

Market Trends

Q2

2021

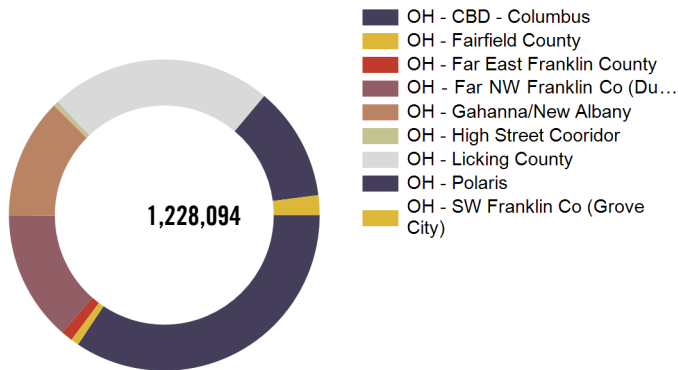
Office

Columbus

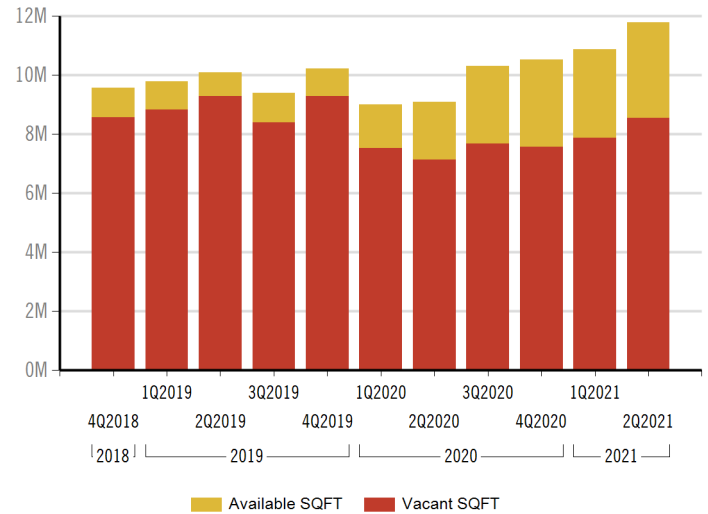




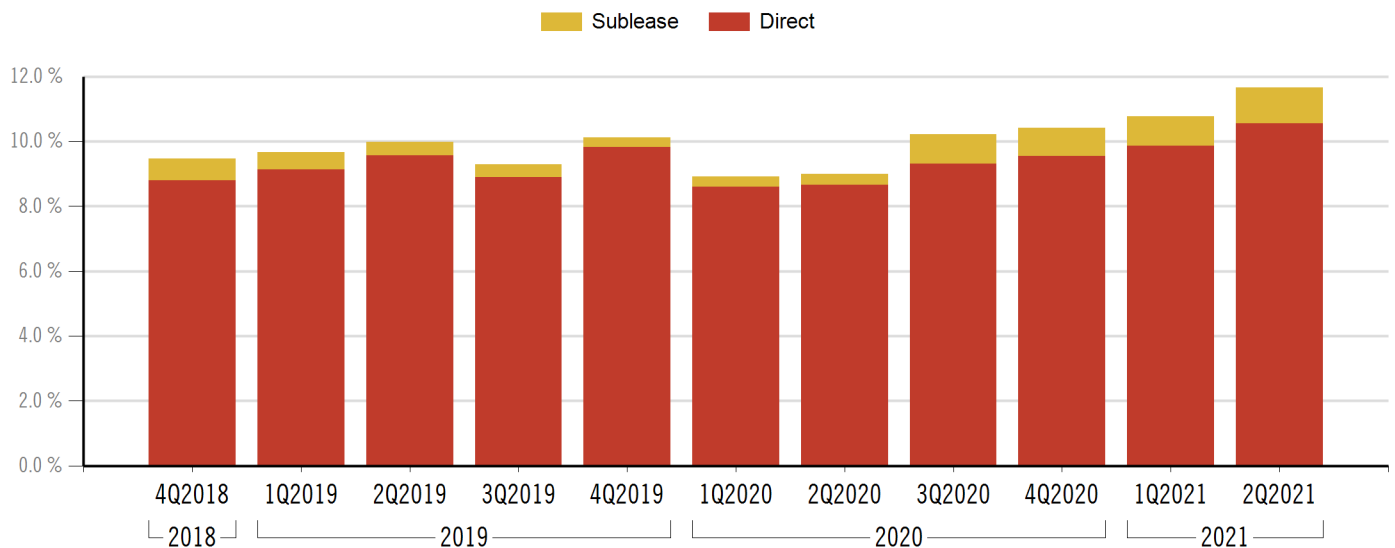
Under Construction SQFT by Market



Total Available and Vacant



Vacancy Percent



Overview by Specific Use (Direct)

Specific Use	# of Buildings	Total SQFT	Available SQFT	Vacancy Rate
Class: A	68	16,300,640	1,508,609	9.3 %
Class: B	2,222	77,572,786	7,213,909	9.3 %
Class: C	389	7,270,501	176,189	2.4 %

Overview by Specific Use (Sublet)

Specific Use	# of Buildings	Total SQFT	Available SQFT	Vacancy Rate
Class: A	68	16,300,640	121,998	0.7 %
Class: B	2,222	77,572,786	961,259	1.2 %
Class: C	389	7,270,501	33,890	0.5 %

Overview by Specific Use (Total)

Specific Use	# of Buildings	Total SQFt	Average Rate	Available SQFT	Sub Lease SQFT	Vacant SQFT	% Vacant
Class: A	68	16,300,640	\$16.14	2,275,005	121,998	1,508,609	9.25 %
Class: B	2,222	77,572,786	\$13.22	9,180,494	961,259	7,213,909	9.30 %
Class: C	389	7,270,501	\$12.34	336,706	33,890	176,189	2.42 %
Totals	2,679	101,143,927	\$13.90	11,792,205	1,117,147	8,898,707	8.80 %

Overview by Market (Total)

	Type	# Bldgs	Total SF	Total Avail	Total Vacant	Vacancy %	Absorption	Weighted Average
OH - CBD - Columbus	Class : A	15	5,717,225	784,283	575,139	10.06 %		16.12
	Class : B	192	15,180,115	1,932,701	1,761,881	11.61 %		13.06
	Class : C	60	2,312,980	101,553	75,786	3.28 %		16.01
		267	23,210,320	2,818,537	2,412,806		(137,913)	\$15.06
OH - Delaware County	Class : B	63	1,417,766	49,299	51,206	3.61 %		12.31
	Class : C	33	439,587	16,995	8,765	1.99 %		12.99
		96	1,857,353	66,294	59,971		(6,293)	\$12.65
OH - East Columbus	Class : A	2	95,693	47,496	47,496	49.63 %		11.02
	Class : B	112	2,787,287	219,168	176,941	6.35 %		12.30
	Class : C	55	635,142	29,736	20,172	3.18 %		8.50
		169	3,518,122	296,400	244,609		(14,572)	\$10.61
OH - Easton	Class : A	7	1,683,249	73,052	73,052	4.34 %		27.55
	Class : B	37	2,871,285	714,256	269,540	9.39 %		14.35
		44	4,554,534	787,308	342,592		(116,979)	\$20.95
OH - Fairfield County	Class : B	114	1,770,000	32,941	13,941	0.79 %		13.99
	Class : C	44	708,646	42,500	2,000	0.28 %		9.74
		158	2,478,646	75,441	15,941		4,760	\$11.87
OH - Far East Franklin County	Class : B	61	1,029,308	161,906	97,396	9.46 %		16.27
		61	1,029,308	161,906	97,396		7,570	\$16.27
OH - Far NW Franklin Co (Dublin/Powell)	Class : A	13	1,681,377	561,512	182,330	10.84 %		13.09
	Class : B	330	11,583,234	1,698,144	1,232,312	10.64 %		12.25
	Class : C	28	349,999	8,518	8,518	2.43 %		7.00
		371	13,614,610	2,268,174	1,423,160		13,972	\$10.78
OH - Gahanna/New Albany	Class : A	7	3,343,809	323,161	224,211	6.71 %		14.95
	Class : B	131	4,767,726	703,553	419,241	8.79 %		12.68
	Class : C	11	188,334	56,064	100	0.05 %		15.00
		149	8,299,869	1,082,778	643,552		4,784	\$14.21
OH - High Street Corridor	Class : A	3	575,988	33,167	33,167	5.76 %		22.50
	Class : B	58	2,073,315	129,013	114,145	5.51 %		15.79
	Class : C	40	585,479	12,882	12,882	2.20 %		16.50
		101	3,234,782	175,062	160,194		(12,285)	\$18.26
OH - Licking County	Class : B	104	1,816,752	424,743	391,111	21.53 %		11.97
		104	1,816,752	424,743	391,111		8,500	\$11.97
OH - Madison County	Class : B	23	287,769	5,715	0	0.00 %		4.00
		23	287,769	5,715	0		0	\$4.00
OH - Northeast Columbus	Class : B	51	1,922,956	130,627	48,664	2.53 %		16.30
	Class : C	22	328,404	1,700	0	0.00 %		16.30
		73	2,251,360	132,327	48,664		712	\$16.30
OH - Northwest UA/Grandview	Class : A	4	256,944	1,621	0	0.00 %		15.50
	Class : B	226	6,574,129	418,115	319,278	4.86 %		15.71
	Class : C	71	1,164,362	20,805	10,213	0.88 %		14.14
		301	7,995,435	440,541	329,491		(59,052)	\$15.12
OH - Northwest/Hilliard	Class : B	85	2,198,892	154,241	140,368	6.38 %		11.51
	Class : C	8	160,500	16,673	16,673	10.39 %		7.00
		93	2,359,392	170,914	157,041		(7,357)	\$9.26
OH - Pickaway County	Class : B	43	384,337	9,287	9,287	2.42 %		14.70
		43	384,337	9,287	9,287		0	\$14.70



OH - Polaris	Class : A	9	1,892,359	231,155	227,074	12.00 %	12.95
	Class : B	81	5,299,874	571,816	453,765	8.56 %	12.79
		90	7,192,233	802,971	680,839	(4,068)	\$12.87
OH - SE Franklin Co (Rickenbacker)	Class : A	1	6,980	5,351	5,351	76.66 %	15.00
	Class : B	26	347,275	8,674	3,002	0.86 %	14.00
		27	354,255	14,025	8,353	1,350	\$14.50
OH - South Columbus	Class : A	3	446,330	30,737	18,050	4.04 %	13.95
	Class : B	64	2,127,367	161,210	128,218	6.03 %	15.50
		67	2,573,697	191,947	146,268	16,109	\$14.73
OH - SW Franklin Co (Grove City)	Class : B	69	925,289	37,367	31,957	3.45 %	14.58
	Class : C	5	202,631	8,200	0	0.00 %	13.43
		74	1,127,920	45,567	31,957	11,450	\$14.01
OH - West Columbus	Class : B	44	1,077,054	82,619	82,619	7.67 %	14.75
		44	1,077,054	82,619	82,619	(18,440)	\$14.75
OH - Westerville	Class : A	1	15,207	15,207	0	0.00 %	19.00
	Class : B	158	5,478,263	674,327	661,943	12.08 %	10.66
		159	5,493,470	689,534	661,943	(88,463)	\$14.83
OH - Worthington	Class : A	3	585,479	168,263	122,739	20.96 %	12.00
	Class : B	150	5,652,793	860,772	807,094	14.28 %	11.31
	Class : C	12	194,437	21,080	21,080	10.84 %	11.50
		165	6,432,709	1,050,115	950,913	81,214	\$11.60

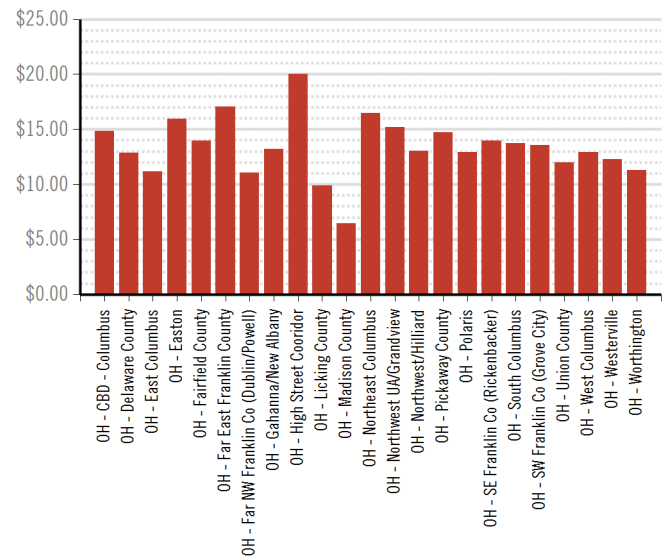
Market (Total)

Yr	Qrt	# Bldgs	Total SF	Direct Avail	Sublet Avail	Direct Vacant	Sublet Vacant	Vacancy %	Absorption	Weighted Average
2021	2	2,679	101,143,927	10,675,058	1,117,147	8,550,371	348,336	8.45 %	(315,001)	\$13.75

