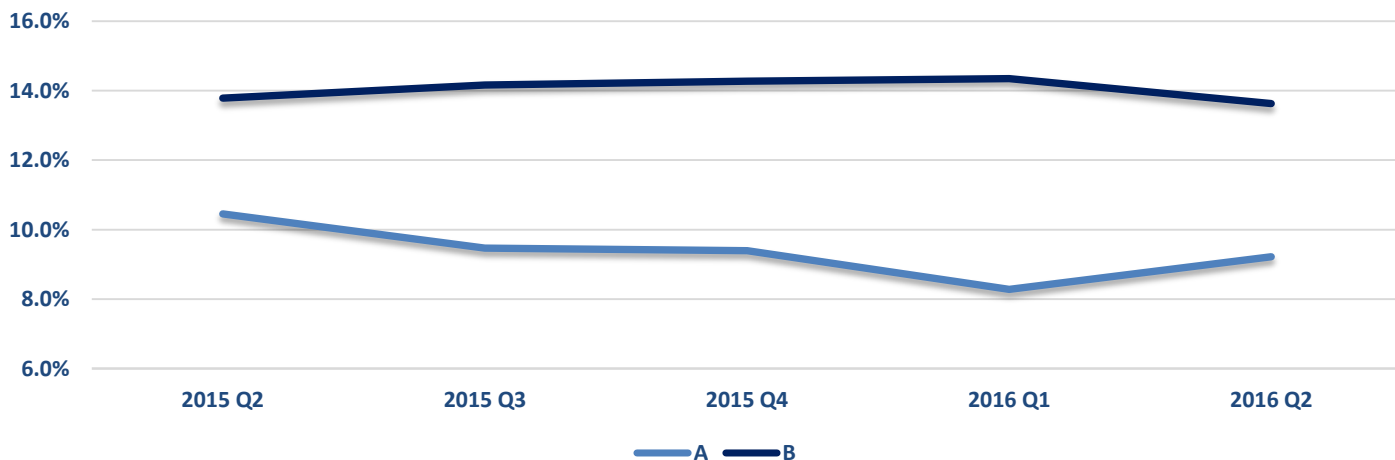
	# of Bldgs	Inventory (SF)	Direct Available (SF)	Direct Vacant (SF)	Direct Vacancy Rate (%)	Direct Quarterly Absorption (SF)	YTD Direct Net Absorption (SF)
A	95	13,800,042	2,130,922	1,200,250	8.7%	34,553	218,601
B	230	18,143,356	3,254,930	2,444,462	13.5%	152,265	159,397
Grand Total	325	31,943,398	5,385,852	3,644,712	11.4%	186,818	377,998

	# of Bldgs	Inventory (SF)	Sublease Available (SF)	Sublease Vacant (SF)	Sublease Vacancy Rate (%)	Sublease Quarterly Absorption (SF)	YTD Sublease Net Absorption (SF)
A	95	13,800,042	146,159	71,941	0.5%	-164,779	-116,824
B	230	18,143,356	172,189	27,459	0.2%	-20,662	-45,146
Grand Total	325	31,943,398	318,348	99,400	0.3%	-185,441	-161,970

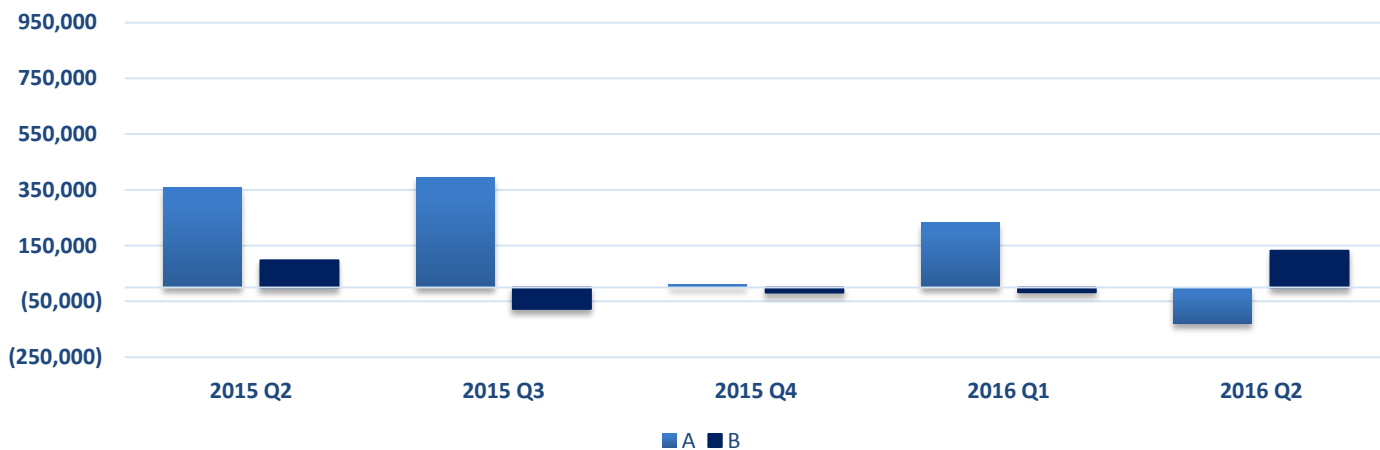
Historical Vacancy Rate & Net Absorption