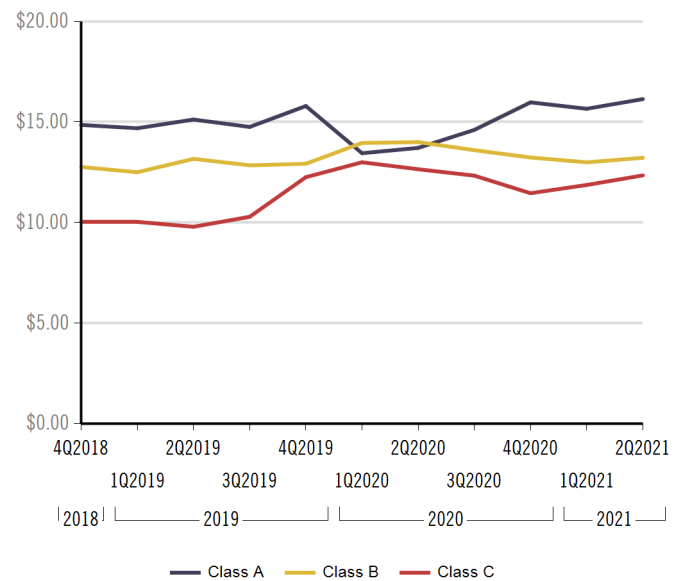
Direct Weighted Average Asking Rates

Market	Building Class	Q4/2020	Q1/2021	Q2/2021
OH - CBD - Columbus	A	\$17.42	\$16.20	\$16.12
	B	\$13.72	\$12.91	\$13.06
	C	\$16.03	\$16.09	\$16.01
OH - Delaware County	B	\$12.36	\$12.11	\$12.31
	C	\$12.99	\$12.99	\$12.99
OH - East Columbus	A	\$11.02	\$11.02	\$11.02
	B	\$12.08	\$12.30	\$12.30
	C	\$8.50	\$8.50	\$8.50
OH - Easton	A	\$27.55	\$27.55	\$27.55
	B	\$12.38	\$12.38	\$14.35
OH - Fairfield County	A	\$0.00	\$0.00	\$0.00
	B	\$13.99	\$13.99	\$13.99
	C	\$9.74	\$9.74	\$9.74
OH - Far East Franklin County	A	\$0.00	\$0.00	\$0.00
	B	\$15.88	\$15.76	\$16.27
OH - Far NW Franklin Co (Dublin/Powell)	A	\$12.68	\$13.03	\$13.09
	B	\$12.50	\$12.38	\$12.25
	C	\$7.00	\$7.00	\$7.00
OH - Gahanna/New Albany	A	\$14.95	\$14.95	\$14.95
	B	\$12.37	\$12.85	\$12.68
	C	\$0.00	\$0.00	\$15.00
OH - High Street Corridor	A	\$0.00	\$0.00	\$22.50
	B	\$18.73	\$15.60	\$15.79
	C	\$16.50	\$16.50	\$16.50
OH - Licking County	A	\$0.00	\$0.00	\$0.00
	B	\$11.64	\$11.64	\$11.97
	C	\$0.00	\$0.00	\$0.00
OH - Madison County	B	\$4.00	\$4.00	\$4.00
OH - Northeast Columbus	B	\$16.30	\$16.30	\$16.30
	C	\$0.00	\$16.30	\$16.30
OH - Northwest UA/Grandview	A	\$19.40	\$0.00	\$15.50
	B	\$16.07	\$15.93	\$15.71
	C	\$13.58	\$13.58	\$14.14
OH - Northwest/Hilliard	A	\$0.00	\$0.00	\$0.00
	B	\$11.22	\$11.08	\$11.51
	C	\$7.00	\$7.00	\$7.00
OH - Pickaway County	B	\$14.70	\$14.70	\$14.70
OH - Polaris	A	\$12.73	\$13.84	\$12.95
	B	\$12.76	\$12.82	\$12.79
OH - SE Franklin Co (Rickenbacker)	A	\$15.00	\$15.00	\$15.00
	B	\$14.00	\$14.00	\$14.00
OH - South Columbus	A	\$13.95	\$13.95	\$13.95
	B	\$14.32	\$14.32	\$15.50
	C	\$0.00	\$0.00	\$0.00
OH - SW Franklin Co (Grove City)	B	\$13.29	\$13.95	\$14.58
	C	\$13.43	\$13.43	\$13.43
OH - Union County	B	\$0.00	\$0.00	\$0.00
OH - West Columbus	B	\$15.31	\$14.75	\$14.75

By Market



Specific Use/Rate





OH - West Columbus	C	\$0.00	\$0.00	\$0.00
OH - Westerville	A	\$19.00	\$19.00	\$19.00
	B	\$12.30	\$11.02	\$10.66
	C	\$9.75	\$9.75	\$0.00
OH - Worthington	A	\$12.00	\$12.00	\$12.00
	B	\$11.20	\$11.04	\$11.31
	C	\$11.50	\$11.50	\$11.50

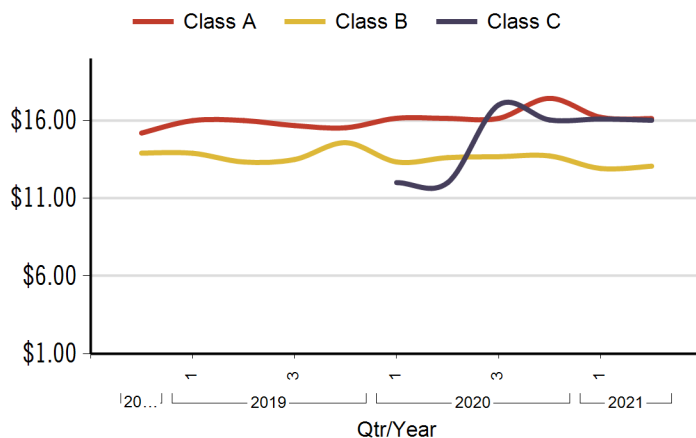
Market Overview

The CBD - Columbus Market Area finished Q2 2021 with -137,913 sf of Negative absorption. The total vacancy rate was 10.54%. The average weighted asking rate came in at \$14.45.

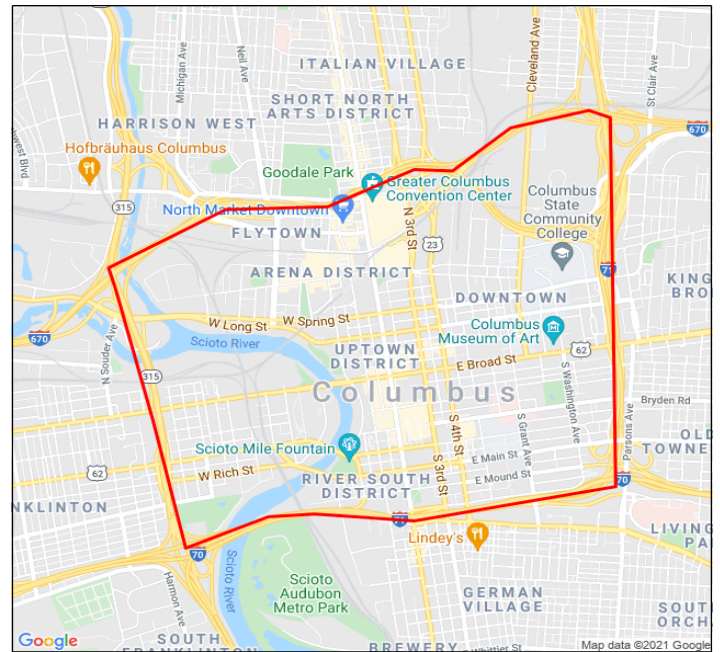
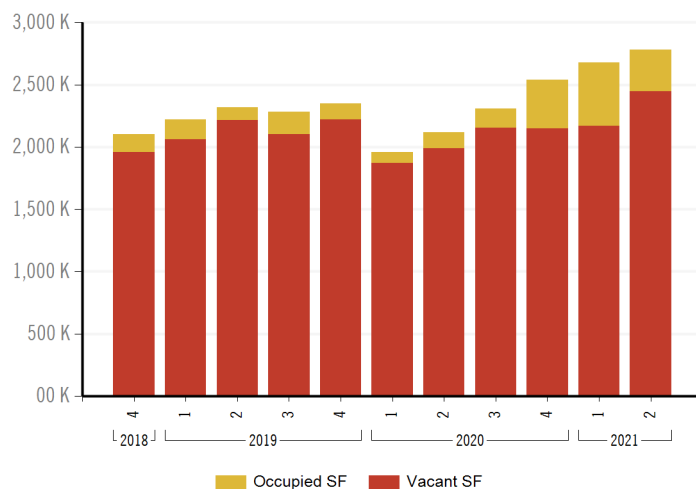
Market Recap

Inventory (sf)	23,210,320
# of Bldgs	267
Weighted Average Asking Rate	\$14.45
Total Available Rate	11.98 %
Total Vacancy Rate	10.54 %
U/C Inventory (sf)	422,060
Absorption	(137,913)

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
330 W Spring St	105 Sublease	3,674	Not Disclosed
5 E Long St		3,200	Not Disclosed
The Hayden	1300	2,973	Not Disclosed
Gravity		2,967	Not Disclosed
Gay and High Street	14 E Gay St	2,695	Not Disclosed
2 Miranova Place	200 Sublease	2,561	Not Disclosed
1-11 E Gay St		1,665	Not Disclosed

Notable Sale Transactions

Property	Sale Price	Buyer
101-109 S High St		HEARTLAND BANK

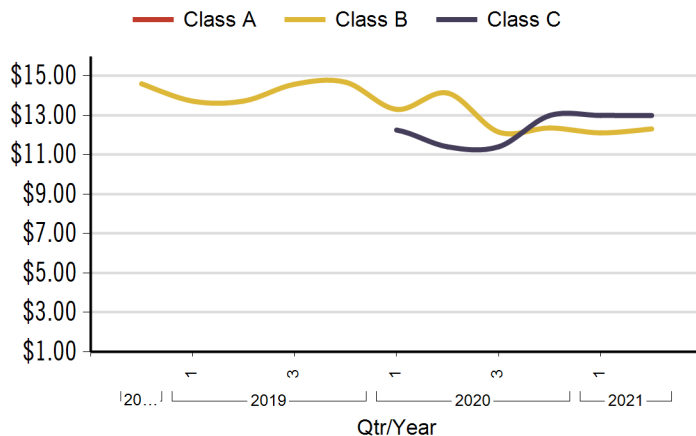
Market Overview

The Delaware County Market Area finished Q2 2021 with -6,293 sf of Negative absorption. The total vacancy rate was 3.11%. The average weighted asking rate came in at \$12.31.

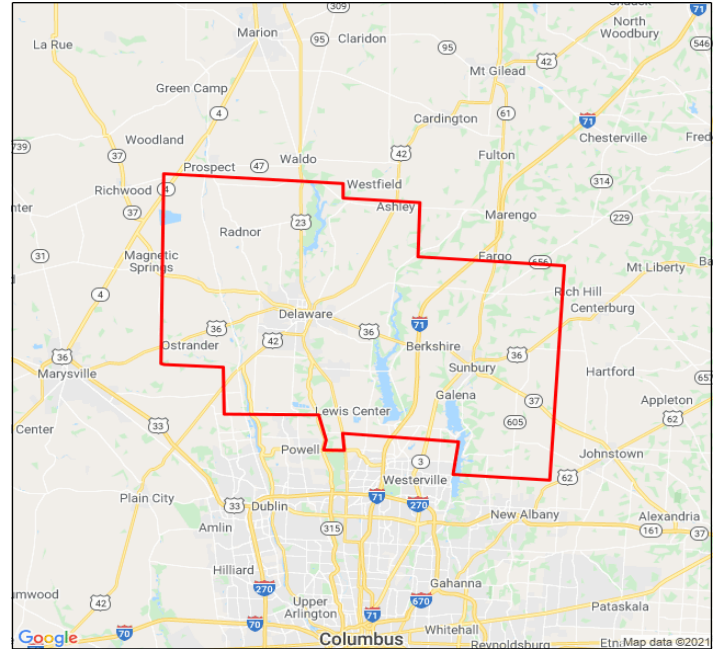
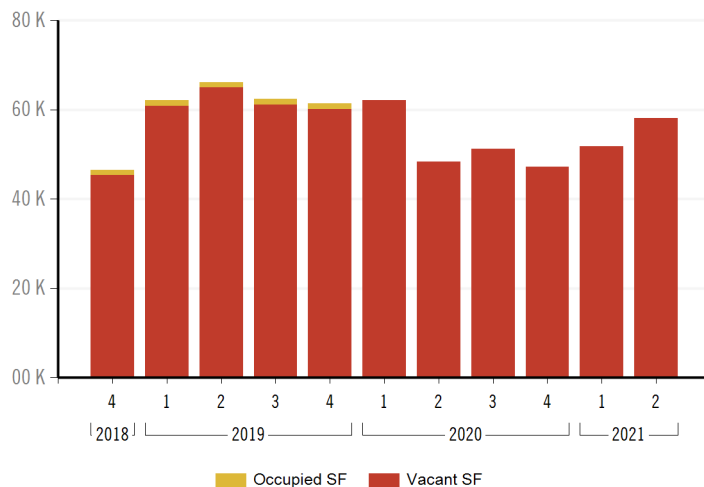
Market Recap

Inventory (sf)	1,864,727
# of Bldgs	97
Weighted Average Asking Rate	\$12.31
Total Available Rate	3.11 %
Total Vacancy Rate	3.11 %
U/C Inventory (sf)	
Absorption	(6,293)

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
Delaware Commerce Park		6,000	Not Disclosed
West Central Medical Center	F	2,285	Not Disclosed
700 W Cherry St		1,500	Not Disclosed
163 N Sandusky St		1,250	Not Disclosed
44 Kintner Pkwy		200	Not Disclosed

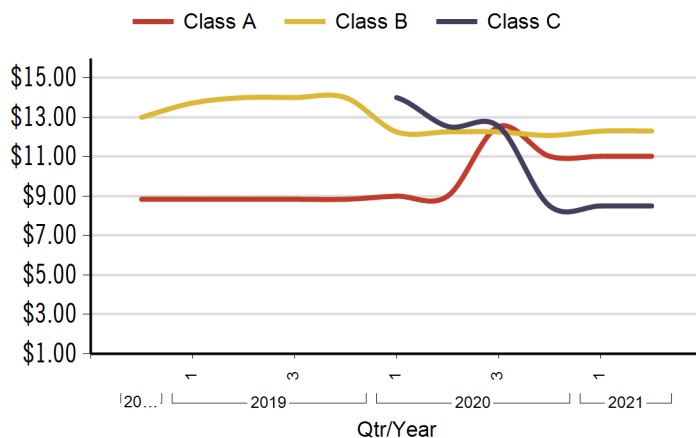
Market Overview

The East Columbus Market Area finished Q2 2021 with -14,572 sf of Negative absorption. The total vacancy rate was 4.25%. The average weighted asking rate came in at \$10.91.

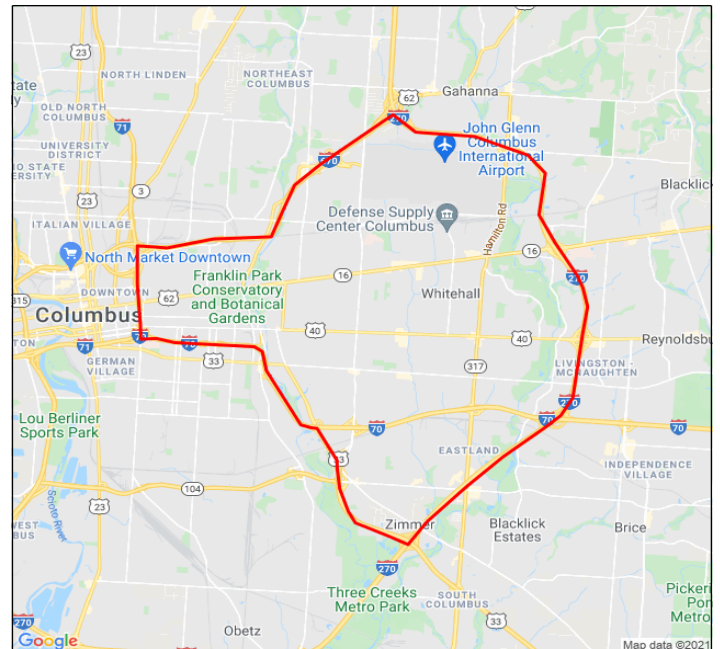
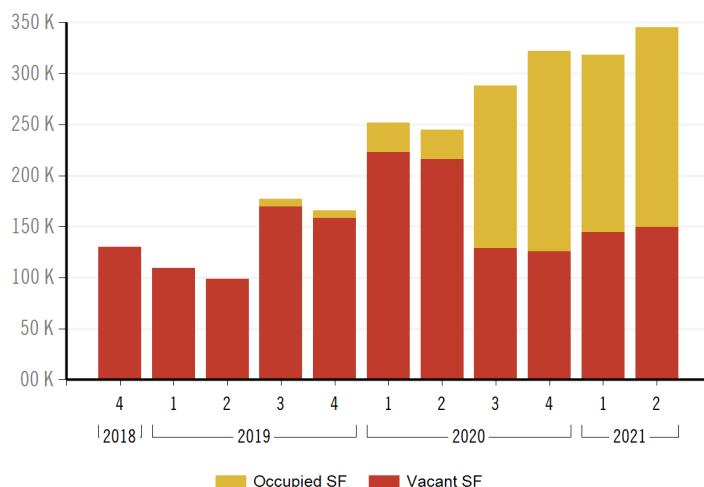
Market Recap

Inventory (sf)	3,518,122
# of Bldgs	169
Weighted Average Asking Rate	\$10.91
Total Available Rate	9.81 %
Total Vacancy Rate	4.25 %
U/C Inventory (sf)	
Absorption	(14,572)

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
3245 E 5th Ave		2,500	Not Disclosed
3186-3188 E Livingston Ave		2,240	Not Disclosed
3186-3188 E Livingston Ave		2,240	Buckeye Babies
65&67 Parsons Avenue		1,350	Not Disclosed
2740 E Main St	Middle Suite, East	625	Not Disclosed

Notable Sale Transactions

Property	Sale Price	Buyer
4300 E Broad St	900,000	FIRST COMMUNITY BANK
1341 S Hamilton Rd		MAZ PROPERTIES LLC
1243 E Broad St		EYE FOR CHANGE YOUTH

Market Overview

The Easton Market Area finished Q2 2021 with -116,979 sf of Negative absorption. The total vacancy rate was 7.35%. The average weighted asking rate came in at \$14.35.

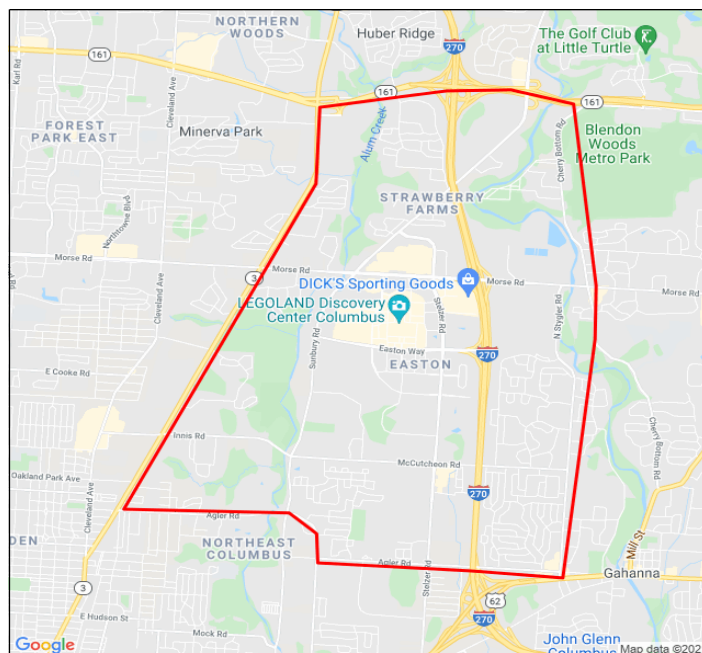
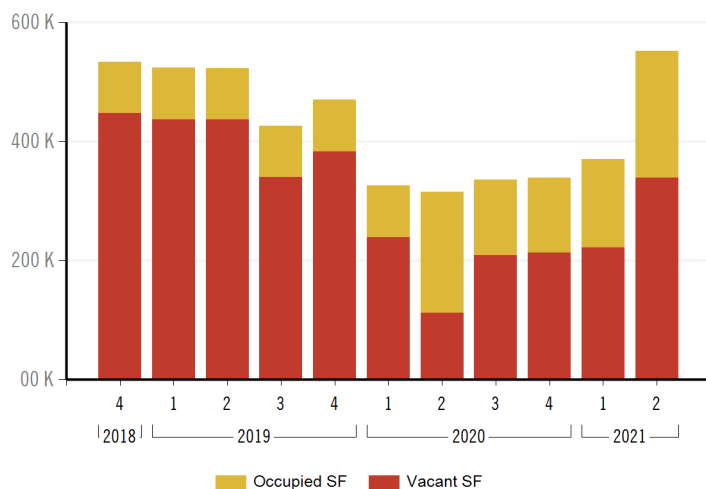
Market Recap

Inventory (sf)	4,611,848
# of Bldgs	47
Weighted Average Asking Rate	\$14.35
Total Available Rate	11.98 %
Total Vacancy Rate	7.35 %
U/C Inventory (sf)	
Absorption	(116,979)

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
3 Easton Oval		19,086	Not Disclosed
1375 Cherry Way Dr	200	2,448	Not Disclosed
1375 Cherry Way Dr	110	1,900	Not Disclosed
1329 Cherry Way Dr	300	1,599	Not Disclosed
1375 Cherry Way Dr	220	1,236	Not Disclosed
1375 Cherry Way Dr	230	996	Not Disclosed
1329 Cherry Way Dr	205	811	Not Disclosed

Market Overview

The Fairfield County Market Area finished Q2 2021 with 4,760 sf of Positive absorption. The total vacancy rate was 0.64%. The average weighted asking rate came in at \$10.59.

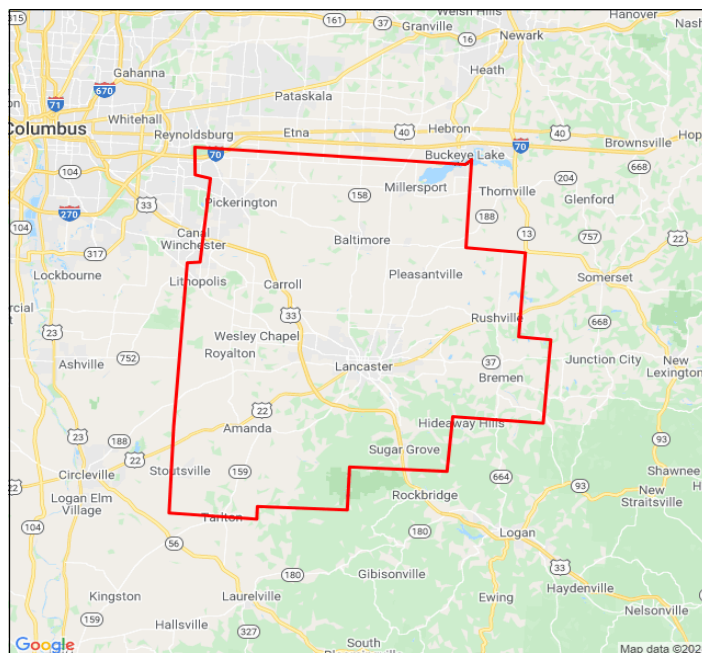
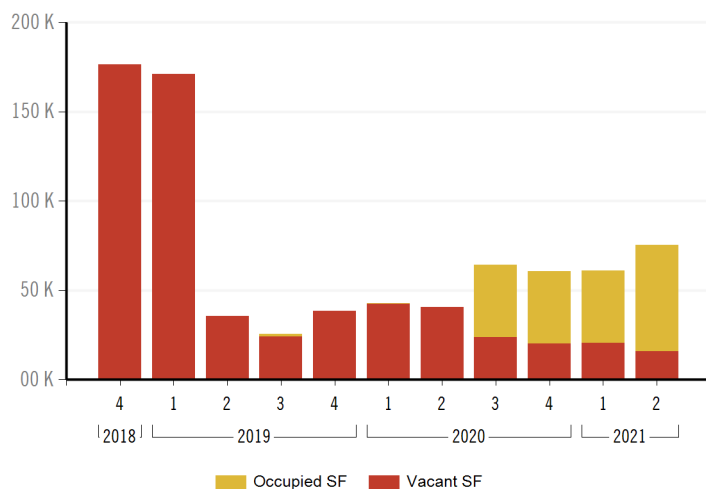
Market Recap

Inventory (sf)	2,485,646
# of Bldgs	159
Weighted Average Asking Rate	\$10.59
Total Available Rate	3.04 %
Total Vacancy Rate	0.64 %
U/C Inventory (sf)	10,250
Absorption	4,760

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
115 W Wheeling St	113	3,400	Not Disclosed
2682 N Columbus St	C	1,000	Not Disclosed

Notable Sale Transactions

Property	Sale Price	Buyer
609 E Chestnut St		OMSC LANCASTER LLC

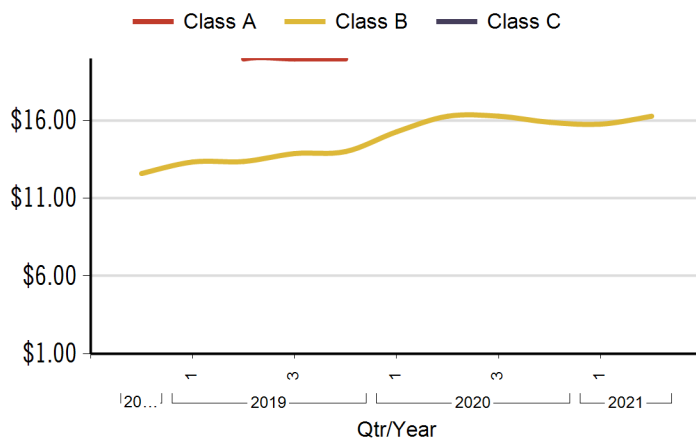
Market Overview

The Far East Franklin County Market Area finished Q2 2021 with 7,570 sf of Positive absorption. The total vacancy rate was 9.70%. The average weighted asking rate came in at \$16.27.

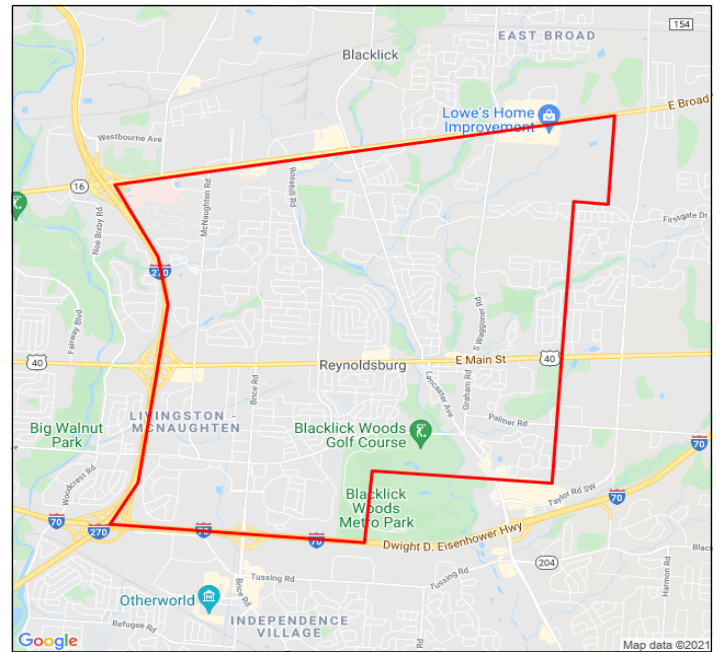
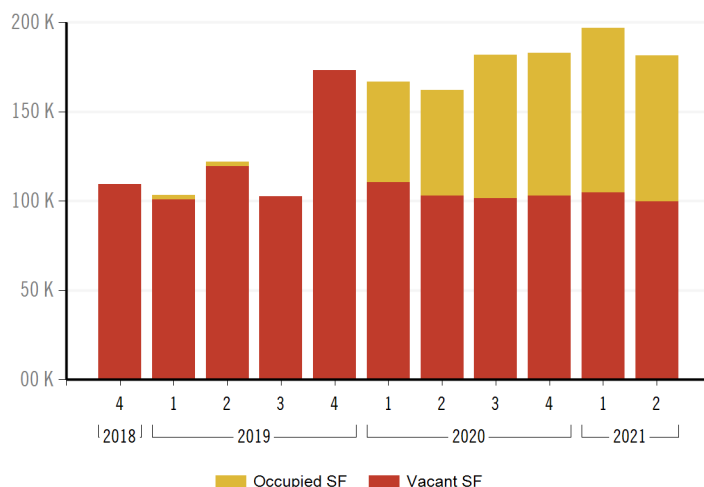
Market Recap

Inventory (sf)	1,029,308
# of Bldgs	61
Weighted Average Asking Rate	\$16.27
Total Available Rate	17.65 %
Total Vacancy Rate	9.70 %
U/C Inventory (sf)	14,589
Absorption	7,570

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
6402 E Main St	201	2,800	Not Disclosed
MediCourteast	6100-107	2,068	Not Disclosed
MediCourteast	6100-101	1,951	Not Disclosed
5969 E Livingston Ave	200	1,572	Not Disclosed
5979 E Livingston Ave	101	730	Not Disclosed

Notable Sale Transactions

Property	Sale Price	Buyer
7657 E Main Street	425,000	7657 FREEDOM LLC
Slate Ridge Office Park	130,000	NEW EAGLE RESEARCH
Slate Ridge Office Park	125,000	NEW EAGLE RESEARCH

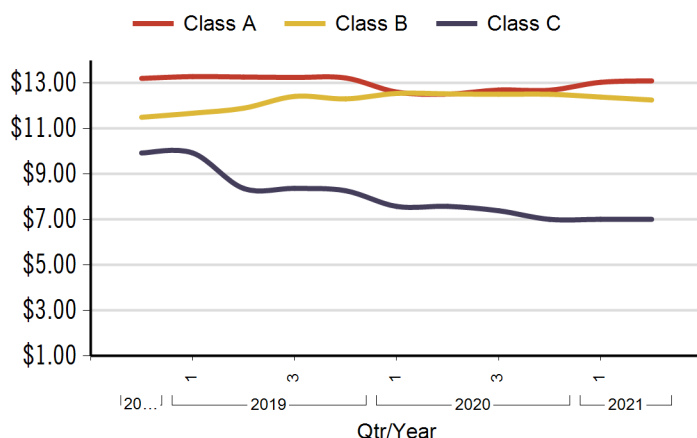
Market Overview

The Far NW Franklin Co Market Area finished Q2 2021 with 13,972 sf of Positive absorption. The total vacancy rate was 10.63%. The average weighted asking rate came in at \$12.42.