Historical Vacancy Rates by Class



Historical Net Absorption by Class



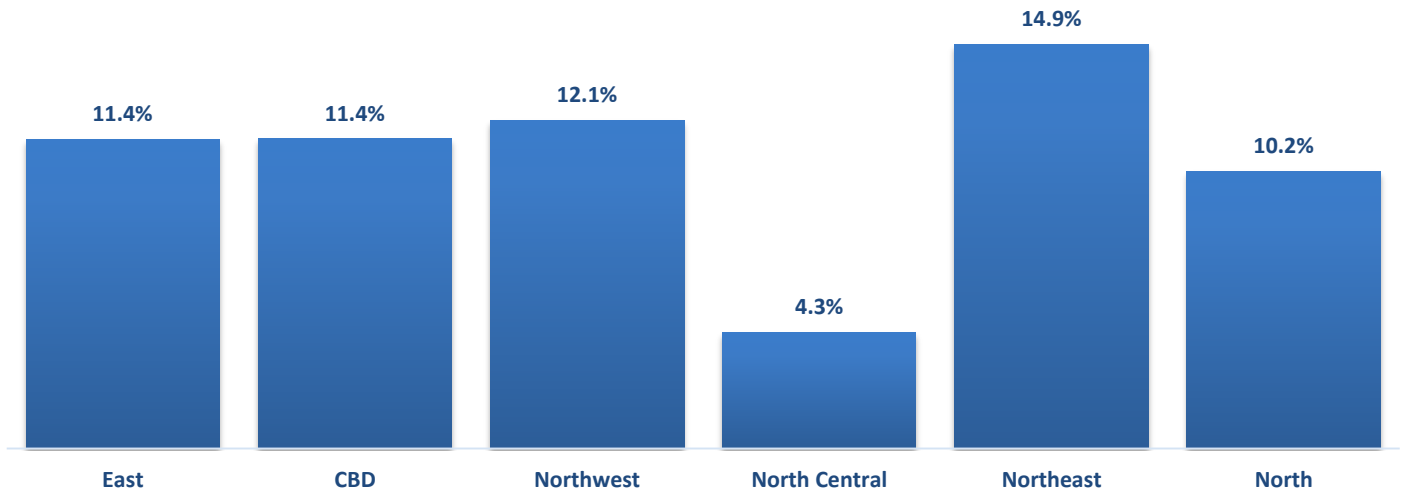
	# of Bldgs	Inventory (SF)	Total Vacant (SF)	Sublease Vacant (SF)	Total Vacancy Rate (%)	Total Qtrly Net Absorption (SF)	YTD Total Net Absorption (SF)
CBD	71	10,904,316	1,245,750	9,960	11.4%	2,707	58,726
Arena District/Pen West	18	1,825,024	56,715	2,306	3.1%	-2,306	-3,422
A	12	1,431,762	35,621	2,306	2.5%	-2,306	-2,306
B	6	393,262	21,094	-	5.4%	-	-1,116
Brewery District/German Village	8	989,859	128,058	-	12.9%	-418	9,125
B	8	989,859	128,058	-	12.9%	-418	9,125
Capitol Square	28	6,022,449	930,037	7,654	15.4%	-68,251	-25,011
A	6	2,330,569	303,984	2,053	13.0%	-56,195	-19,140
B	22	3,691,880	626,053	5,601	17.0%	-12,056	-5,871
Downtown South	6	747,415	95,084	-	12.7%	71,412	75,764
A	1	243,547	17,744	-	7.3%	3,829	7,091
B	5	503,868	77,340	-	15.3%	67,583	68,673
Grant/Washington	3	530,570	4,315	-	0.8%	-	-
A	1	197,570	-	-	0.0%	-	-
B	2	333,000	4,315	-	1.3%	-	-
North High Street	2	356,941	11,592	-	3.2%	2,270	2,270
B	2	356,941	11,592	-	3.2%	2,270	2,270
Warehouse District	6	432,058	19,949	-	4.6%	-	-
B	6	432,058	19,949	-	4.6%	-	-
East	34	2,840,800	324,143	8,222	11.4%	2,783	71,542
Airport/I-670	5	265,530	40,428	-	15.2%	-1,803	-12,955
B	5	265,530	40,428	-	15.2%	-1,803	-12,955
East I-70 Corridor	4	317,411	71,924	4,022	22.7%	-	-6,226
B	4	317,411	71,924	4,022	22.7%	-	-6,226
Easton	15	1,717,638	152,409	4,200	8.9%	-52,192	33,808
A	13	1,638,194	152,409	4,200	9.3%	-52,192	33,808
B	2	79,444	-	-	0.0%	-	-
Gahanna	10	540,221	59,382	-	11.0%	56,778	56,915
A	1	63,038	-	-	0.0%	-	-
B	9	477,183	59,382	-	12.4%	56,778	56,915
North	62	5,153,643	527,758	10,316	10.2%	17,871	61,166
Polaris	24	2,017,958	130,876	8,514	6.5%	-6,263	35,502
A	10	1,215,014	59,331	-	4.9%	-10,583	5,988
B	14	802,944	71,545	8,514	8.9%	4,320	29,514
Worthington	38	3,135,685	396,882	1,802	12.7%	24,134	25,664
A	1	250,169	31,422	-	12.6%	2,401	9,745
B	37	2,885,516	365,460	1,802	12.7%	21,733	15,919