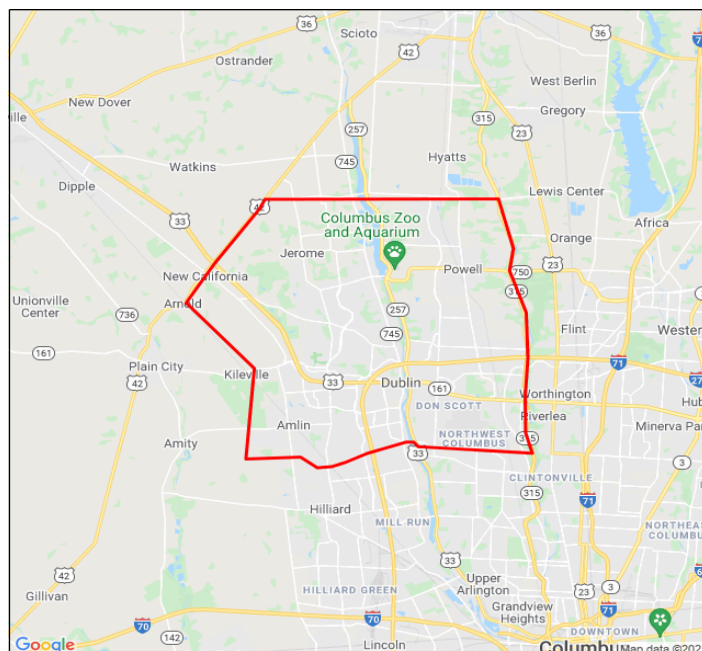
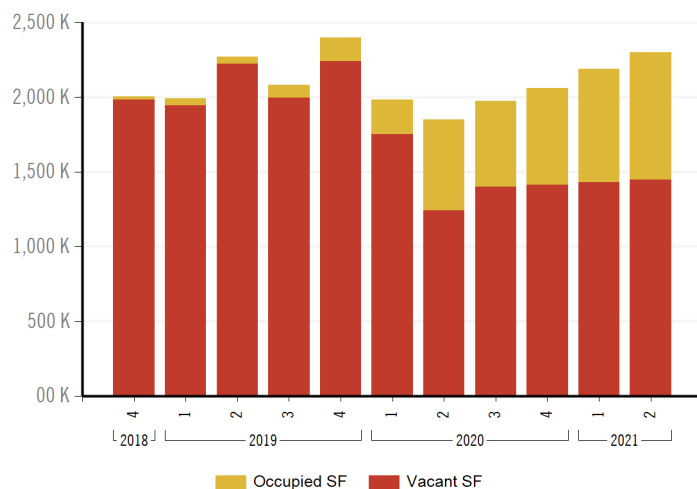
Market Recap

Inventory (sf)	13,614,610
# of Bldgs	371
Weighted Average Asking Rate	\$12.42
Total Available Rate	16.90 %
Total Vacancy Rate	10.63 %
U/C Inventory (sf)	166,000
Absorption	13,972

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
Metro IV	300,320, 340 - Sublease	13,685	Not Disclosed
Wedgewood Office Park Bldg B	3819-3829	7,998	Not Disclosed
The Preserve II		5,957	Not Disclosed
565 Metro Pl S	400	5,383	Not Disclosed
5555 Parkcenter Cr	102	4,897	Not Disclosed
565 Metro Pl S	480	3,443	Not Disclosed
Tuttle Crossing		3,386	Not Disclosed

Notable Sale Transactions

Property	Sale Price	Buyer
5890 Venture Dr	525,000	VENTURE DRIVE REALTY
7211 Sawmill Rd	198,900	REIO QRP LLC

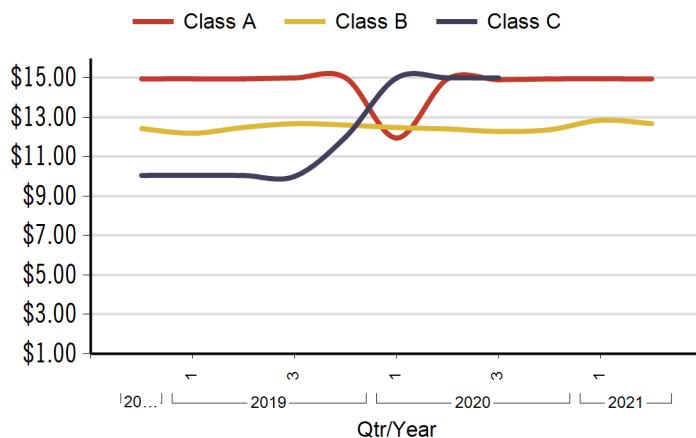
Market Overview

The Gahanna/New Albany Market Area finished Q2 2021 with 4,784 sf of Positive absorption. The total vacancy rate was 11.07%. The average weighted asking rate came in at \$13.51.

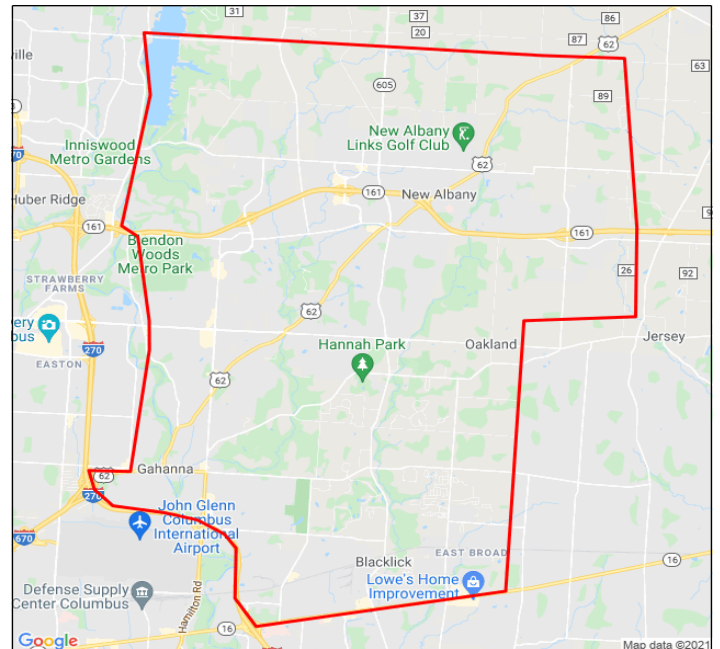
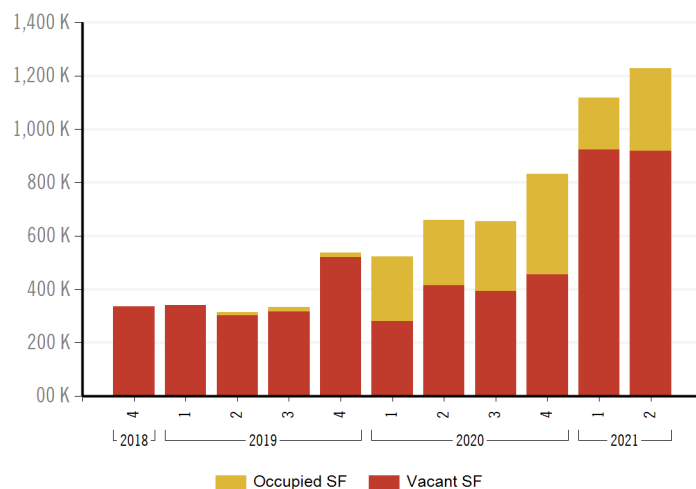
Market Recap

Inventory (sf)	8,299,869
# of Bldgs	149
Weighted Average Asking Rate	\$13.51
Total Available Rate	14.79 %
Total Vacancy Rate	11.07 %
U/C Inventory (sf)	153,945
Absorption	4,784

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
Water's Edge		11,181	Not Disclosed
New Albany Medical Center II		6,055	Not Disclosed
Water's Edge II		5,451	Not Disclosed
735 Taylor Rd	240	1,932	Not Disclosed
North High Place	104	1,349	Not Disclosed
540 Offcenter Place	286	1,290	Not Disclosed
153 W Main St		890	Not Disclosed

Notable Sale Transactions

Property	Sale Price	Buyer
106 Short St	770,000	REDD MICHAEL WESLEY
1085 Johnstown Rd		STONE MEMORIAL LTD

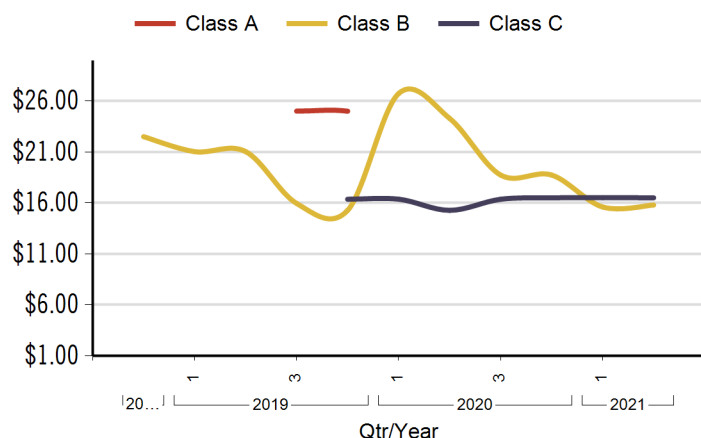
Market Overview

The High Street Corridor Market Area finished Q2 2021 with -12,285 sf of Negative absorption. The total vacancy rate was 4.95%. The average weighted asking rate came in at \$19.31.

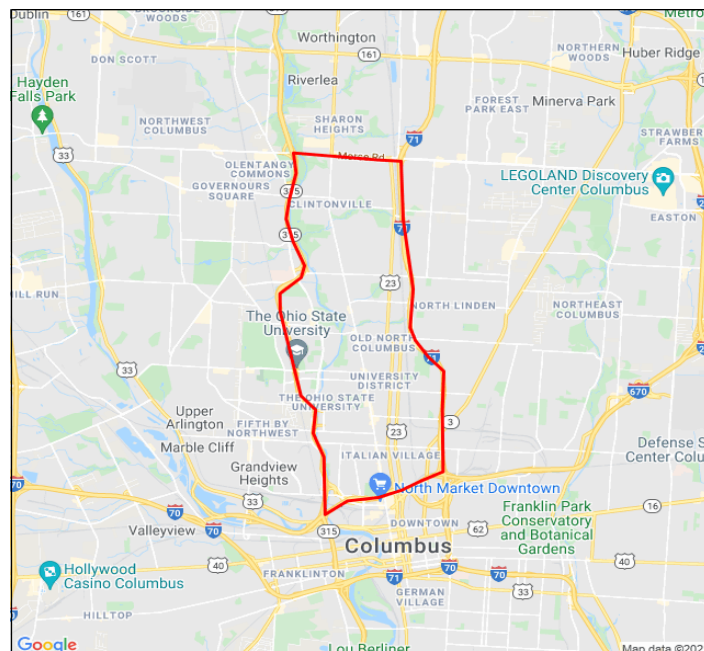
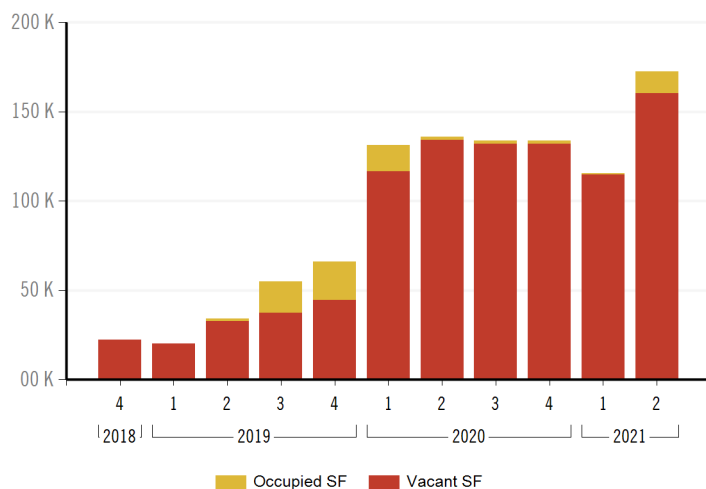
Market Recap

Inventory (sf)	3,234,782
# of Bldgs	101
Weighted Average Asking Rate	\$19.31
Total Available Rate	5.34 %
Total Vacancy Rate	4.95 %
U/C Inventory (sf)	6,720
Absorption	(12,285)

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
851 - 853 N Pearl St	851	3,850	NextChapter
4808 N High St	B	1,250	Not Disclosed

Notable Sale Transactions

Property	Sale Price	Buyer
17 Brickel St	1,725,000	MOHAWK PROPERTIES

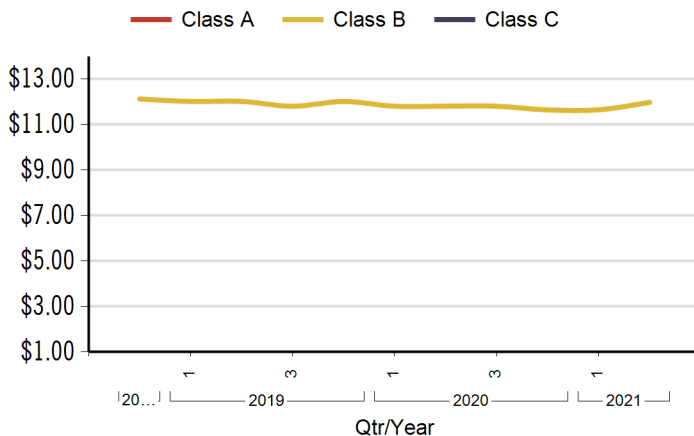
Market Overview

The Licking County Market Area finished Q2 2021 with 8,500 sf of Positive absorption. The total vacancy rate was 17.88%. The average weighted asking rate came in at \$11.97.

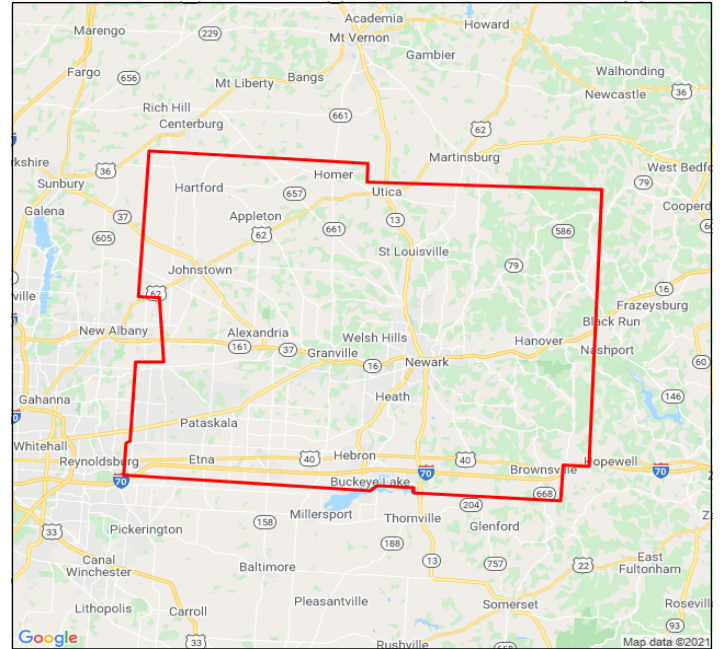
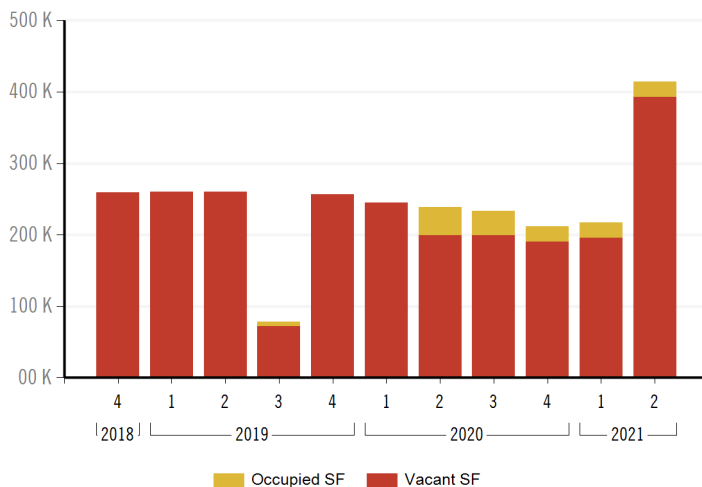
Market Recap

Inventory (sf)	2,197,690
# of Bldgs	144
Weighted Average Asking Rate	\$11.97
Total Available Rate	18.86 %
Total Vacancy Rate	17.88 %
U/C Inventory (sf)	284,138
Absorption	8,500

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
6747 Taylor Rd SW	2	6,000	Not Disclosed
23 S Oregon St		1,200	Not Disclosed

Notable Sale Transactions

Property	Sale Price	Buyer
204 Munson St	230,000	NOVAK MICHAEL A
204 Munson St	230,000	NOVAK MICHAEL A

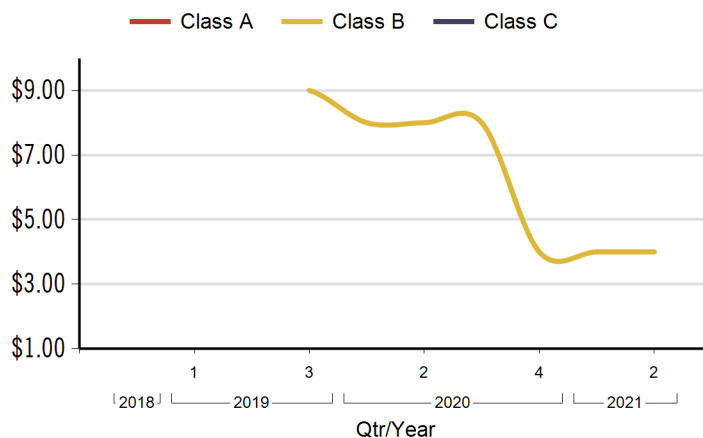
Market Overview

The Madison County Market Area finished Q2 2021 with 0 sf of Positive absorption. The total vacancy rate was 0.00%. The average weighted asking rate came in at \$4.00.

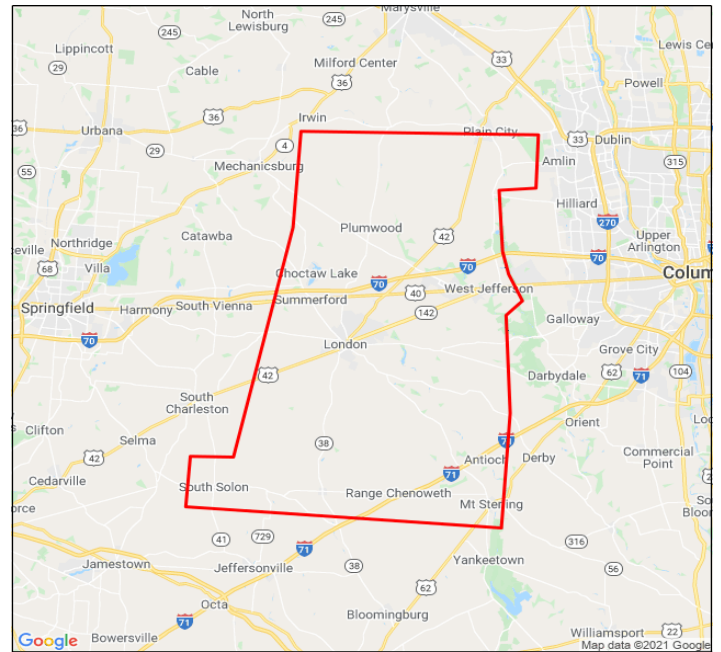
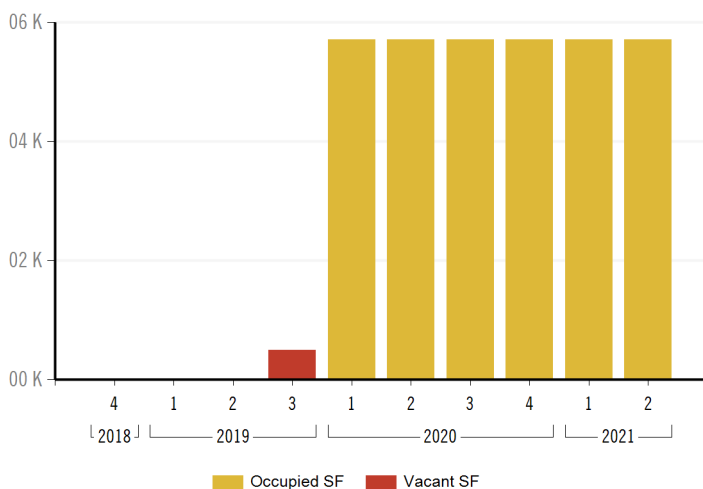
Market Recap

Inventory (sf)	335,268
# of Bldgs	29
Weighted Average Asking Rate	\$4.00
Total Available Rate	1.70 %
Total Vacancy Rate	0.00 %
U/C Inventory (sf)	
Absorption	0

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant

Notable Sale Transactions

Property	Sale Price	Buyer

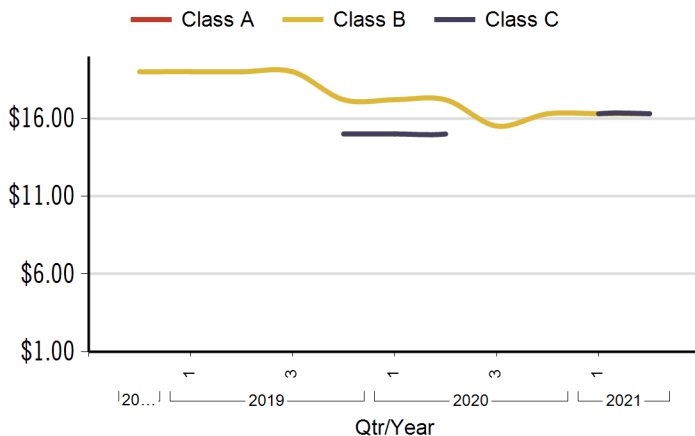
Market Overview

The Northeast Columbus Market Area finished Q2 2021 with 712 sf of Positive absorption. The total vacancy rate was 2.05%. The average weighted asking rate came in at \$16.30.

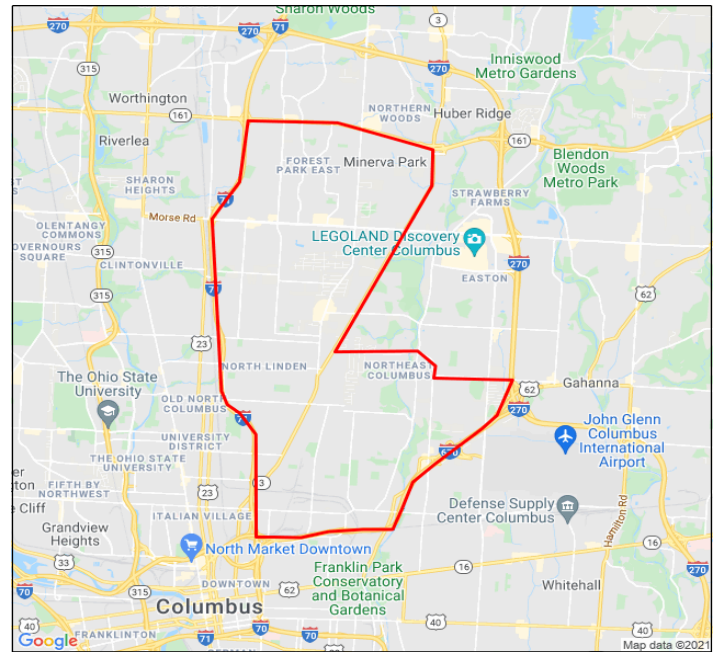
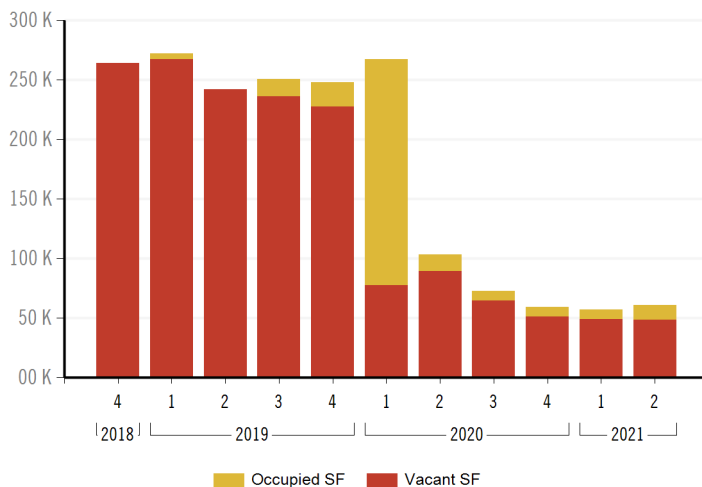
Market Recap

Inventory (sf)	2,371,137
# of Bldgs	74
Weighted Average Asking Rate	\$16.30
Total Available Rate	2.57 %
Total Vacancy Rate	2.05 %
U/C Inventory (sf)	
Absorption	712

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
3443 Agler Rd	Sublease	3,971	Gateway Pediatric

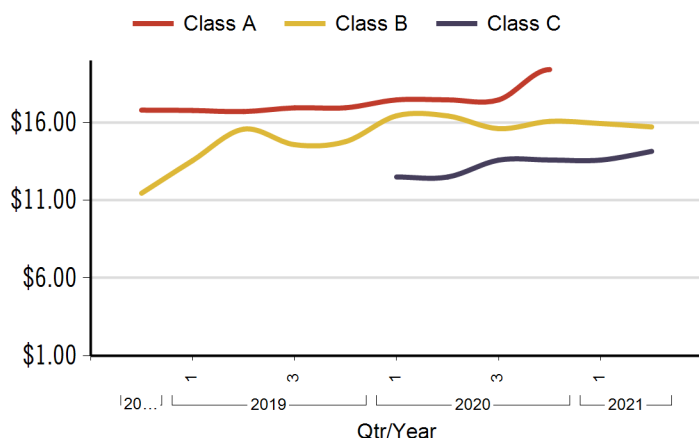
Market Overview

The Northwest UA/Grandview Market Area finished Q2 2021 with -59,052 sf of Negative absorption. The total vacancy rate was 4.46%. The average weighted asking rate came in at \$15.60.

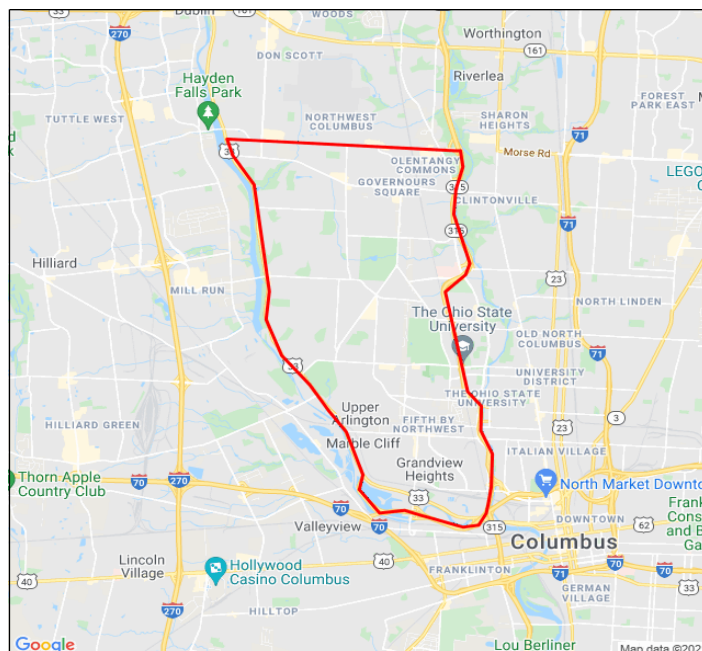
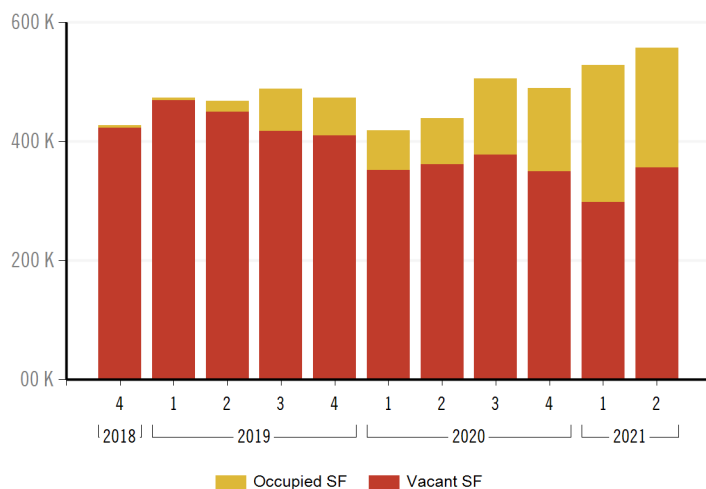
Market Recap