	# of Bldgs	Inventory (SF)	Total Vacant (SF)	Sublease Vacant (SF)	Total Vacancy Rate (%)	Total Qtrly Net Absorption (SF)	YTD Total Net Absorption (SF)
North Central	4	336,466	14,383	-	4.3%	-	-
Clintonville	1	109,412	7,383	-	6.7%	-	-
B	1	109,412	7,383	-	6.7%	-	-
Short North/Campus	3	227,054	7,000	-	3.1%	-	-
A	1	60,000	-	-	0.0%	-	-
B	2	167,054	7,000	-	4.2%	-	-
Northeast	45	3,318,051	495,366	37,020	14.9%	26,121	41,371
New Albany	11	967,911	123,295	-	12.7%	6,135	16,262
A	8	817,866	55,795	-	6.8%	6,135	16,262
B	3	150,045	67,500	-	45.0%	-	-
Westerville	34	2,350,140	372,071	37,020	15.8%	19,986	25,109
A	5	647,904	67,495	29,500	10.4%	35,535	35,535
B	29	1,702,236	304,576	7,520	17.9%	-15,549	-10,426
Northwest	109	9,390,122	1,136,712	33,882	12.1%	-48,105	-16,777
Arlington/Grandview	27	1,745,241	125,288	-	7.2%	-5,267	-21,091
A	4	399,173	12,113	-	3.0%	11,200	11,200
B	23	1,346,068	113,175	-	8.4%	-16,467	-32,291
Bethel	4	513,203	45,930	-	8.9%	1,782	1,782
B	4	513,203	45,930	-	8.9%	1,782	1,782
Dublin	66	5,937,797	896,537	33,882	15.1%	-39,772	1,342
A	29	3,681,913	531,429	33,882	14.4%	-63,202	8,442
B	37	2,255,884	365,108	-	16.2%	23,430	-7,100
Hilliard/West	9	1,131,181	68,957	-	6.1%	-4,848	1,190
A	3	823,323	4,848	-	0.6%	-4,848	-4,848
B	6	307,858	64,109	-	20.8%	-	6,038
Powell	3	62,700	-	-	0.0%	-	-
B	3	62,700	-	-	0.0%	-	-
Grand Total	325	31,943,398	3,744,112	99,400	11.7%	1,377	216,028

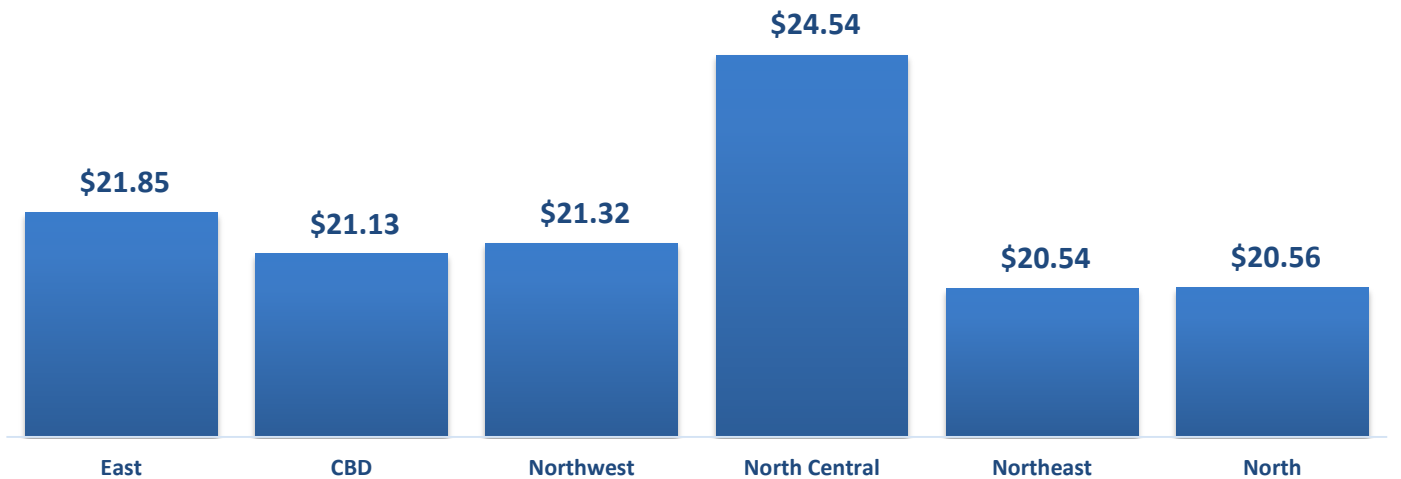
	Vacancy Rate %					Weighted Asking Rate (FSG)				
	2015 Q2	2015 Q3	2015 Q4	2016 Q1	2016 Q2	2015 Q2	2015 Q3	2015 Q4	2016 Q1	2016 Q2
Airport/I-670	14.1%	13.7%	10.3%	14.5%	15.2%	\$24.50	\$24.50	\$24.50	\$25.68	\$25.69
A	-	-	-	-	-	-	-	-	-	-
B	14.1%	13.7%	10.3%	14.5%	15.2%	\$24.50	\$24.50	\$24.50	\$25.68	\$25.69
Arena District/Pen West	4.0%	4.8%	2.9%	3.0%	3.1%	\$23.15	\$23.17	\$23.01	\$22.48	\$26.79
A	4.6%	4.6%	2.3%	2.3%	2.5%	\$23.17	\$23.17	\$23.01	\$22.50	\$26.89
B	1.9%	5.8%	5.1%	5.4%	5.4%	\$21.57	-	-	\$21.83	\$23.25
Arlington/Grandview	4.4%	4.9%	6.0%	6.9%	7.2%	\$22.61	\$22.68	\$23.68	\$23.16	\$23.42
A	2.7%	6.0%	6.0%	6.0%	3.0%	\$24.52	\$22.95	\$25.05	\$24.85	\$24.47
B	4.7%	4.6%	6.0%	7.2%	8.4%	\$22.42	\$22.67	\$23.37	\$22.90	\$23.29
Bethel	7.4%	8.4%	9.3%	9.3%	8.9%	\$23.99	\$23.96	\$24.18	\$24.18	\$24.15
A	-	-	-	-	-	-	-	-	-	-
B	7.4%	8.4%	9.3%	9.3%	8.9%	\$23.99	\$23.96	\$24.18	\$24.18	\$24.15
Brewery District/German Village	13.8%	13.1%	13.9%	12.9%	12.9%	\$17.99	\$17.94	\$18.13	\$18.19	\$18.96
A	-	-	-	-	-	-	-	-	-	-
B	13.8%	13.1%	13.9%	12.9%	12.9%	\$17.99	\$17.94	\$18.13	\$18.19	\$18.96
Capitol Square	15.9%	15.2%	15.1%	14.3%	15.4%	\$19.29	\$19.55	\$19.38	\$19.19	\$20.88
A	11.8%	12.4%	12.2%	10.6%	13.0%	\$21.24	\$21.10	\$20.79	\$20.76	\$23.16