Inventory (sf)	7,995,435
# of Bldgs	301
Weighted Average Asking Rate	\$15.60
Total Available Rate	6.98 %
Total Vacancy Rate	4.46 %
U/C Inventory (sf)	
Absorption	(59,052)

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
807 Kinnear Rd		4,606	Not Disclosed
2447 North Star Rd		2,132	Not Disclosed
850 W King Ave	B	1,375	Not Disclosed
2140 - 2144 Riverside Dr		1,366	Not Disclosed
4100 Horizons Dr	203	1,339	Not Disclosed
1504 W 1st Ave	300	1,100	Not Disclosed
850 W King Ave	D	1,000	Not Disclosed

Notable Sale Transactions

Property	Sale Price	Buyer
1177 W 3rd Ave		1177 WEST THIRD LLC
1356 Norton Ave		RTR OF COLUMBUS LTD

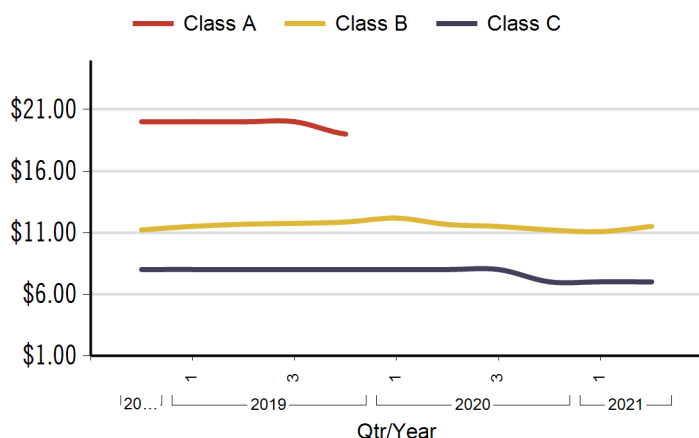
Market Overview

The Northwest/Hilliard Market Area finished Q2 2021 with -7,357 sf of Negative absorption. The total vacancy rate was 6.66%. The average weighted asking rate came in at \$10.40.

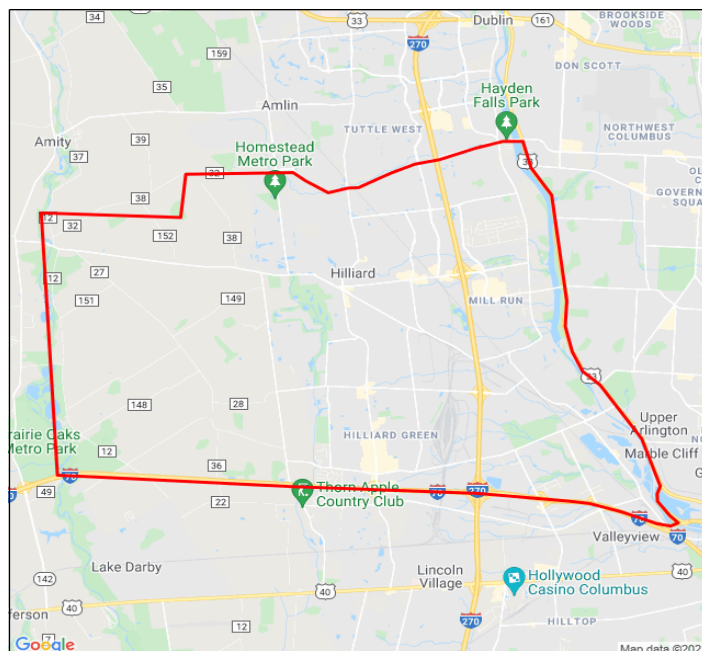
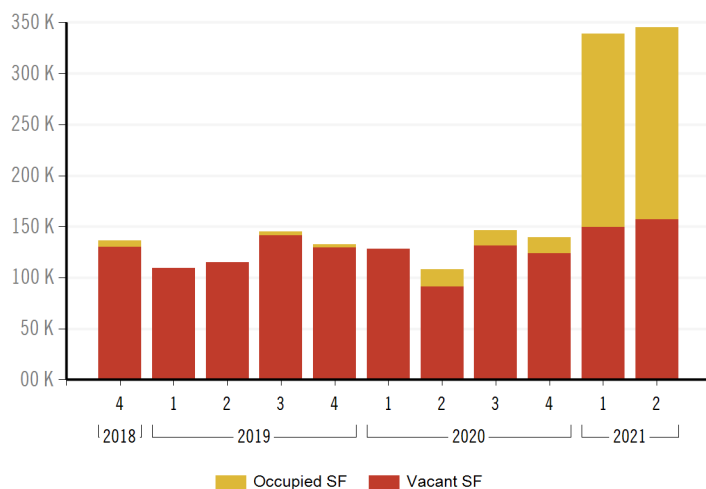
Market Recap

Inventory (sf)	2,359,392
# of Bldgs	93
Weighted Average Asking Rate	\$10.40
Total Available Rate	14.63 %
Total Vacancy Rate	6.66 %
U/C Inventory (sf)	
Absorption	(7,357)

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
3775 - 3779 Trueman Ct		6,650	Not Disclosed
3535 Fishinger Blvd	200	2,648	Dublin Integrated Health
3535 Fishinger Blvd	140	2,196	Dedicated Nursing
1377 - 1393 Dublin Rd	1377	2,163	Not Disclosed

Notable Sale Transactions

Property	Sale Price	Buyer
5029 Cemetery Rd		2035 Holdings LLC

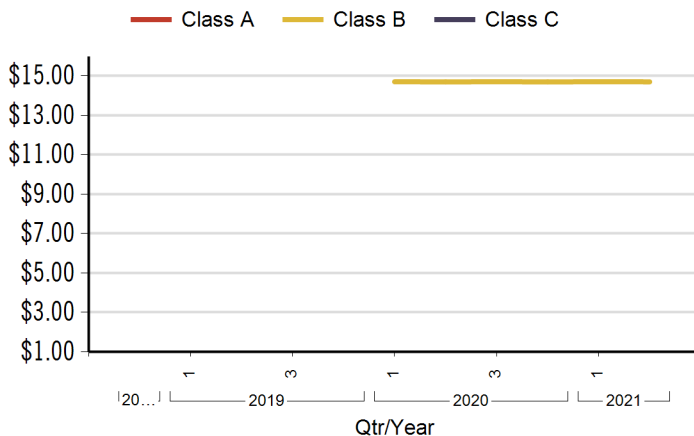
Market Overview

The Pickaway County Market Area finished Q2 2021 with 0 sf of Positive absorption. The total vacancy rate was 2.11%. The average weighted asking rate came in at \$14.70.

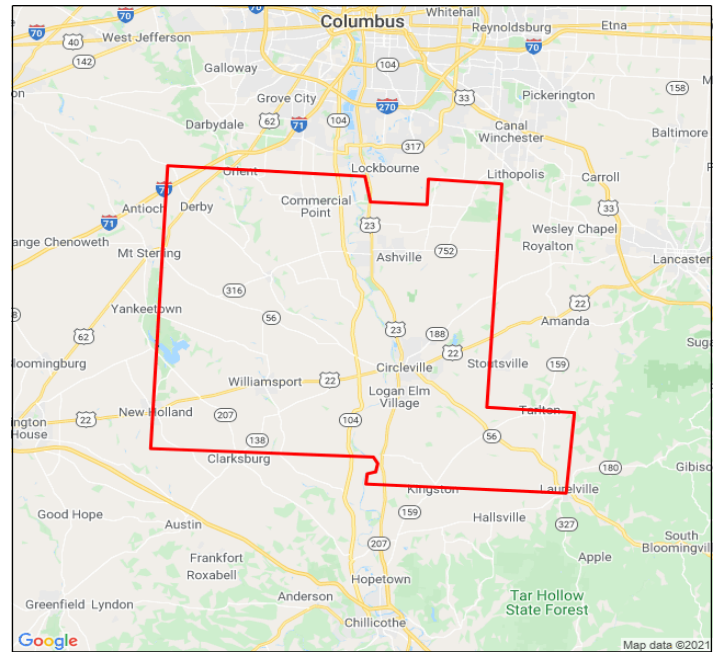
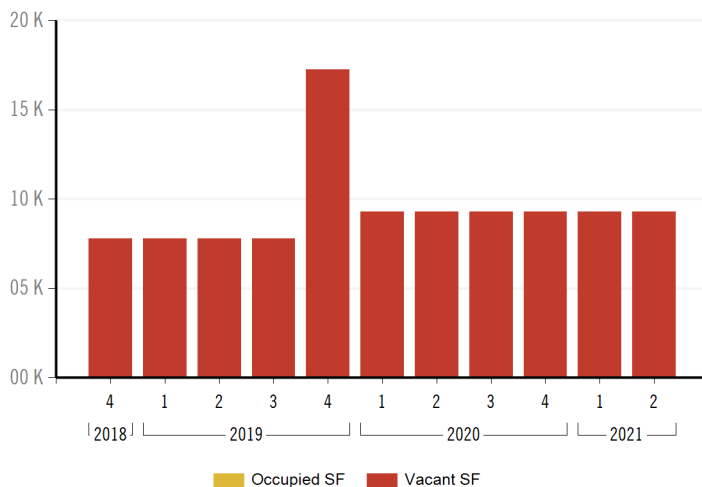
Market Recap

Inventory (sf)	439,247
# of Bldgs	49
Weighted Average Asking Rate	\$14.70
Total Available Rate	2.11 %
Total Vacancy Rate	2.11 %
U/C Inventory (sf)	
Absorption	0

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
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Notable Sale Transactions

Property	Sale Price	Buyer
1080 US-22	200,000	STEWART FINANCIAL

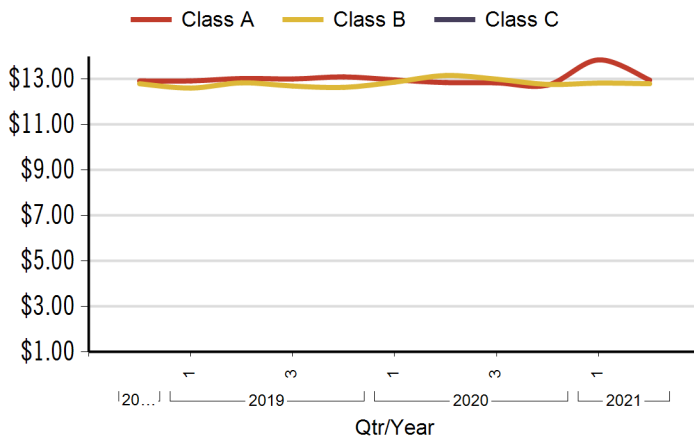
Market Overview

The Polaris Market Area finished Q2 2021 with -4,068 sf of Negative absorption. The total vacancy rate was 10.39%. The average weighted asking rate came in at \$12.85.

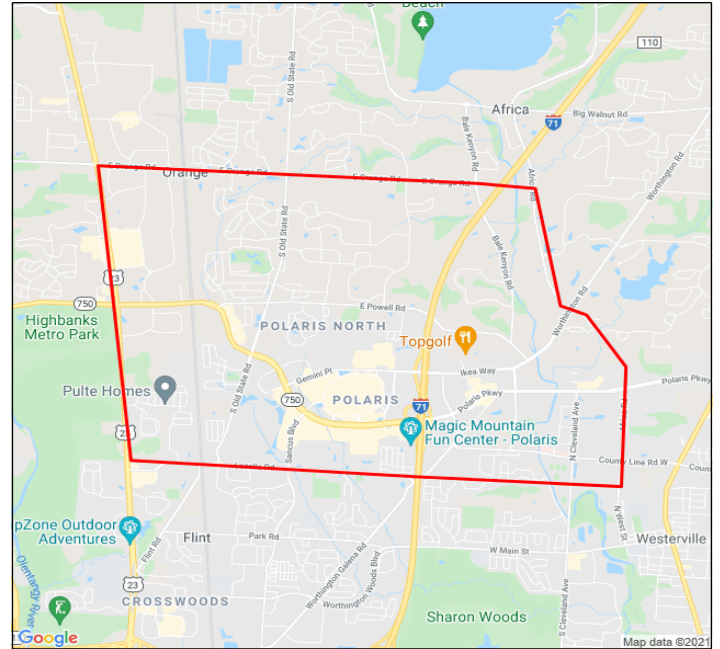
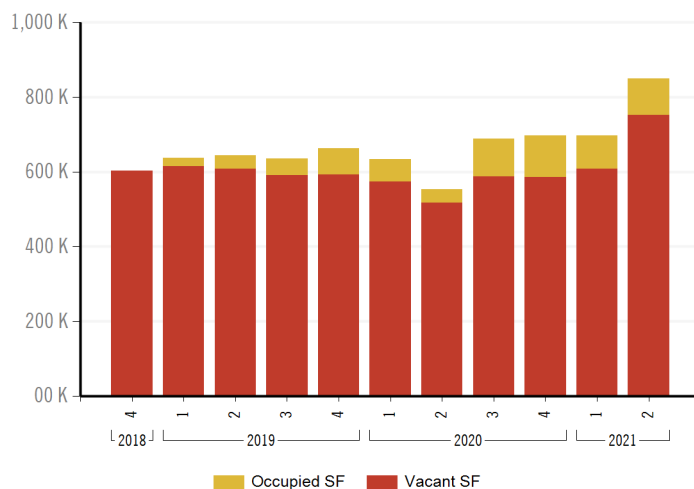
Market Recap

Inventory (sf)	7,230,967
# of Bldgs	94
Weighted Average Asking Rate	\$12.85
Total Available Rate	11.76 %
Total Vacancy Rate	10.39 %
U/C Inventory (sf)	145,160
Absorption	(4,068)

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
8800 Lyra Dr	120	7,380	Not Disclosed
The Offices at Westar III		6,494	Not Disclosed
The Pointe at Polaris	East Suite	4,686	Not Disclosed
The Pointe at Polaris		2,804	Not Disclosed
The Offices at Westar III		2,488	Not Disclosed
579 Executive Campus Dr	350	2,160	DevCare Solutions
8534 Cotter St		1,764	Not Disclosed

Notable Sale Transactions

Property	Sale Price	Buyer
590 - 600 Enterprise Dr		Gvr Group Llc

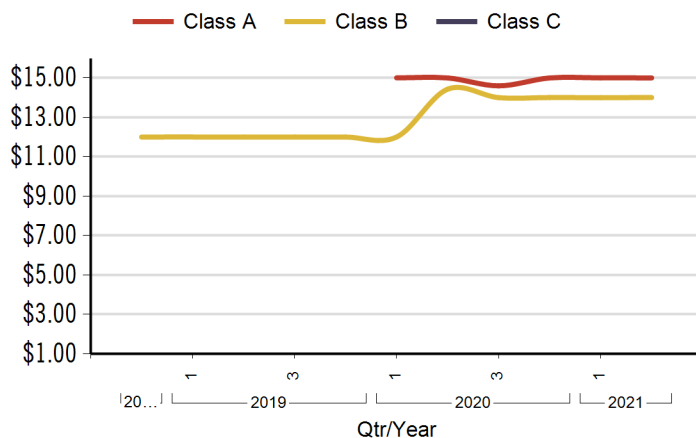
Market Overview

The SE Franklin Co (Rickenbacker) Market Area finished Q2 2021 with 1,350 sf of Positive absorption. The total vacancy rate was 1.94%. The average weighted asking rate came in at \$14.00.