Clintonville	6.7%	6.7%	6.7%	6.7%	6.7%	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
A	-	-	-	-	-	-	-	-	-	-
B	6.7%	6.7%	6.7%	6.7%	6.7%	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Downtown South	28.0%	28.2%	22.9%	22.3%	12.7%	\$22.09	\$22.01	\$21.90	\$22.16	\$22.32
A	19.4%	16.4%	10.2%	8.9%	7.3%	\$24.17	\$24.17	\$24.17	\$23.98	\$24.00
B	32.2%	33.9%	29.0%	28.8%	15.3%	\$21.01	\$21.06	\$21.07	\$21.52	\$21.31
Dublin	16.5%	14.0%	15.1%	14.4%	15.1%	\$21.22	\$21.10	\$21.14	\$21.02	\$20.89
A	16.8%	12.8%	14.7%	12.7%	14.4%	\$21.88	\$21.78	\$21.72	\$21.73	\$21.64
B	15.9%	16.1%	15.9%	17.2%	16.2%	\$19.46	\$19.39	\$19.66	\$18.99	\$19.03
East I-70 Corridor	19.4%	19.4%	20.7%	22.7%	22.7%	\$20.59	\$24.18	\$24.18	\$19.53	\$19.53
A	-	-	-	-	-	-	-	-	-	-
B	19.4%	19.4%	20.7%	22.7%	22.7%	\$20.59	\$24.18	\$24.18	\$19.53	\$19.53
Easton	11.4%	7.8%	6.1%	5.8%	8.9%	\$24.51	\$24.41	\$22.81	\$22.81	\$22.49
A	12.0%	8.2%	6.5%	6.1%	9.3%	\$24.51	\$24.41	\$22.81	\$22.81	\$22.49
B	-	-	-	-	-	-	-	-	-	-
Gahanna	9.8%	21.5%	21.5%	21.5%	11.0%	\$19.88	\$19.93	\$19.93	\$20.03	\$20.43
A	-	-	-	-	-	-	\$19.95	\$19.95	\$19.95	\$19.95
B	11.1%	24.4%	24.4%	24.3%	12.4%	\$19.88	\$19.93	\$19.93	\$20.03	\$20.45
Grant/Washington	0.8%	0.8%	0.8%	0.8%	0.8%	\$12.84	\$18.00	\$18.00	\$18.00	\$18.00
A	-	-	-	-	-	-	-	-	-	-
B	1.3%	1.3%	1.3%	1.3%	1.3%	\$12.84	\$18.00	\$18.00	\$18.00	\$18.00