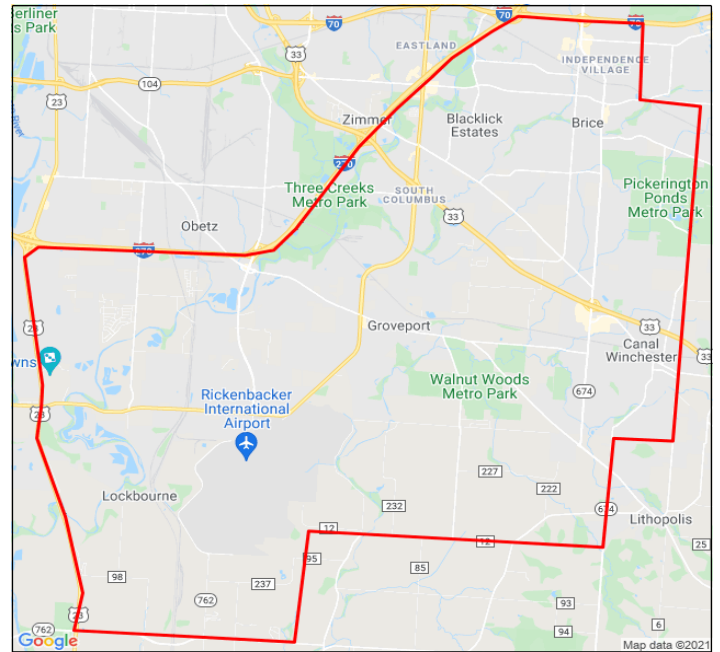
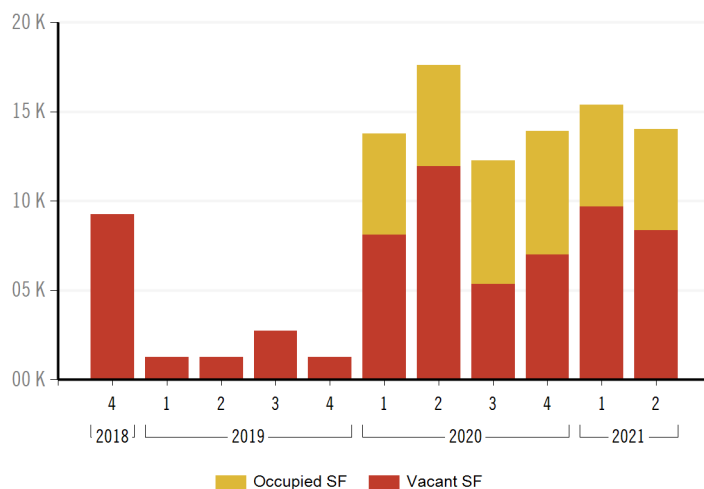
Market Recap

Inventory (sf)	430,183
# of Bldgs	32
Weighted Average Asking Rate	\$14.00
Total Available Rate	3.26 %
Total Vacancy Rate	1.94 %
U/C Inventory (sf)	
Absorption	1,350

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
4446 Professional Pkwy		1,600	Not Disclosed
4444 Professional Pkwy		700	Not Disclosed

Market Overview

The South Columbus Market Area finished Q2 2021 with 16,109 sf of Positive absorption. The total vacancy rate was 5.14%. The average weighted asking rate came in at \$14.76.

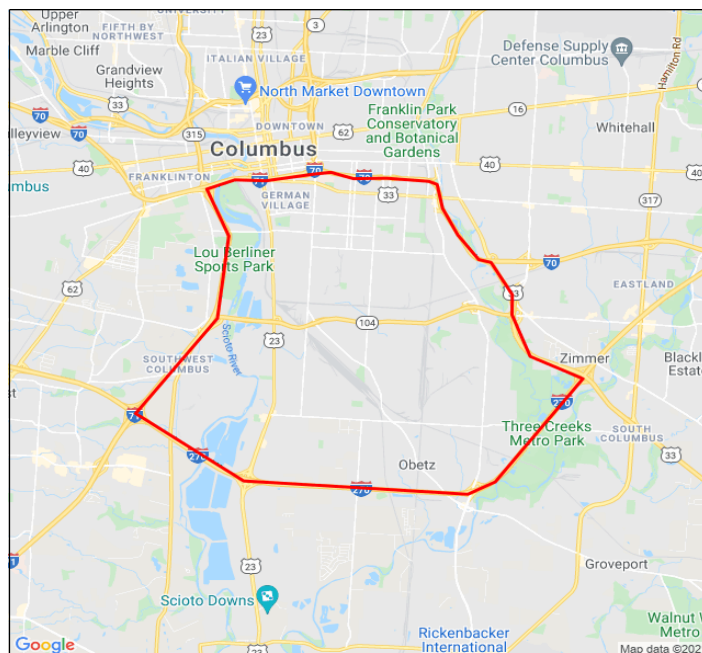
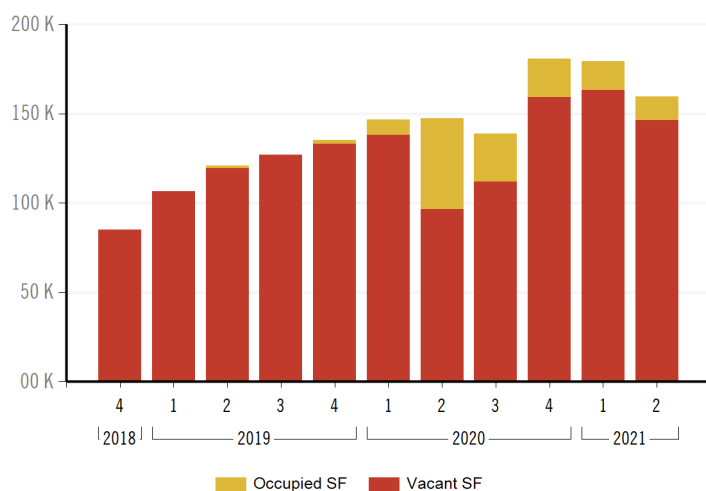
Market Recap

Inventory (sf)	2,846,267
# of Bldgs	88
Weighted Average Asking Rate	\$14.76
Total Available Rate	5.61 %
Total Vacancy Rate	5.14 %
U/C Inventory (sf)	
Absorption	16,109

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
1151 S High St		5,750	Not Disclosed
1151 S High St		5,750	Not Disclosed
500 S Front St	1110	3,816	Not Disclosed
488 - 498 S High St	300	2,500	Not Disclosed
500 S Front St	1115	2,237	Not Disclosed
1730 S High St		2,143	Not Disclosed
1730 S High St		2,143	Not Disclosed

Notable Sale Transactions

Property	Sale Price	Buyer
831 - 833 S Front St	833,000	C V ESTATES LLC
1360 S High St	232,500	1360 South High LLC
19 E Kossuth St	180,000	Viola Rentals LLC

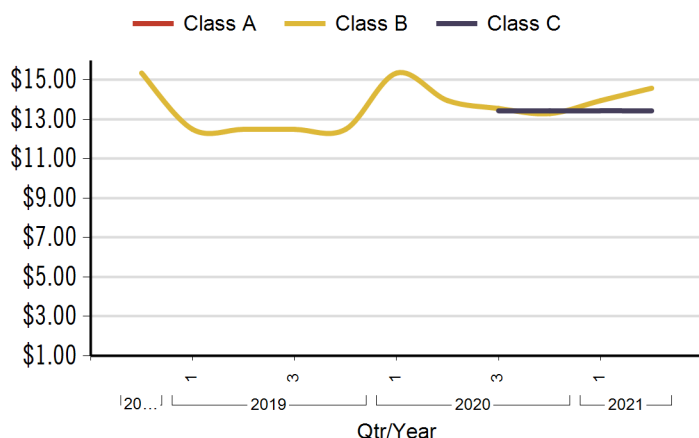
Market Overview

The SW Franklin Co (Grove City) Market Area finished Q2 2021 with 11,450 sf of Positive absorption. The total vacancy rate was 2.83%. The average weighted asking rate came in at \$14.58.

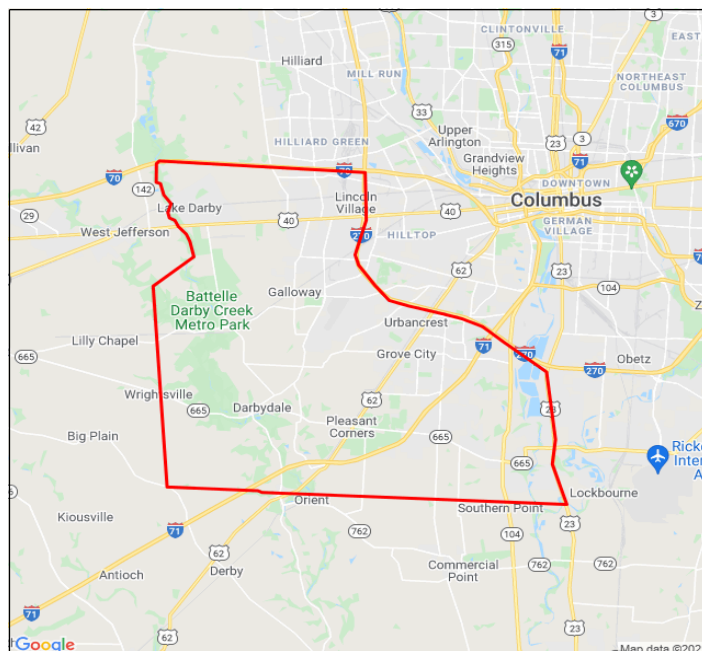
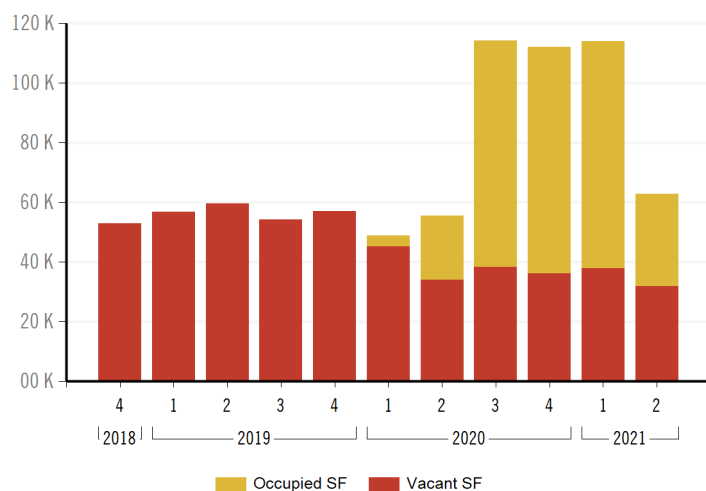
Market Recap

Inventory (sf)	1,127,920
# of Bldgs	74
Weighted Average Asking Rate	\$14.58
Total Available Rate	5.58 %
Total Vacancy Rate	2.83 %
U/C Inventory (sf)	25,232
Absorption	11,450

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
4176 Kelnor Rd	Sublease	5,400	Not Disclosed
4488 W Broad St		4,500	Not Disclosed
4488 W Broad St		1,550	Not Disclosed

Notable Sale Transactions

Property	Sale Price	Buyer
3705 Marlane Dr		BGB REALTY LLC

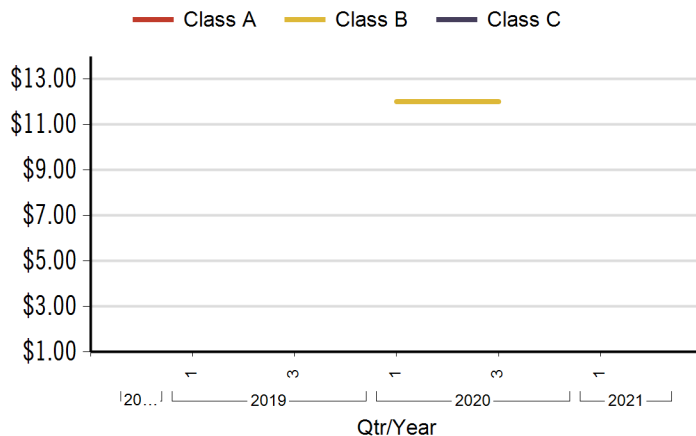
Market Overview

The Union County Market Area finished Q2 2021 with sf of Positive absorption. The total vacancy rate was 0.00%. The average weighted asking rate came in at .