	Vacancy Rate %					Weighted Asking Rate (FSG)				
	2015 Q2	2015 Q3	2015 Q4	2016 Q1	2016 Q2	2015 Q2	2015 Q3	2015 Q4	2016 Q1	2016 Q2
Hilliard/West	4.5%	2.3%	6.2%	5.7%	6.1%	\$21.75	\$21.84	\$21.53	\$21.62	\$21.62
A	-	-	-	-	0.6%	\$21.50	-	\$21.50	\$21.50	\$21.50
B	16.4%	8.3%	22.8%	20.8%	20.8%	\$21.91	\$21.84	\$21.53	\$21.66	\$21.66
New Albany	9.2%	14.1%	14.4%	13.4%	12.7%	\$22.24	\$20.92	\$21.26	\$21.73	\$21.65
A	10.2%	8.4%	8.8%	7.6%	6.8%	\$22.24	\$21.88	\$22.44	\$23.37	\$23.45
B	-	45.0%	45.0%	45.0%	45.0%	-	\$19.95	\$19.95	\$19.95	\$19.95
North High Street	3.9%	3.9%	3.9%	3.9%	3.2%	-	\$25.00	\$25.00	\$25.00	\$25.00
A	-	-	-	-	-	-	-	-	-	-
B	3.9%	3.9%	3.9%	3.9%	3.2%	-	\$25.00	\$25.00	\$25.00	\$25.00
Polaris	8.3%	8.2%	8.2%	6.2%	6.5%	\$21.58	\$21.29	\$21.20	\$21.29	\$21.23
A	5.6%	5.4%	5.4%	4.0%	4.9%	\$22.17	\$22.04	\$22.02	\$22.00	\$21.85
B	12.5%	12.5%	12.6%	9.4%	8.9%	\$21.02	\$20.86	\$20.33	\$20.27	\$20.33
Powell	8.0%	8.0%	-	-	-	\$26.00	\$26.00	-	-	-
A	-	-	-	-	-	-	-	-	-	-
B	8.0%	8.0%	-	-	-	\$26.00	\$26.00	-	-	-
Short North/Campus	3.1%	3.1%	3.1%	3.1%	3.1%	\$20.95	-	\$21.95	\$21.95	\$21.95
A	-	-	-	-	-	-	-	-	-	-
B	4.2%	4.2%	4.2%	4.2%	4.2%	\$20.95	-	\$21.95	\$21.95	\$21.95
Warehouse District	4.9%	4.6%	4.6%	4.6%	4.6%	\$15.69	\$15.69	\$15.69	\$15.69	\$20.40
A	-	-	-	-	-	-	-	-	-	-
B	4.9%	4.6%	4.6%	4.6%	4.6%	\$15.69	\$15.69	\$15.69	\$15.69	\$20.40
Westerville	12.1%	15.6%	16.9%	16.7%	15.8%	\$20.66	\$21.19	\$20.65	\$20.63	\$20.15
A	3.5%	15.9%	15.9%	15.9%	10.4%	\$22.95	\$23.60	\$23.60	\$23.57	\$23.44
B	14.8%	15.5%	17.3%	17.0%	17.9%	\$20.47	\$20.20	\$19.57	\$19.51	\$19.72
Worthington	15.2%	14.8%	13.5%	13.4%	12.7%	\$20.31	\$20.15	\$19.80	\$20.36	\$20.38
A	17.8%	17.8%	16.5%	13.5%	12.6%	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
B	15.0%	14.6%	13.2%	13.4%	12.7%	\$20.36	\$20.17	\$19.77	\$20.40	\$20.41
Grand Total	12.4%	12.1%	12.2%	11.7%	11.7%	\$21.01	\$21.03	\$20.89	\$20.85	\$21.14

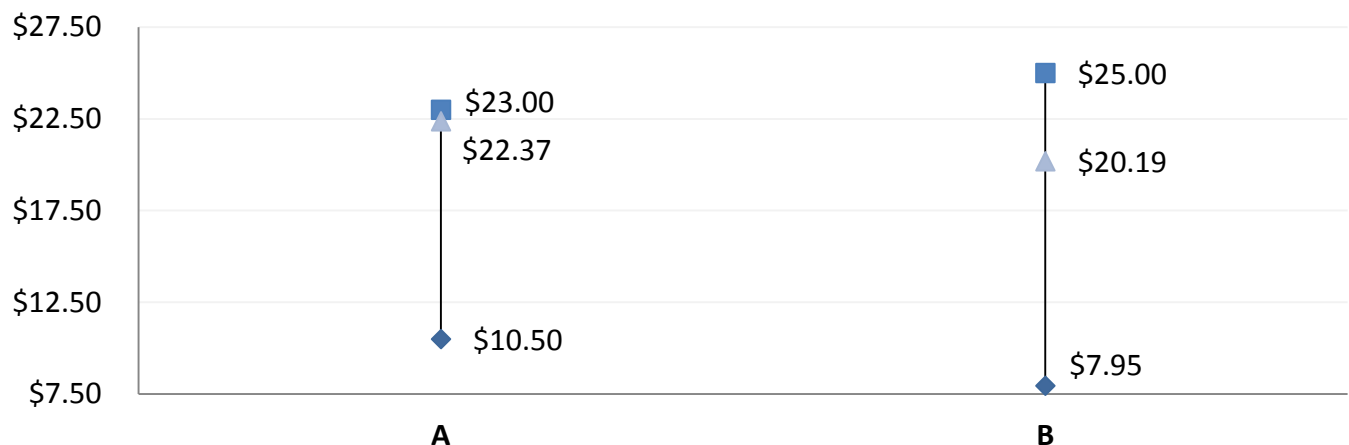
Vacancy Rate by Submarket

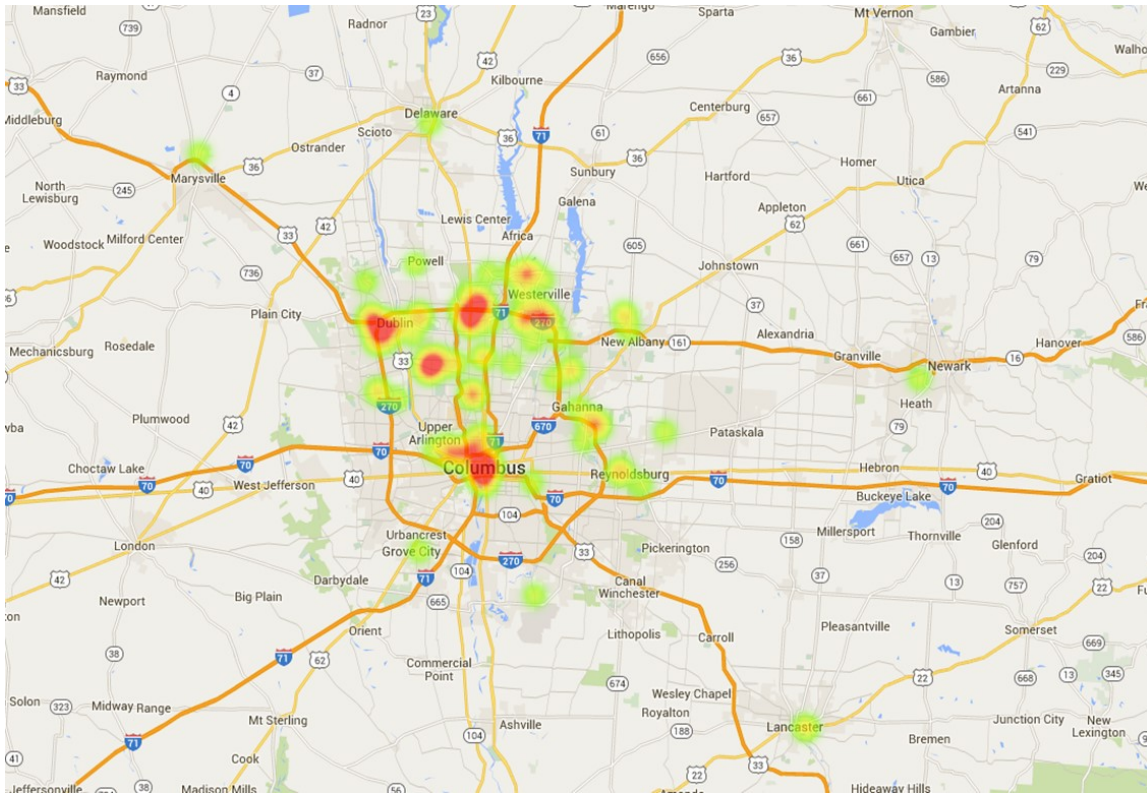


Average Weighted Asking Rates by Submarket (FSG)



Asking Lease Rate Range by Class (FSG)