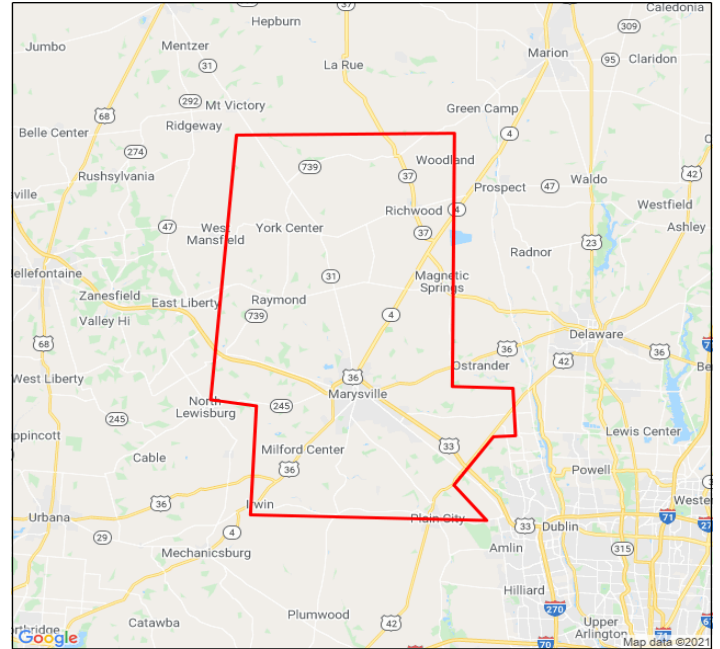
Market Recap

Inventory (sf)	653,806
# of Bldgs	52
Weighted Average Asking Rate	
Total Available Rate	0.00 %
Total Vacancy Rate	0.00 %
U/C Inventory (sf)	
Absorption	

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
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Notable Sale Transactions

Property	Sale Price	Buyer
240 W 5th Street	290,000	240 WEST 5TH STREET
730 Milford Ave		Catalpa CO LLC

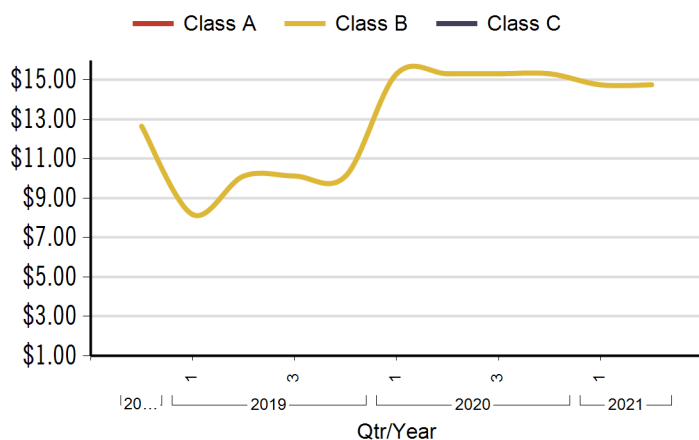
Market Overview

The West Columbus Market Area finished Q2 2021 with -18,440 sf of Negative absorption. The total vacancy rate was 6.93%. The average weighted asking rate came in at \$14.75.

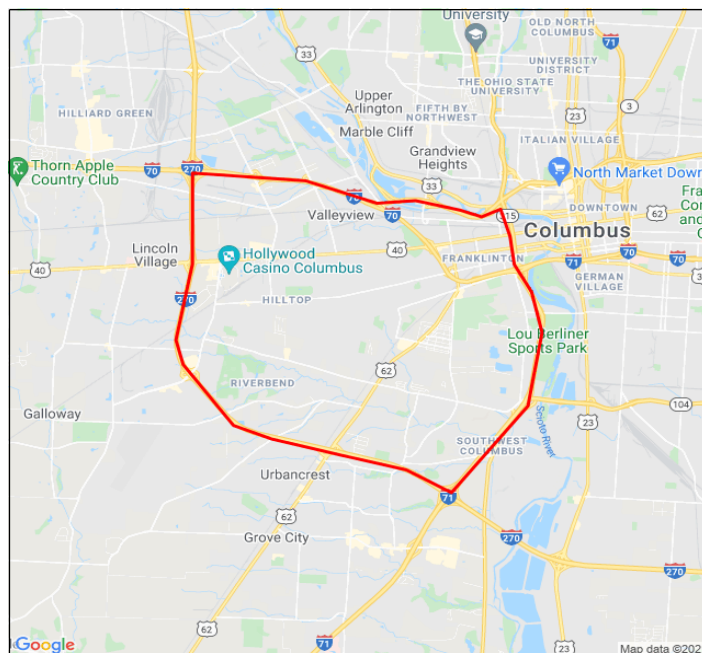
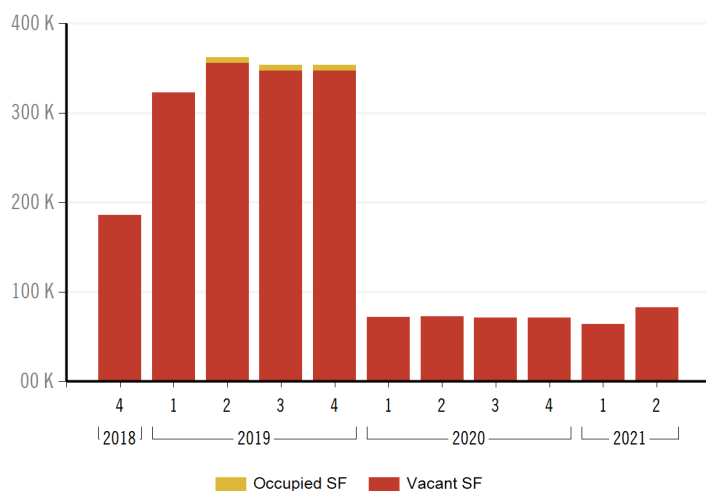
Market Recap

Inventory (sf)	1,192,465
# of Bldgs	58
Weighted Average Asking Rate	\$14.75
Total Available Rate	6.93 %
Total Vacancy Rate	6.93 %
U/C Inventory (sf)	
Absorption	(18,440)

Asking Rate by Type



Disponibile SF



Notable Lease Transactions

Property	Suite	Size	Tenant
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Notable Sale Transactions

Property	Sale Price	Buyer
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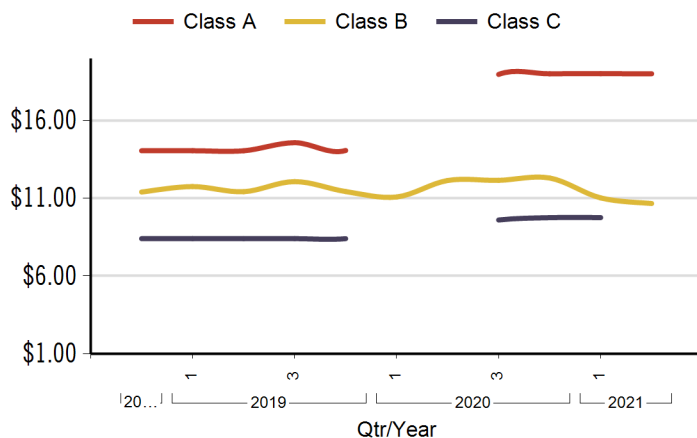
Market Overview

The Westerville Market Area finished Q2 2021 with -88,463 sf of Negative absorption. The total vacancy rate was 9.44%. The average weighted asking rate came in at \$10.66.

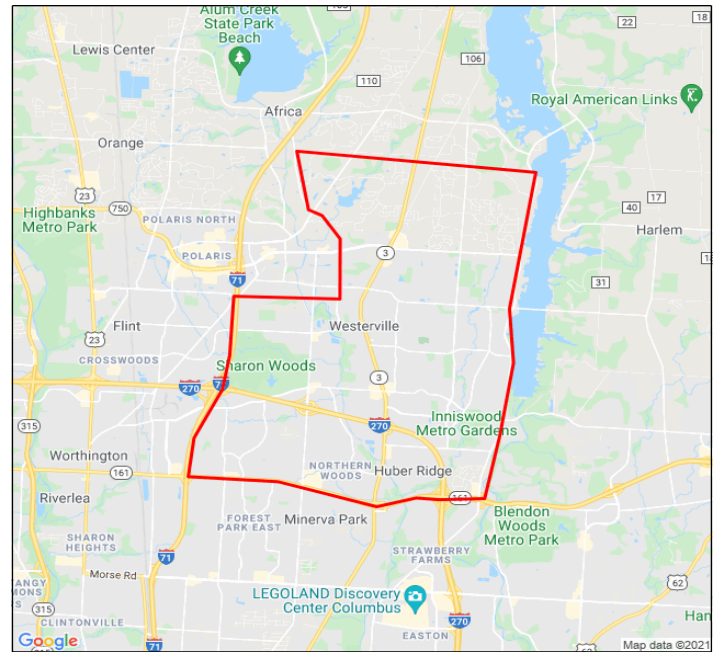
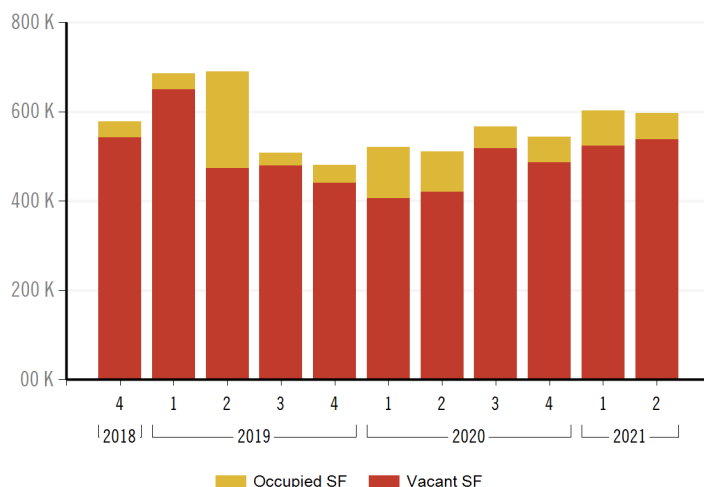
Market Recap

Inventory (sf)	5,693,127
# of Bldgs	174
Weighted Average Asking Rate	\$10.66
Total Available Rate	10.48 %
Total Vacancy Rate	9.44 %
U/C Inventory (sf)	
Absorption	(88,463)

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
St Ann's Medical Office Building	220	5,000	Not Disclosed
	Sublease		
100 N Dorchester Sq		2,562	Not Disclosed
Spectrum Commerce Center	114	2,135	Not Disclosed
124 County Line Rd	B	2,111	Not Disclosed
550 Cleveland Ave	D	1,600	Not Disclosed
550 Cleveland Ave	F	1,600	Not Disclosed
The 501 Building	107	1,569	Heitmeyer Group

Notable Sale Transactions

Property	Sale Price	Buyer
604 Office Pkwy Westerville, OH 43082		PARKWAY 604 LLC
105 Commerce Park Dr		LARRY DEVESE

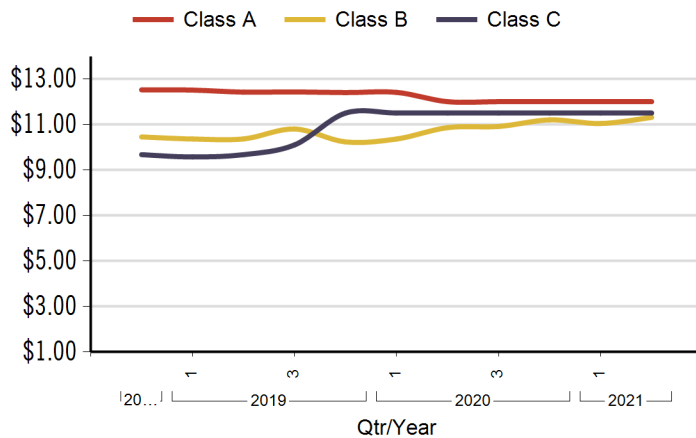
Market Overview

The Worthington Market Area finished Q2 2021 with 81,214 sf of Positive absorption. The total vacancy rate was 14.55%. The average weighted asking rate came in at \$11.36.

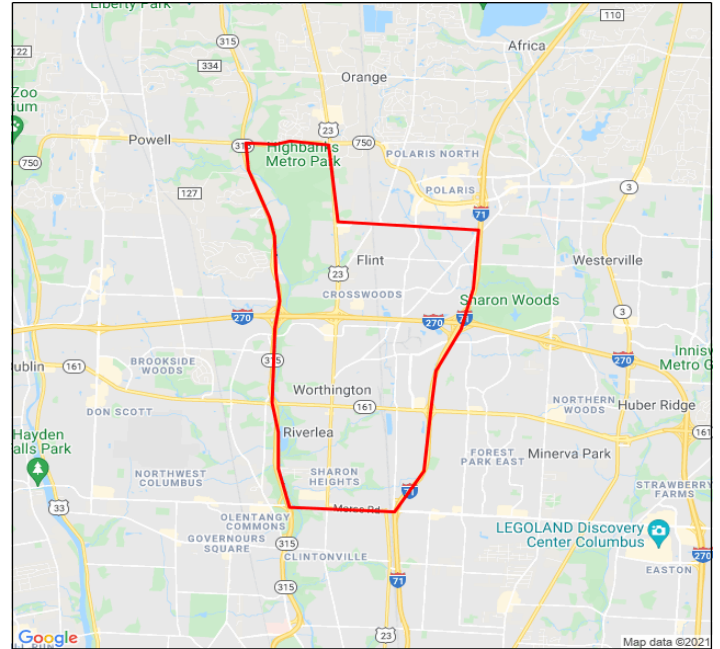
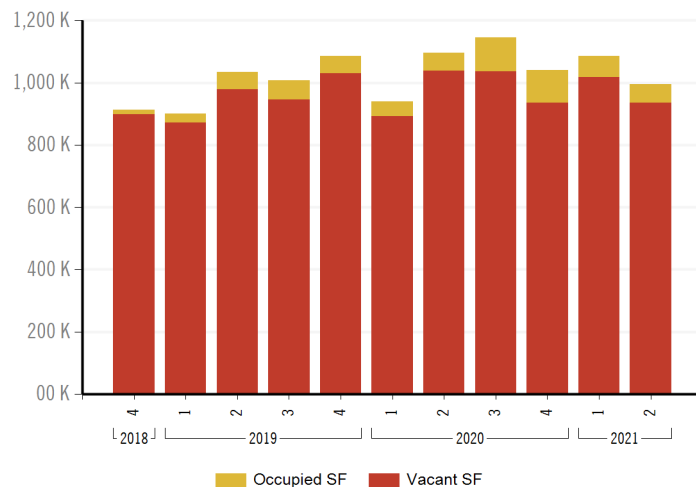
Market Recap

Inventory (sf)	6,432,709
# of Bldgs	165
Weighted Average Asking Rate	\$11.36
Total Available Rate	15.47 %
Total Vacancy Rate	14.55 %
U/C Inventory (sf)	
Absorption	81,214

Asking Rate by Type



Available SF



Notable Lease Transactions

Property	Suite	Size	Tenant
Two Crosswoods	300	45,898	Not Disclosed
Two Crosswoods	150	15,889	Not Disclosed
Northwoods I	200	10,063	Not Disclosed
Community Corporate Center	185	6,329	Not Disclosed
Corporate Hill III	340	4,985	Not Disclosed
Northwoods I	210	3,933	Not Disclosed
Northwoods I	205	3,459	Not Disclosed

Notable Sale Transactions

Property	Sale Price	Buyer
180 Northwoods Blvd	570,000	ADAMS ROBERT E
Wilbridge A-3		FJ&S INVESTMENTS