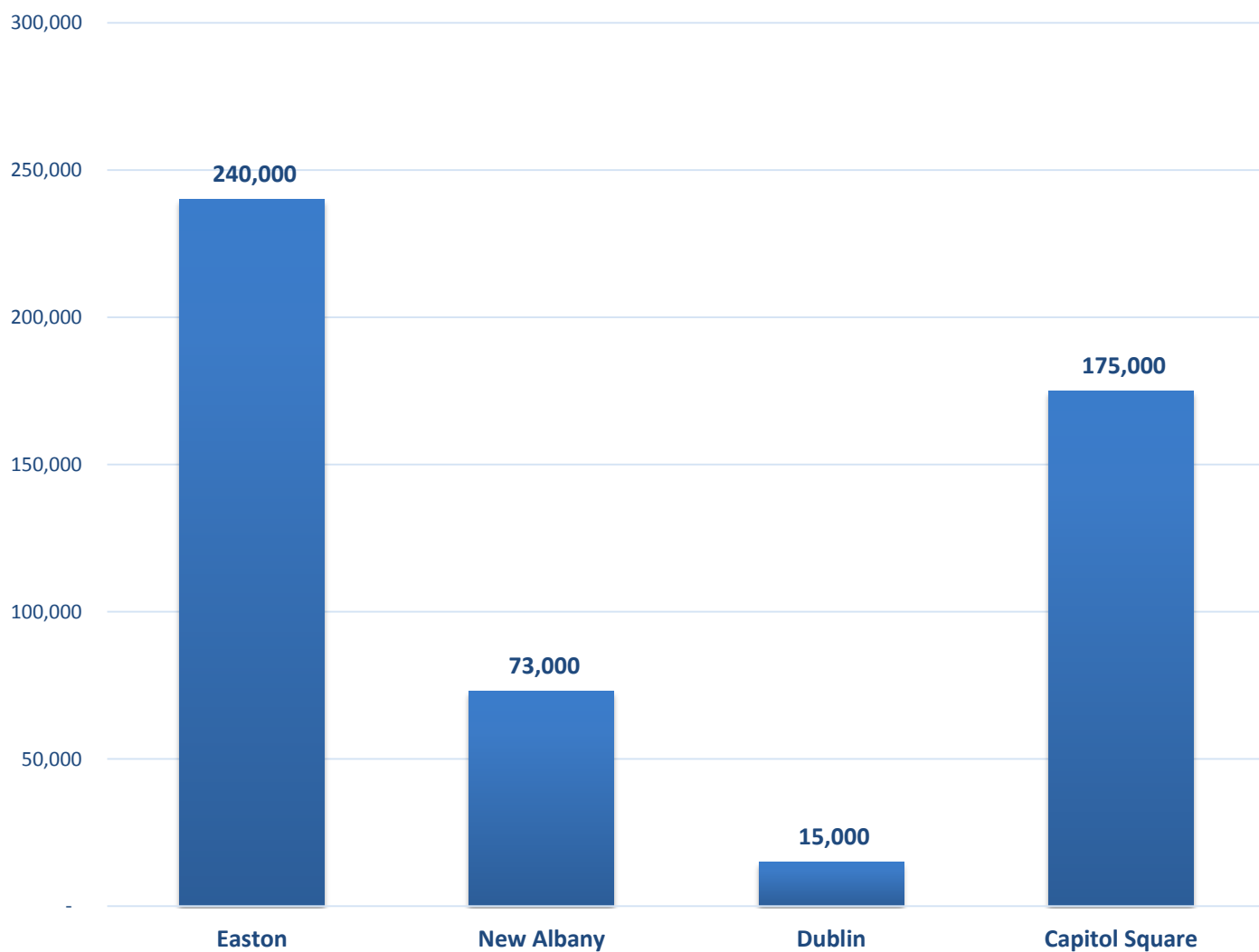




Largest Absorption Changes

Property Name	SF Occupied or Vacated	Tenant Name	Submarket	Building Class
Columbia Gas of Ohio	67,583	Baker Hostetler	Downtown South	B
Westar V	57,653	Lancaster Colony	Westerville	A
Easton Commons I	55,000	Citigroup	Easton	A
Techcenter IV	54,615	Zulily	Gahanna	B
5500 Glendon Ct	42,798	CareWorks	Dublin	A
Capitol Square	-19,337	Reminger Attorneys at Law	Capitol Square	A
Capitol Square	-19,337	Plante Moran	Capitol Square	A
The Offices at Westar IV	-29,500	Elmer's Products	Westerville	A
One Easton Oval	-52,401	Alliance Data	Easton	A
Easton Commons I	-73,490	Alliance Data	Easton	A
6805 Perimeter Dr	-106,000	XPO Logistics	Dublin	A

Top Transactions						
Property Name	Sale Price	SF Sold	Buyer	Seller	Submarket	Building Class
300 E Wilson Bridge Rd	\$12,836,400	56,926	Broadstone MV Portfolio LLC	MVA Real Estate Group Ltd	Worthington	B
5175 Emerald Pkwy	\$5,950,000	118,500	Emerald Parkway Valley Equity Group LLC	Wells Fargo Bank	Dublin	A
899 E Broad St	\$2,565,000	73,506	Access Infrastructure Ohio LLC	Columbus Area Integrated Health Services Inc	East I-70 Corridor	B
23 W 2nd Ave	\$1,625,000	17,137	23 West 2nd Holdings LLC	Journapp Inc	Short North/Campus	B
Lilley Building	\$1,297,233	17,588	Lilium Partners Ltd	Concord Grapes Ltd et al	Capitol Square	B
2360 Citygate Dr	\$1,050,000	9,600	JBG Enterprises LLC	2360 Citygate LLC	Airport/I-670	B

Current New Construction by Submarket


Columbus		Research	
Alterra Real Estate Advisors	Brad Kitchen	CBRE	Dan Askew
	Dan O'Rourke	Colliers International	Cal Axe
			Loren DeFilippo
Capitol Equities	Todd Kimmerer		
		Cushman & Wakefield	Robin Mitchell
CBRE	Don Matsanoff		
	Kirk Smith	JLL	Ross Bratcher
Colliers	Chris Potts		
Continental	Wayne Harer		
	Brent Stamm		
Cushman & Wakefield	Brian Douglas		
	David Morgan		
Donald R Kenney & Co	Aimee D'Amore		
HER Commercial	Scott Hrabcak		
JLL	Paul Tingley		
Lion Real Estate Services	Laura Spears		
NAI Ohio Equities	Matt Gregory		
NGKF	Ted Hobson		
The Daimler Group	Greg Weber		

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. **For more information, please contact :**

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